

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

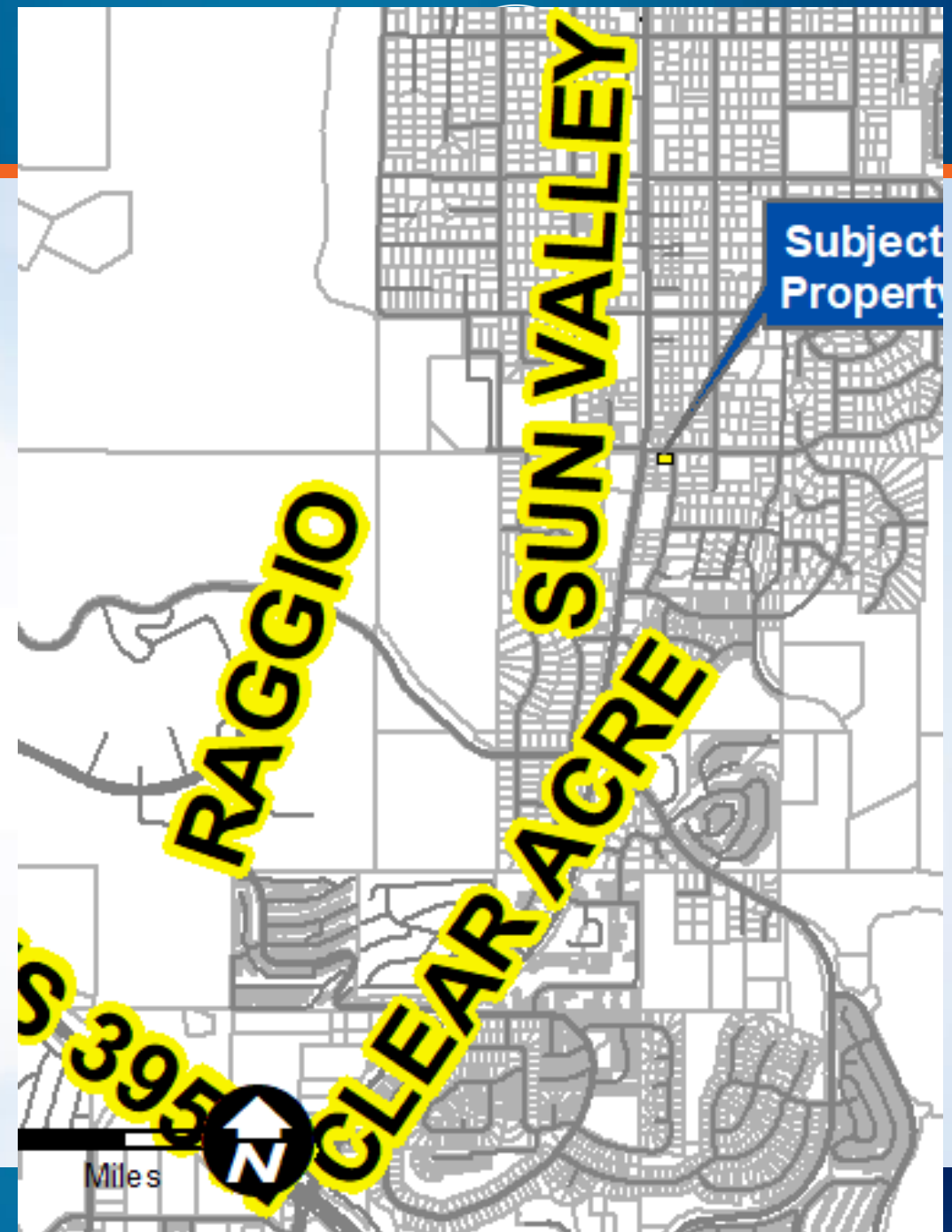
WSUP24-0004
(SVGID Main Pumping Station)

June 6, 2024

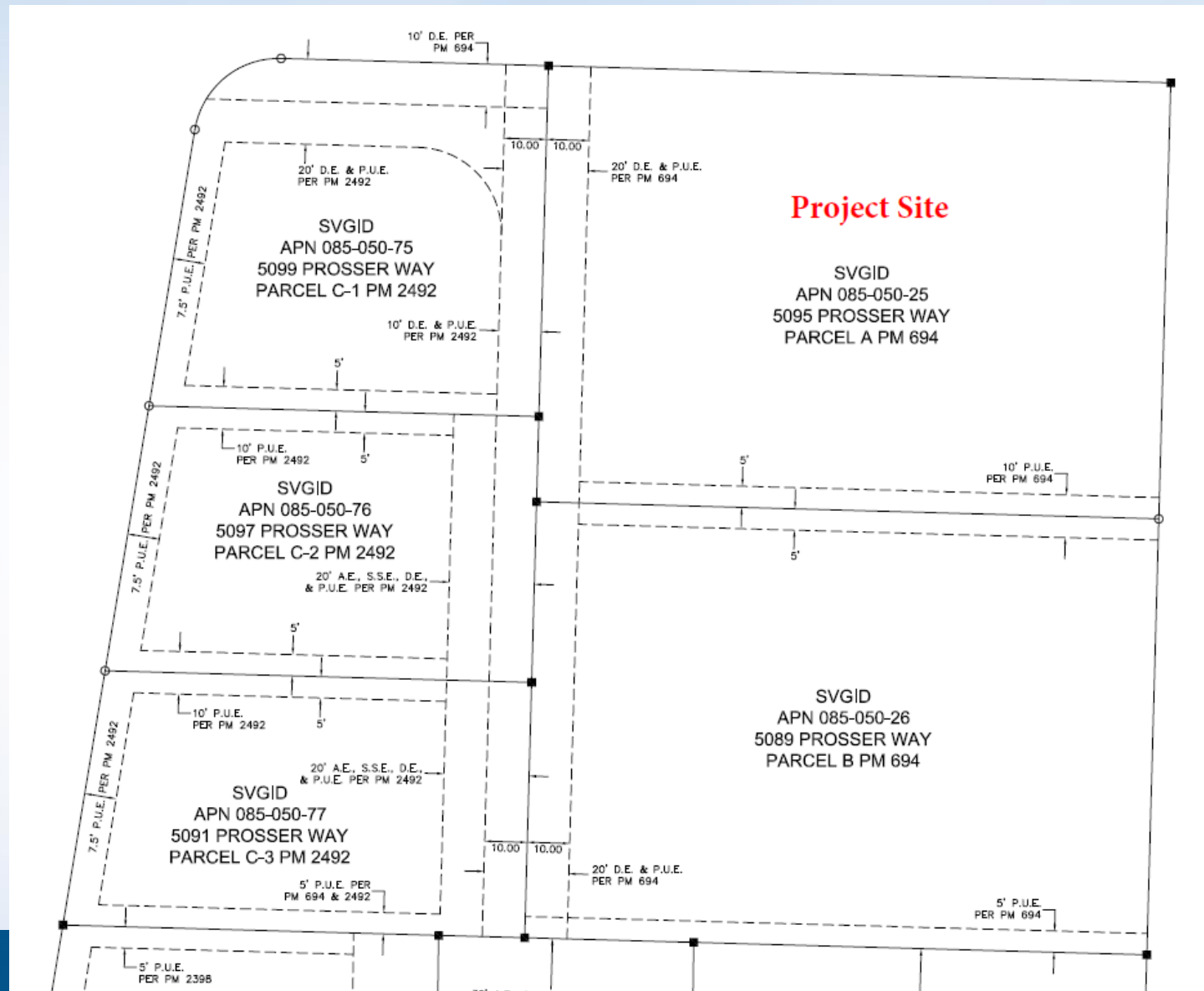
- Special use permit:
 - Construction and operation of a new main pumping station (Utility Services Use Type)
 - Regulatory zone – General Commercial (GC)
 - Utility services use permitted in GC with an approved SUP per WCC Table 110.302.05.2
 - Replace an existing pumping facility (located on a different parcel) with a new main pumping station
 - Construction of a new pumping station on a vacant parcel with associated parking spaces & landscaping

Vicinity Map

- The project is located on a 0.344-acre parcel (APN: 085-050-25) owned by SVGID in the Sun Valley planning area.
- Corner of East First Avenue & Prosser Way



Site Plan – Project Site & Surrounding



Project History & Evaluation

- Existing pumping station – put into operation in 1965 – main pumping facility that moves water throughout SVGID water system
- Replacement necessary in order to continue providing reliable, safe, quality drinking water to customers & meet demands of new service connections
- Construction of the new pumping station on a vacant parcel
- Project site – near SVGID administrative offices & maintenance & operation facilities
- Existing pumping station will continue full operation while the new pumping station is constructed

Project Site



- Flat, vacant parcel
- Not a FEMA flood zone
- No wells
- No septic or leach fields
- Residence removed in 2010
- Water & sewer laterals to property
- Elm tree remains

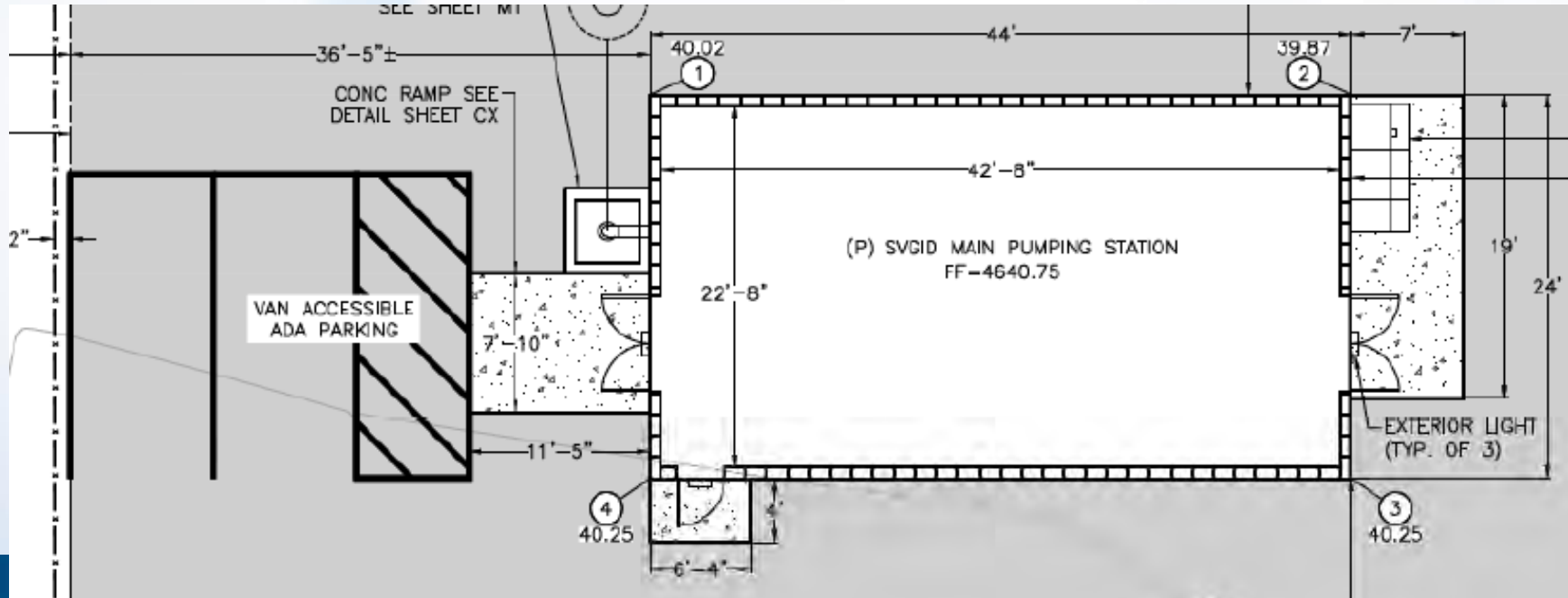


Proposed project location (facing west) – Photo from staff site visit 5/10/2024

Parking



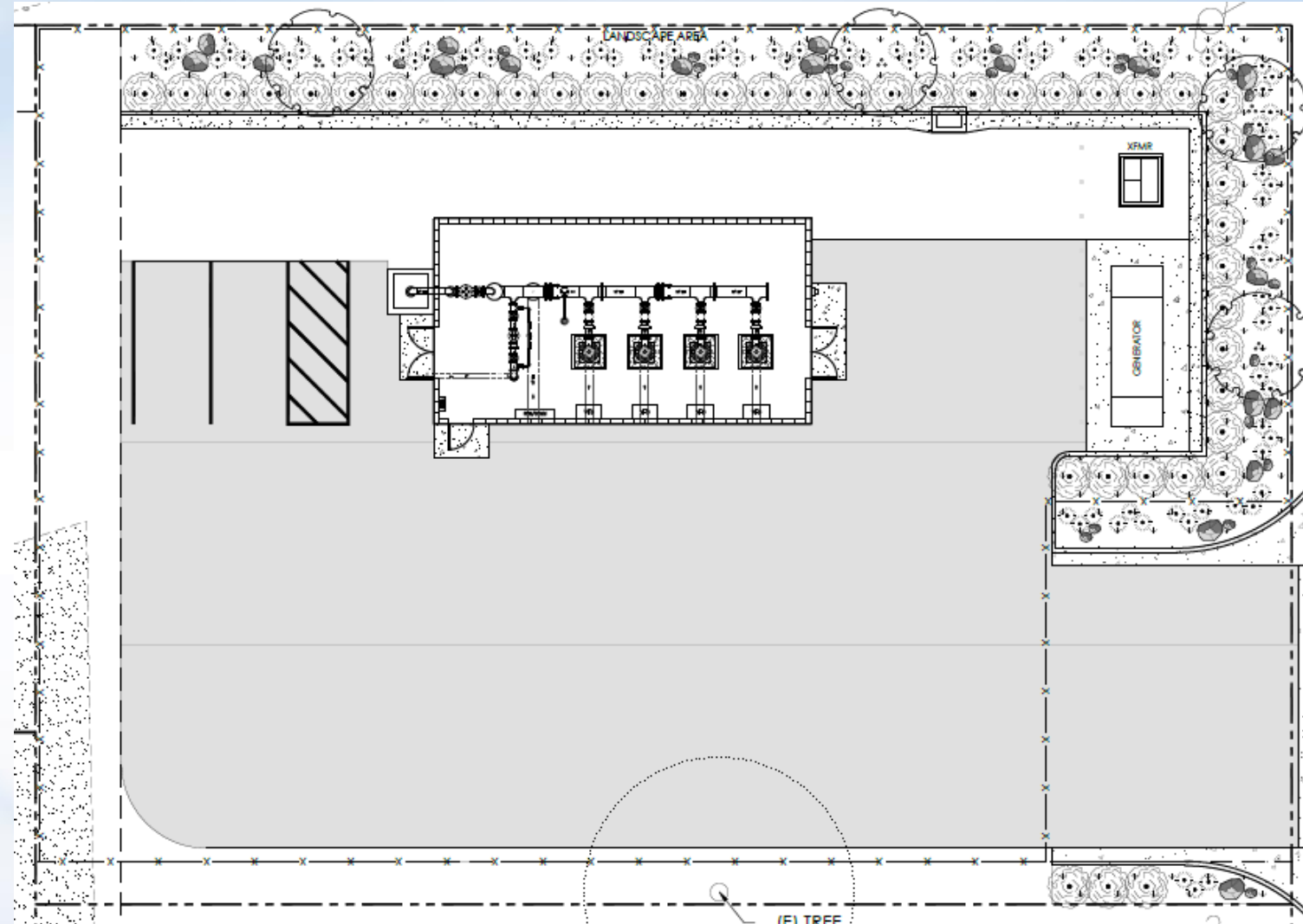
- WCC Table 110.410.10.2 – off-street parking requirements for civic use types – utility services use – parking requirement specified by the use permit
- WCC Table 110.410.15.1 – 1 handicapped accessible space for a parking lot containing 1 to 25 total parking spaces
- Facility – not open to public – only visited daily by staff for maintenance



Landscaping



- WCC Section 110.412.40 – landscaping requirements for civic use types
 - (a) Coverage – minimum 20% of developed land area landscaped
 - (b) Required Yards
Adjoining Streets – yards adjoining a public street – landscaped with at least 1 tree every 50 linear ft.
- No property lines abut residential parcels – GC



Master Plan – Sun Valley Vision Statement



Table 1: Master Plan Conformance

Vision Statement	Explanation of Conformance with Vision Statement
<p><i>“...Sun Valley embodies...a safe and healthy place to live, raise a family, work, run a business, recreate and retire. In the future, Sun Valley will continue to prioritize its people through the prioritization of sustainable growth supporting healthy lifestyles.”</i></p>	<p>The proposed new main pumping station will allow SVGID to continue providing reliable, safe, and quality drinking water to customers and meet the demands of new service connections. This is an important piece of prioritizing sustainable growth in Sun Valley.</p>

Master Plan – Priority Principles & Policies



Table 2: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Land Use Principle 6. Direct Development into the TMSA.		
LU6.1 – Invest in infrastructure and services where required for health and safety reasons.		The proposed location of the new main pumping station is within the TMSA. The main pumping station is essential to SVGID’s water supply infrastructure. Quality, reliable drinking water is necessary for a healthy community.
Public Facilities and Services Principle 2. Provide sufficient water to meet the current and future needs of County residents.		
PFS2.3 – Ensure new suburban- and urban-level development is served by a community water supply system.		The proposed project will allow SVGID to replace and modernize the main pumping facility in order to continue providing reliable, safe, and quality drinking water to customers and meet the demands of new service connections.
PFS3.5 – In accordance with the Regional Plan, limit water and wastewater infrastructure outside the TMSA, except for the management of effluent management and recycled water.		The proposed main pumping station will be located within the TMSA.

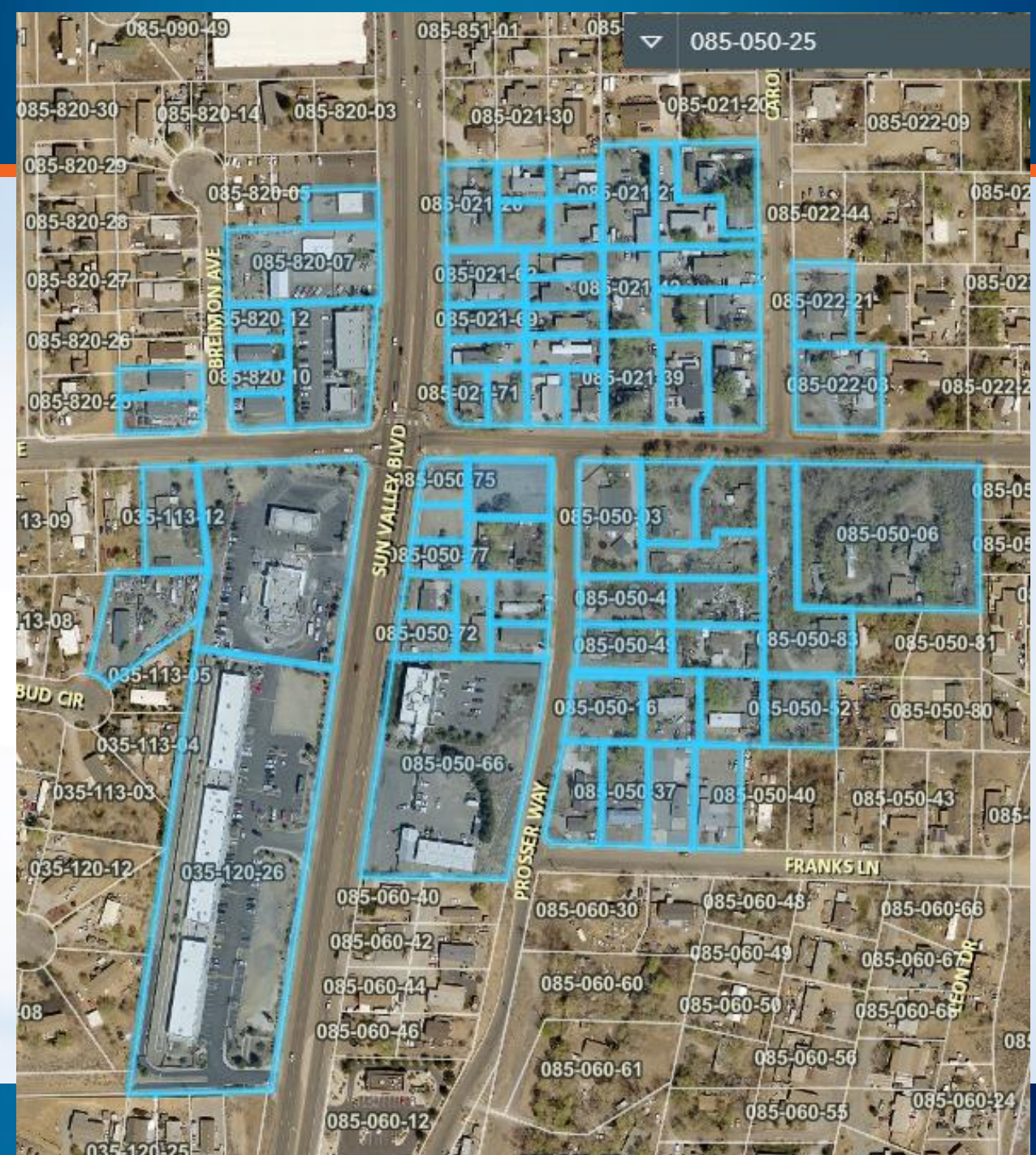
Agency Review

- Application sent to 20 agencies/divisions for review
- Conditions of approval included in Exhibit A to staff report

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
NV Water Resources	X	X		Steve Shell, sshell@water.nv.gov
Washoe County Building & Safety	X			
Washoe County Operations Division Director	X			
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X	X		Katrina Pascual, kpascual@washoecounty.gov
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X	X		Amelia Galicia, agalicia@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		April Miller, EMSProgram@nnph.org
NNPH Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Nevada State Historic Preservation	X			
Sun Valley GID	X			
NV Energy	X			
Truckee Meadows Water Authority	X			

Public Notice

- Washoe County Code requires public notification for an SUP – 30 separate property owners w/in a minimum 500-foot radius
- 59 property owners were noticed within a 500-foot radius of the proposed project



Special Use Permit Findings

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for a pumping station and for the intensity of such a development;
- (d) 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;
- (e) 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.

Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Special Use Permit Case Number WSUP24-0004 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.

Possible 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 WSUP24-0004 for Sun Valley General Improvement District (SVGID), 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.

Thank you

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