

HIDDEN VALLEY RECLAIMED WATER TANK

SPECIAL USE PERMIT

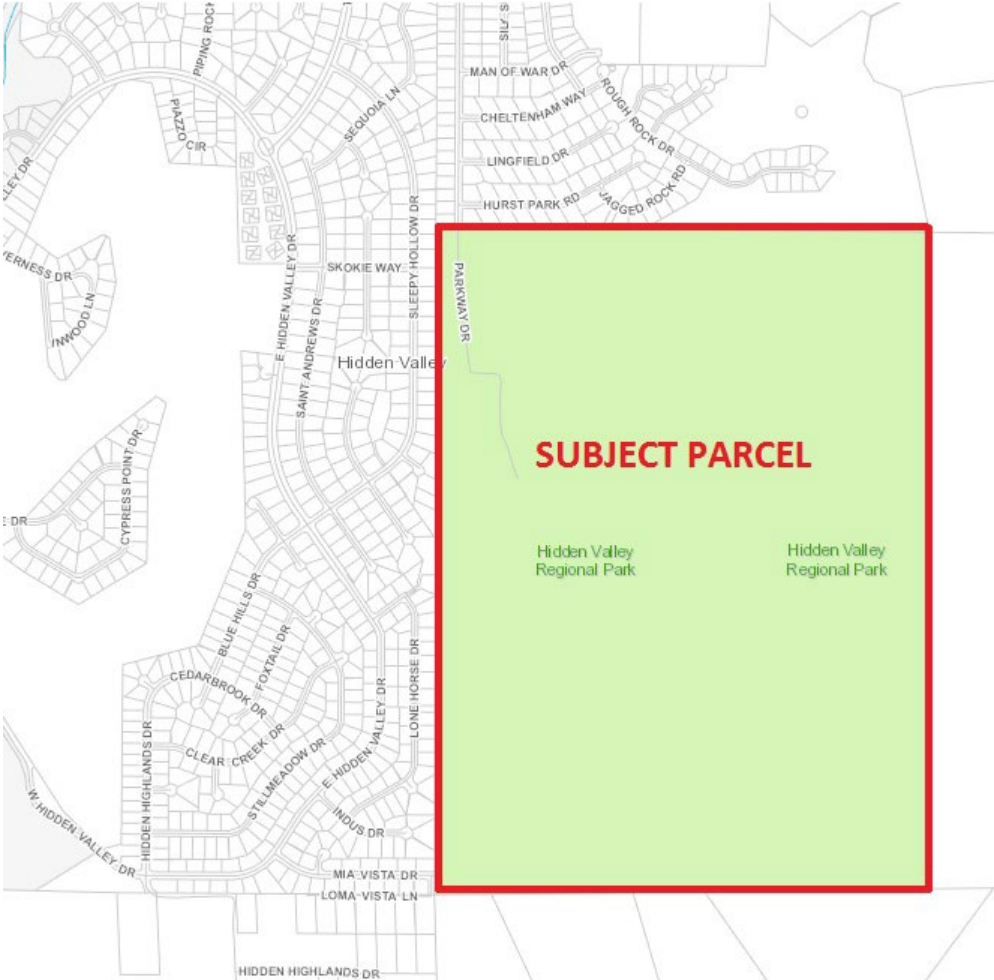


WASHOE COUNTY BOARD OF ADJUSTMENT

SEPTEMBER 2, 2021

PROJECT LOCATION

HIDDEN VALLEY REGIONAL PARK



The following request has been made to Washoe County:

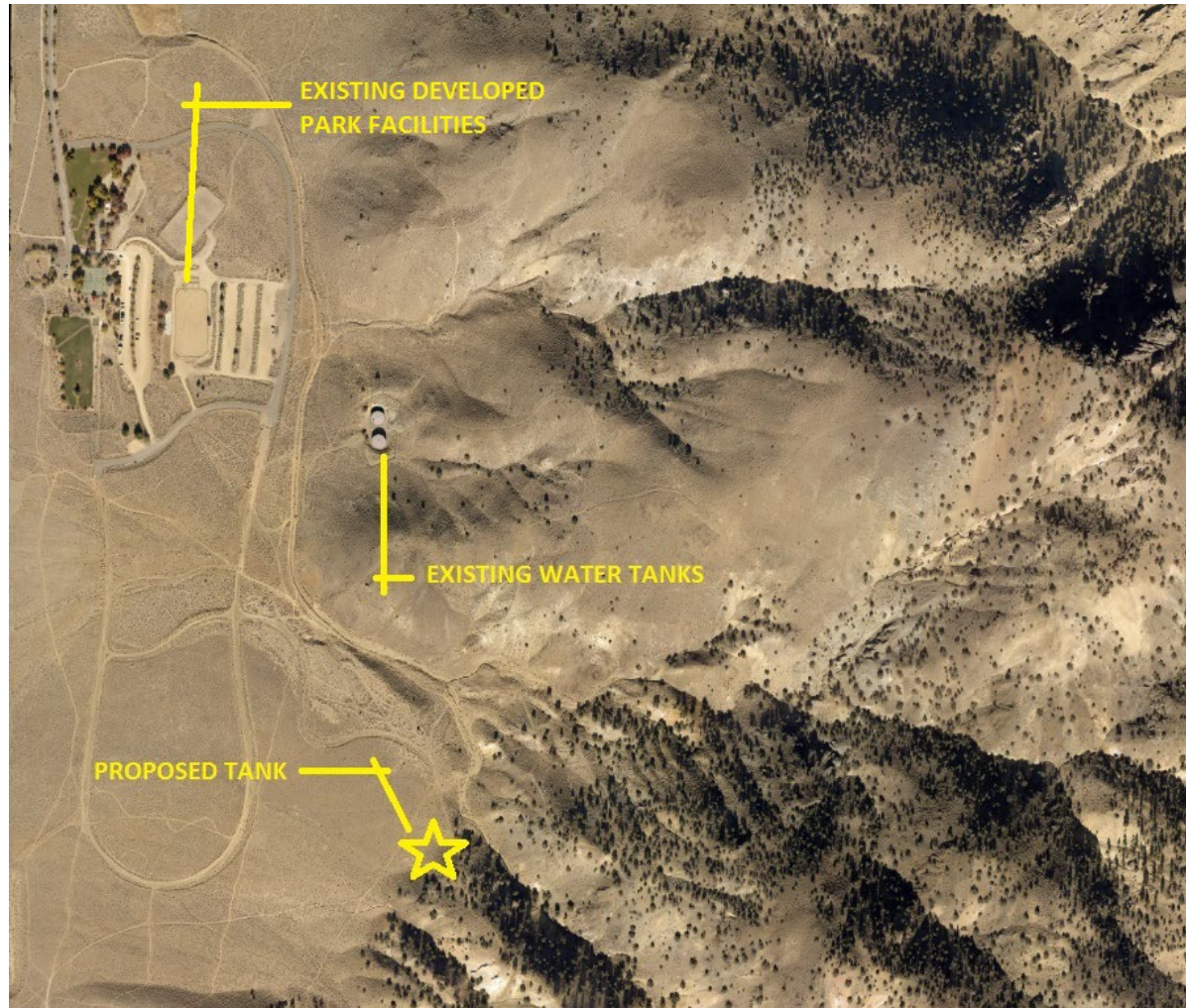
- A **Special Use Permit** to allow for the establishment of a Utility Services use (reclaimed water tank) in the Parks and Recreation (PR) regulatory zone and to permit grading per Sections 110.438.35(1) and 110.438.35(2) of the Washoe County Development Code.



PROJECT REQUEST

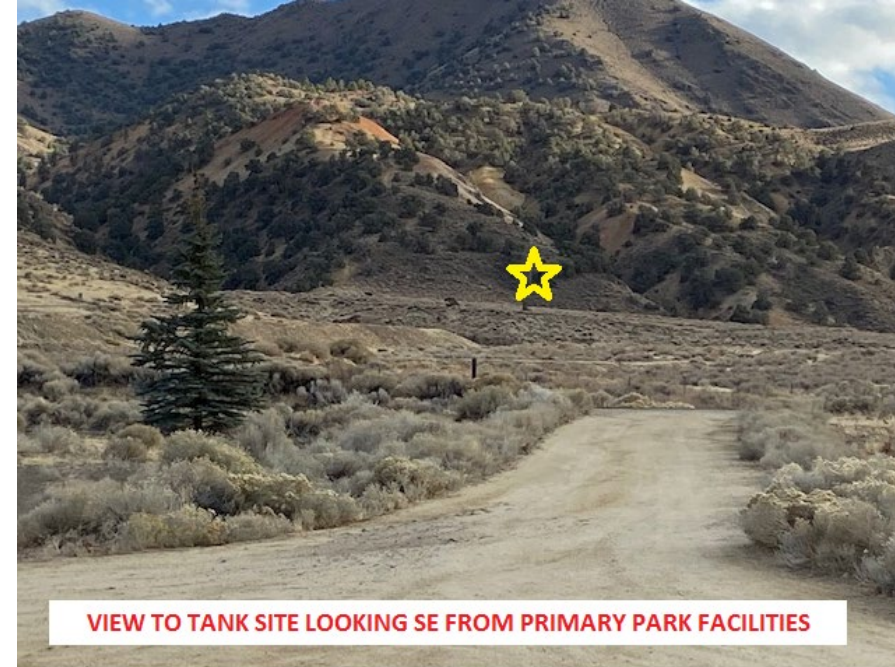
SITE LOCATION

EAST SIDE OF PARK BOUNDARY



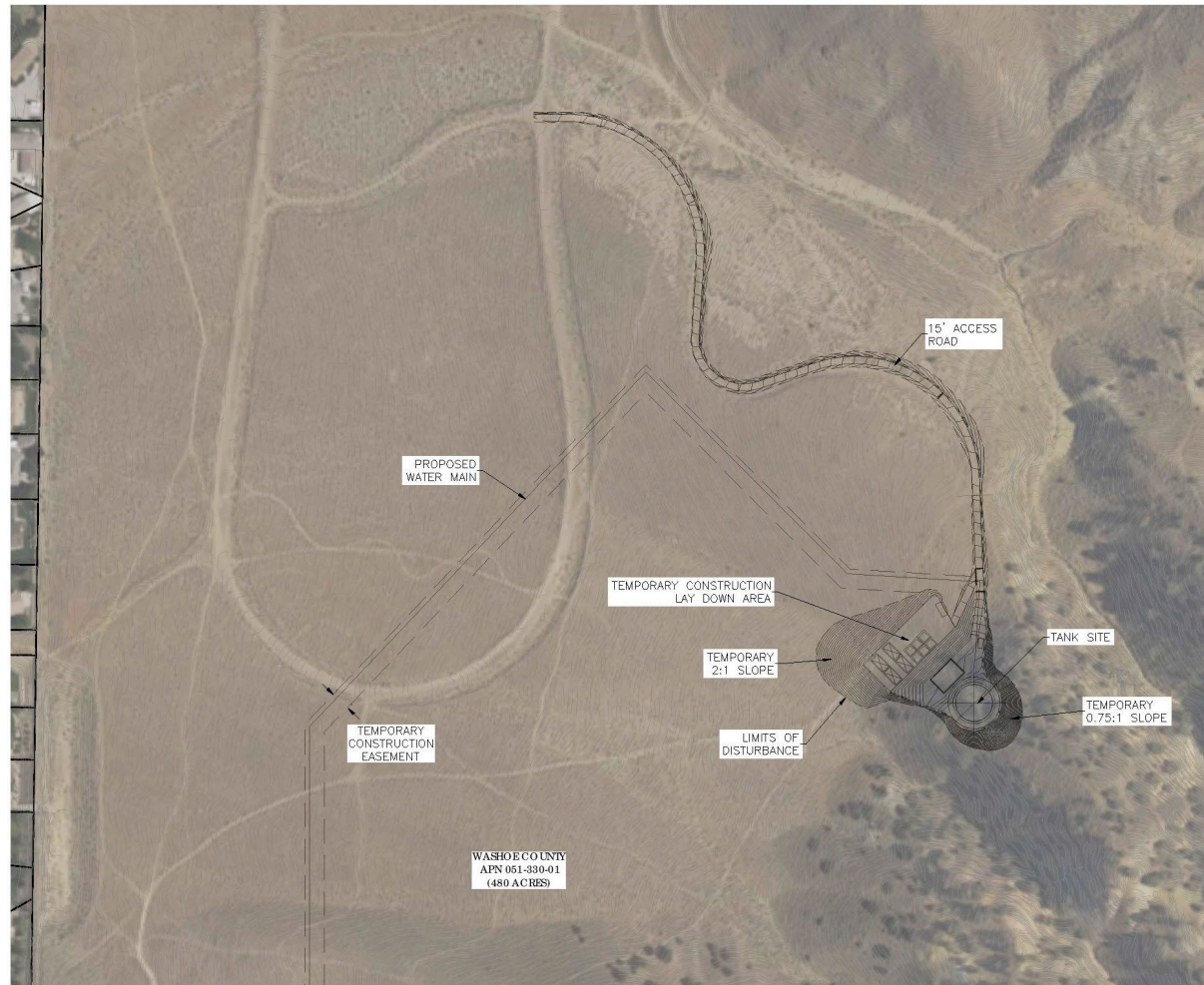
EXISTING CONDITIONS

LOCATED IN THE FOOTHILLS OF THE VIRGINIA RANGE



SITE PLAN

INCLUDES NEW ACCESS ROAD



SUP COMPONENTS

The SUP will allow for:

- Utility Services use.
- Grading of an area more than 4 acres on 15% slope or less.
- Grading of slopes 15% or greater in excess of 2 acres.
- 29,000 cubic yards of excavation on slopes 15% or greater.
- Importation of rip-rap material (included only if needed with final design).

PROJECT SUMMARY

- SUP allows for the establishment of a 1,000,000 reclaimed water tank and the associated grading.
- Tank is needed for irrigation of park facilities, Hidden Valley Golf Course, and for a proposed rapid infiltration basin and park wetland improvements.
- The use of reclaimed water will allow for a portion of the potable water currently being used within the park to be reserved or reallocated for other municipal purposes.
- Site was chosen based on the ability to connect with existing infrastructure and visual impacts.
- Tank is approximately 1,800 feet from the nearest residence.

PROJECT SUMMARY

- Grading proposed creates less disturbance and visual intrusion.
- Tank will be painted a dark brown to blend with the adjoining hillside.
- Tank will be partially buried to be less visible.
- Views to Virginia Range from within the park and from homes will not be obstructed.
- Graded areas will be recontoured to blend with natural slopes/grade and be revegetated.
- Trails will remain with only a temporary detour of one trail during construction.
- Total disturbed area (excluding access road) is 2.5± acres with 1.6± acres being revegetated.

TANK SPECIFICATIONS

- 1,000,000 gallons - 77 feet in diameter and 36 feet 6 inches tall
- Pre-stressed concrete – constructed onsite.
- A retaining wall will be constructed along the sides and rear of tank, reducing scarring of the hillside.

Hidden Valley Regional Park



PHOTO SIMULATION

VIEW FROM EXISTING HORSEMAN'S AREA PARKING (SITE A)



Hidden Valley Tank Rendering
Site View: A

PHOTO SIMULATION

VIEW FROM TERMINUS OF LONE HORSE DRIVE (SITE B)



PHOTO SIMULATION

VIEW FROM SOUTHERN DEVELOPED PARK FACILITIES (SITE C)



TANK NOT VISIBLE

Hidden Valley Tank Rendering
Site View: C

PHOTO SIMULATION

VIEW FROM EAST SIDE OF INNER LOOP TRAIL (SITE D)



PHOTO SIMULATION

VIEW FROM HIGHLAND LOOP TRAIL (SITE E)



ADDITIONAL CONSIDERATIONS

- Tank location and design has been approved by the Washoe County Open Space and Regional Parks Commission.
- CAB recommendation of approval.
- Tank provides a public benefit.
- Tank does not conflict with existing park amenities.
- Allows for potable water to be reserved or reallocated for public/municipal use.



QUESTIONS

ANSWERS

Mike Railey
Christy Corporation, Ltd.

Scott Benedict, P.E.
SB Engineering

Alan Jones, P.E.
Washoe County
Engineering and Capital Projects

Sophia Kirschenman
Washoe County
Park Planner