



WSUP21-0010

South Truckee Meadows Water Reclamation Facility



Board of Adjustment

June 3, 2021





Request

- **The request is for a special use permit to allow for expansion of a Utility Services use for the South Truckee Meadows Water Reclamation Facility (STMWRF) from 36,999 SF to 45,858 SF of building space, in accordance with Washoe County Code (WCC) per WCC Table 110.302.05.2**
- **The request exceeds the threshold for major grading per WCC 110.438.35 with 177,000 SF of disturbed area; 23,000 CY of material excavated from various locations of the site and 22,000 CY exported off site and 1,000 CY remaining on site**
- **The proposal also requests varying the landscaping requirements by reducing all required landscaping**



Background

- The expansion will increase the annual average daily flow of 4.1 million gallons of wastewater per day (MGD) to approximately 6.1 MGD and an average daily maximum month flow (ADMMF) of 4.62 million gallons per day (mgd) to an ADMMF condition of 6.86 mgd
- This expansion of STMWRF will increase the size of the plant by 48% which will address to needs of the region's 2040 population projection
- STMWRF is responsible for sanitary sewer collection, wastewater treatment, biosolids management, and reclaimed water treatment and distribution services within the South Truckee Meadows region of Washoe County



Analysis

- **The parcels where STMWRF is located have a regulatory zone of Public & Semi-Public Facilities (PSP)**
- **Washoe County Code (WCC) requires a special use permit for the use type of Major Services and Utilities, Utility Services per Table 110.302.05.2 for PSP parcels**



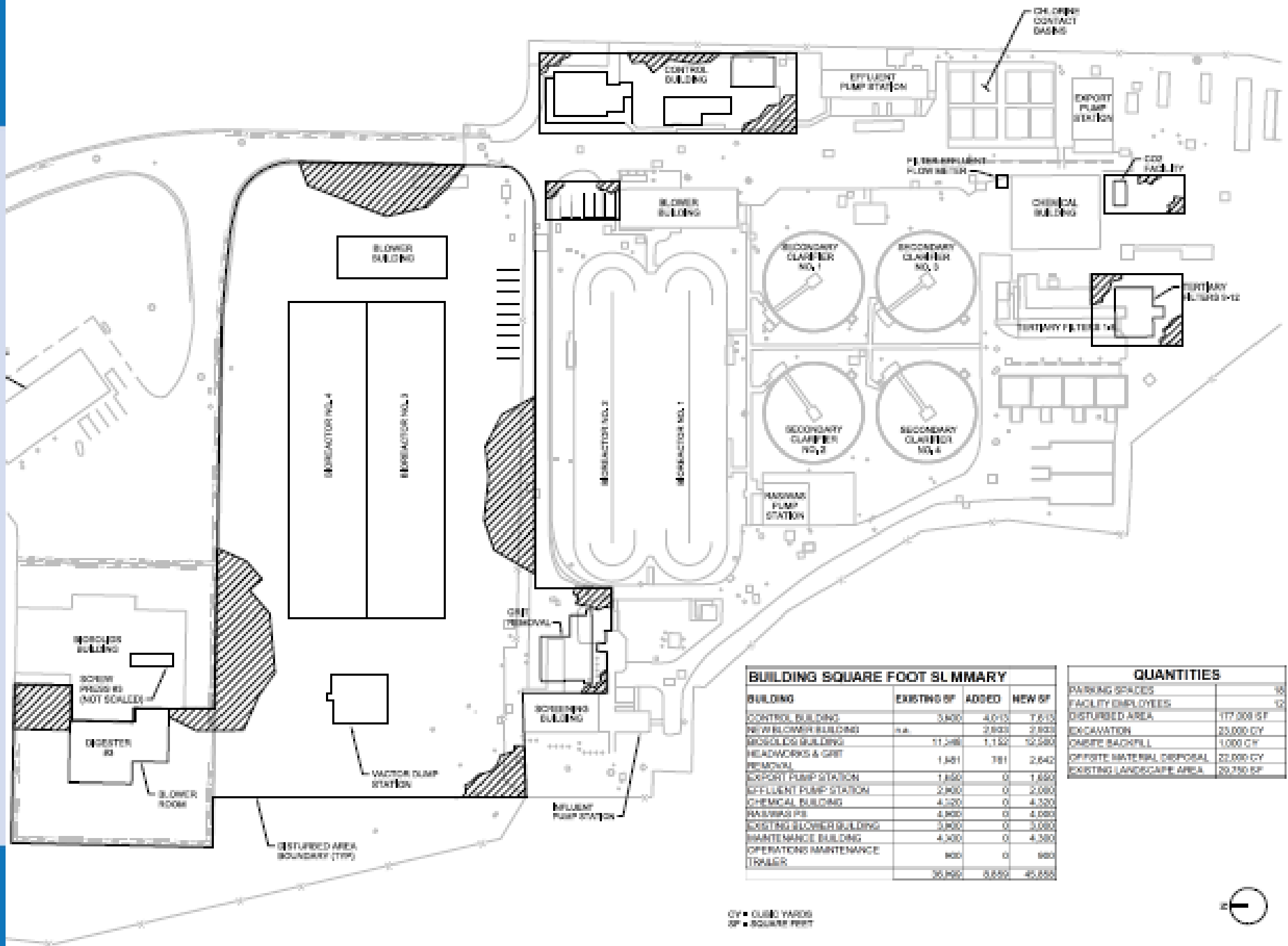
Analysis

- **The parcels to the north have a regulatory zone of PSP and General Rural (GR), to the west the parcel is Open Space (OS) and the parcels to the south and east are within the City of Reno jurisdiction**
- **The master plan designation for the parcel is Suburban Residential (SR), the parcel to the north is Rural (R) and the parcel to the west is Open Space (OS)**
- **The site is located within the Southeast Truckee Meadows Area Plan and within Rural Character Management Plan**



Analysis

- **The applicant is proposing to add 8,859 SF of building space to the existing 36,999 SF of buildings and structures, for a total of 45,858 SF**
- **Project is scheduled to be completed by March 31, 2024**



BUILDING SQUARE FOOT SUMMARY			
BUILDING	EXISTING SF	ADDED	NEW SF
CONTROL BUILDING	3,800	4,010	7,810
NEW BLOWER BUILDING	n/a	2,800	2,800
MEGOLD'S BUILDING	11,248	1,152	12,400
HEADWORKS & GRIT REMOVAL	1,481	781	2,262
EXPORT PUMP STATION	1,600	0	1,600
EFFLUENT PUMP STATION	2,900	0	2,900
CHEMICAL BUILDING	4,320	0	4,320
RAILROAD PI	4,000	0	4,000
POSTING SCREEN BUILDING	3,000	0	3,000
MAINTENANCE BUILDING	4,300	0	4,300
OPERATIONS MAINTENANCE TRAILER	600	0	600
TOTAL	39,269	8,643	47,912

QUANTITIES	
PARKING SPACES	18
FACILITY EMPLOYEES	12
DISTURBED AREA	117,000 SF
EXCAVATION	23,000 CY
ROCKS BACKFILL	1,000 CY
CONCRETE MATERIAL DISPOSAL	23,000 CY
POSTING LANDSCAPE AREA	20,330 SF

CY = CUBIC YARDS
SF = SQUARE FEET

APPROXIMATE DISTURBED AREA



FIGURE 1
PROPOSED LAYOUT



BUILDING SQUARE FOOT SUMMARY

BUILDING	EXISTING SF	ADDED	NEW SF
CONTROL BUILDING	3,600	4,013	7,613
NEW BLOWER BUILDING	n.a.	2,933	2,933
BIOSOLIDS BUILDING	11,348	1,152	12,500
HEADWORKS & GRIT REMOVAL	1,881	761	2,642
EXPORT PUMP STATION	1,650	0	1,650
EFFLUENT PUMP STATION	2,000	0	2,000
CHEMICAL BUILDING	4,320	0	4,320
RAS/WAS PS	4,000	0	4,000
EXISTING BLOWER BUILDING	3,000	0	3,000
MAINTENANCE BUILDING	4,300	0	4,300
OPERATIONS MAINTENANCE TRAILER	900	0	900
	36,999	8,859	45,858



Grading

- **The grading of the site will meet the thresholds for major grading per WWC 110.438.35**
- **The applicant is indicating that 177,000 SF of the site will be disturbed**
- **There will be 23,000 CY of material excavated, with 22,000 CY being exporting from the site and the remaining 1,000 CY will be used on site**
- **The applicant is working with a neighboring property owner to locate the access material on the neighboring site**



Parking

- **Washoe County Code (WWC) Table 110.410.10.2 allows the special use permit to specify the number of parking spaces for Utility Service use types**
- **Currently there are 10 parking spaces and 8 parking spaces will be added with the expansion**
- **The applicant indicates that 18 spaces will meet the facility's parking needs with a total of 12 employees planned after the building expansion**



Landscaping

- **The applicant is requesting to modify the landscaping requirements and not require any landscaping with the new building expansion**
- **The landscaping requirement is a “minimum of twenty percent of the total developed land area shall be landscaped.”**
- **The applicant is disturbing 177,000 SF of the site which requires 35,400 SF of the site to be landscaped**



Landscaping

- **Currently there is landscaping around the perimeter of the area, with evergreen and deciduous trees along the driveway into the site and along the east and south property lines**
- **The site is isolated from the surrounding properties and staff is of the opinion that landscaping will not a benefit this location and is in support of not adding anymore landscaping to the site**





CAB

- **The project was presented by the applicant at the South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB) meeting on May 6, 2021**
- **The CAB unanimously recommended approval of the request and comments included:**
 - **Will be good for the community**
 - **There is need for the expansion**



Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**



SUP Findings

1. **Consistency**. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. **Improvements**. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability**. That the site is physically suitable for detached accessory dwelling unit and for the intensity of such a development;
4. **Issuance Not Detrimental**. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. **Effect on a Military Installation**. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0010 for Washoe County, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30