

Washoe County Board of Adjustment



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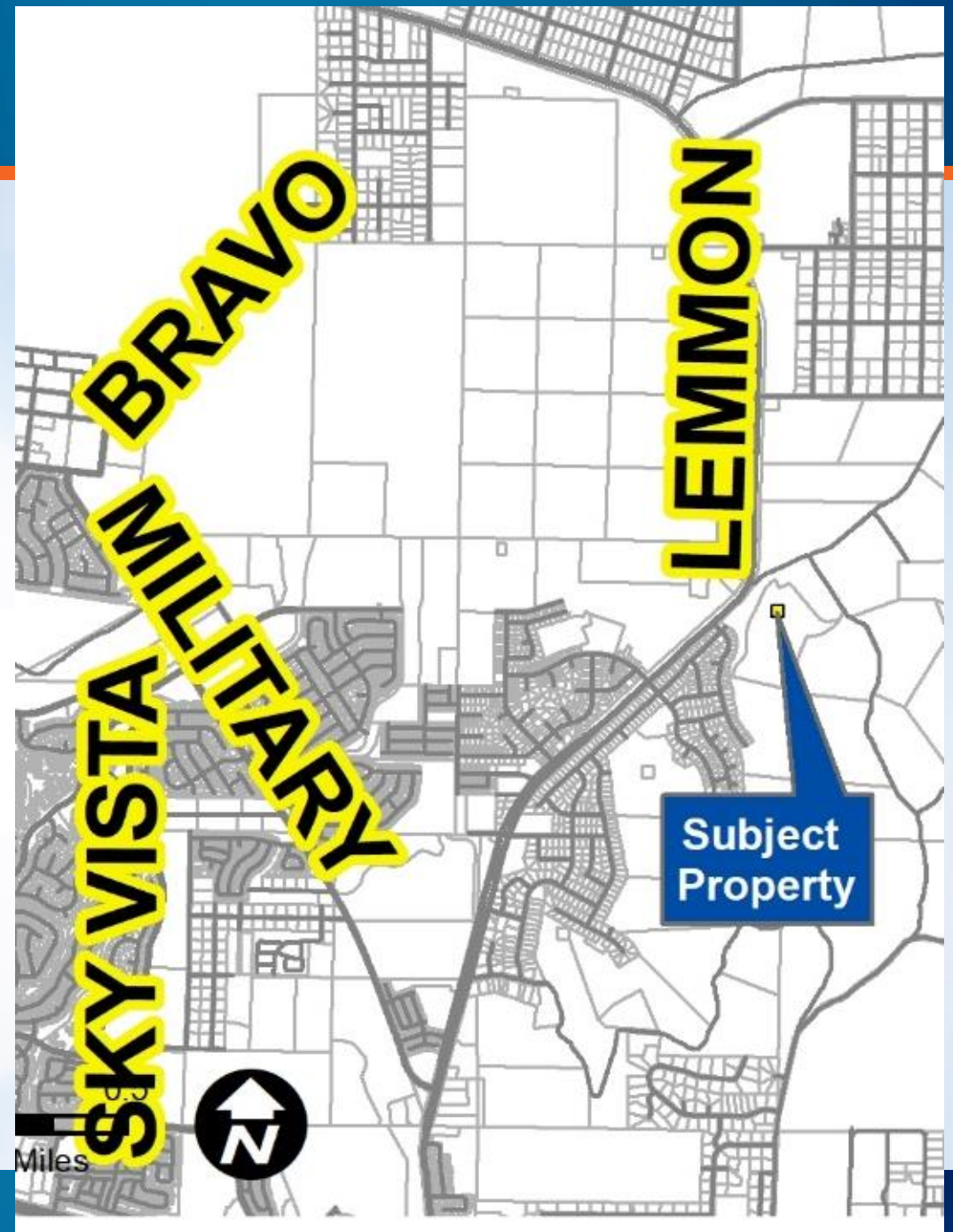
WSUP23-0030 (TMWA Lemmon Valley Tank 1 Rebuild)

November 2, 2023

- Special use permit:
 - Construction and operation of a new water tank (utility services use type)
 - Regulatory zone – General Rural (GR)
 - Utility services use permitted in GR with an approved SUP per WCC Table 110.302.05.2
 - Replace existing 440,000-gallon tank with new 500,000-gallon tank
 - Requests to vary standards:
 - To allow revegetation rather than landscaping
 - To allow 6-inch compact gravel rather than asphalt or cement
 - To allow a fence taller than 7 ft. (an 8-foot-tall chain link fence with 1 ft. of barbed wire – total of 9 ft. in height)
 - To waive the solid fence requirement along the property line

Vicinity Map

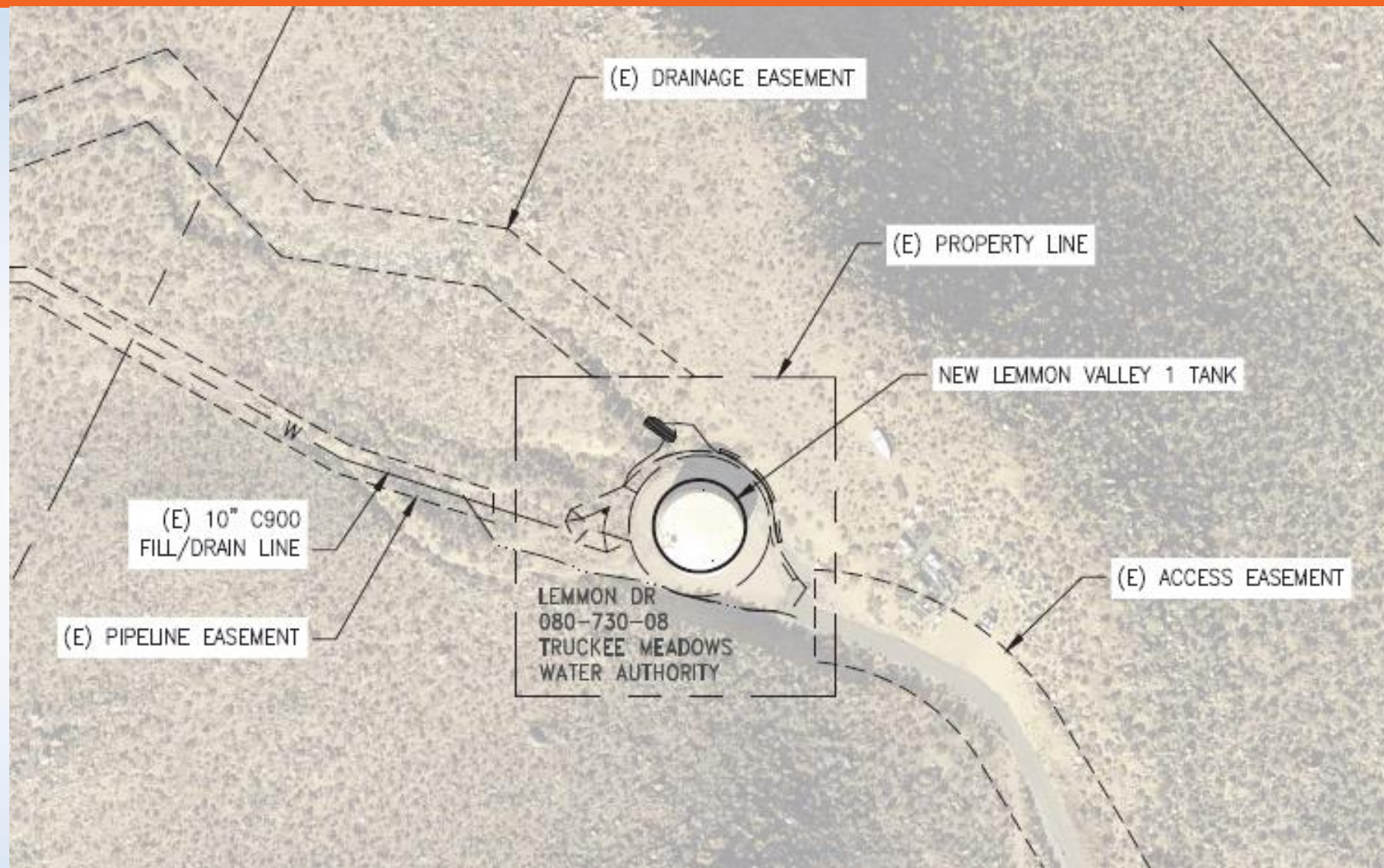
The project is located on a 1-acre parcel (APN: 080-730-08) owned by TMWA in the North Valleys planning area.



Site Plan – Proposed New Water Tank



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Project History & Evaluation

- Existing 440,000-gallon water tank – constructed in the 1970s – owned & maintained by TMWA – tank at end of useful life
- Existing tank serves TMWA customers in Lemmon Valley area
- Request to demolish existing tank & build new tank in same location
- Existing tank: 25.9 ft. height, 56 ft. diameter
- Proposed tank: 28.7 ft. height, 60 ft. diameter
- Proposed tank will connect to existing underground water utilities
- Proposed tank – neutral paint color similar to existing tank color

Existing Tank & Access Road

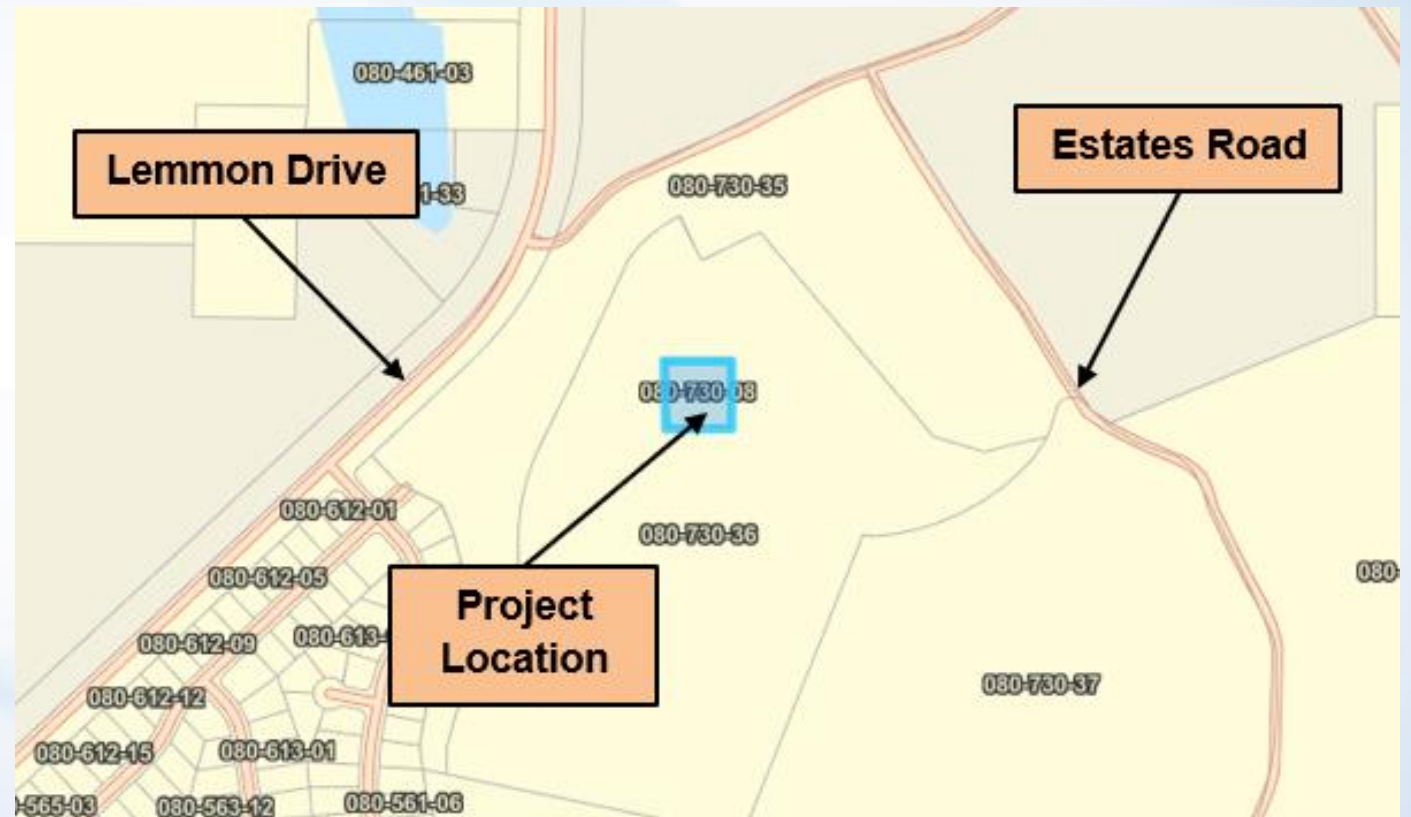


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Project Access

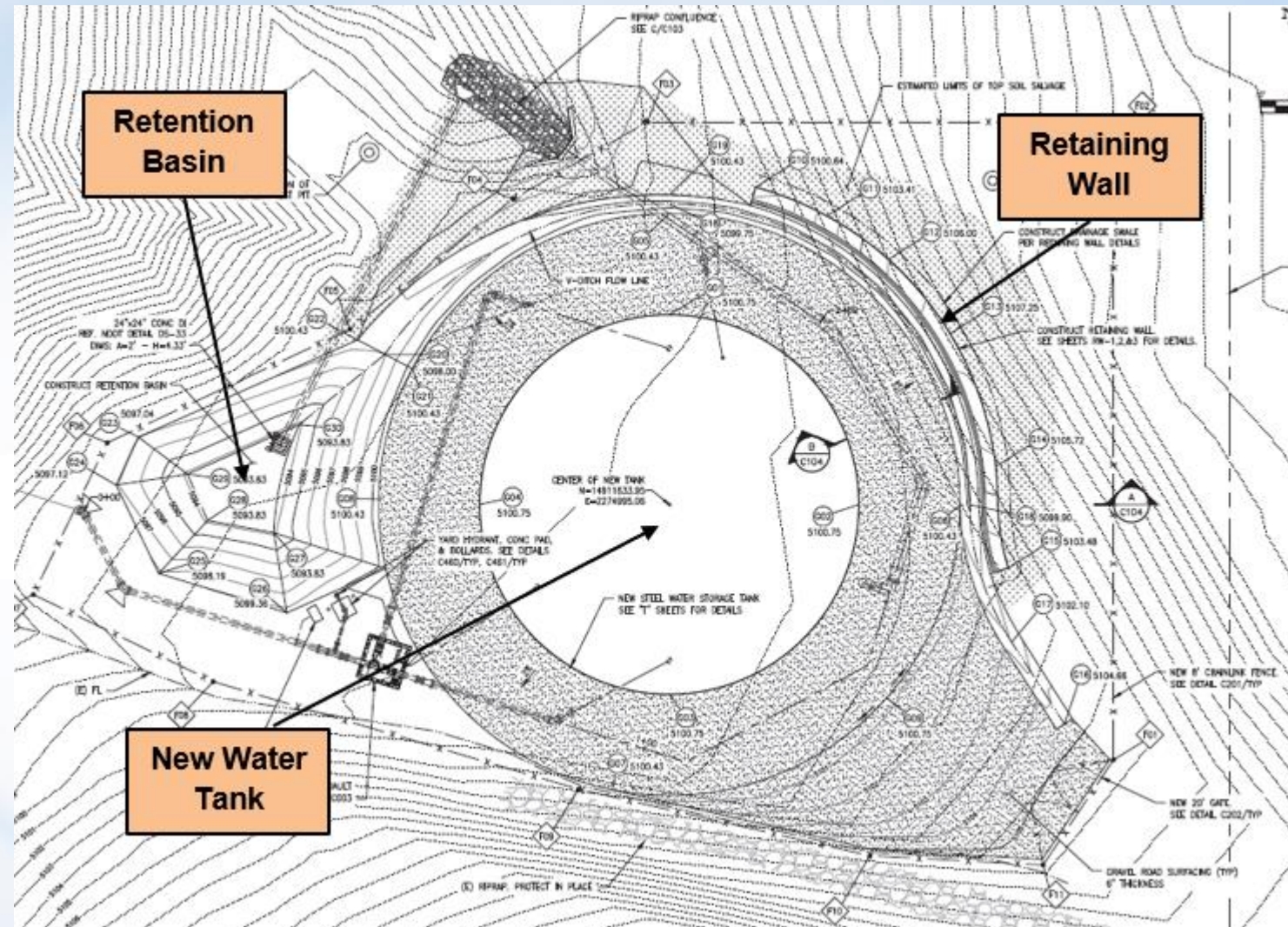
- Access – existing unpaved utility road off Estates Road
- Road was previously improved by TMWA & additional improvements are not anticipated
- Access road is located through a 60-ft. roadway easement located on 1200 Estates Road (APN: 080-730-36) and 1400 Estates Road (APN: 080-730-37)



Grading



- Additional grading to accommodate footprint of larger tank
- Service road around tank
- Detention pond to capture on-site flows created from project
- Retaining wall northeast of new tank
- Does not exceed major grading thresholds in WCC Section 110.438.35



Requests to Vary Standards

- **WCC Section 110.412.40(d) – Screening Adjoining Residential Uses.**
When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least 6 ft. but not more than 7 ft. in height...
 - Project – Proposing 8-ft.-tall chain link fence w/ 1 ft. of barbed wire – total of 9 ft.
 - The requested fence construction/height meets Department of Homeland Security regulations for water tank safety.
 - Project – Proposing fencing around the project perimeter not the property line & not solid fencing

Property Lines & Proposed Fence



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**Applicant Renderings – Property Line (yellow) & Proposed Fence (blue)
Around Water Tank**

- **WCC Section 110.412.40(d) – Screening Adjoining Residential Uses.**
(continued...)
 - The 1-acre project site sits in the middle of a 40-acre parcel (APN: 080-730-36) owned by a different property owner.
 - 1 existing residence on the 40-acre parcel
 - The residence is located approximately 470-ft. from the project site & is not visible from the project site.
 - The water tank is located at an elevation of 5,100 ft. & the residence sits at 5,024 ft. – difference of 76 ft.
 - Chain-link fence around the water tank – less visual impact than a solid fence around the entire property line of the TMWA parcel

Property Lines & Proposed Fence



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Applicant Renderings – Chain-link Fence & Solid Fence – Visual Impact

Requests to Vary Standards

- **WCC Section 110.410.25(e) – Surfacing**

All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement...

- Project – Requesting to use 6-inch compact gravel & not asphalt or cement for driveways & maneuvering areas – includes access road & 16-ft.-wide ring road around water tank
- Roads & maneuvering areas used during monthly service/maintenance visits
- No parking spaces – temporary parking during maintenance visits
- Proposed gravel – minimize runoff during precipitation – minimize flows to Swan Lake

Requests to Vary Standards

- **WCC Section 110.412.40 (a) – Coverage** – landscape 20% of the total developed land area & (c) – **Landscaped Buffers Adjoining Residential Uses** – buffer the entire length of the adjoining common property line & include 1 tree every 20 linear ft.
 - Project – Proposing to waive formal landscaping & instead provide revegetation to disturbed areas w/ a native seed mix
 - Project site is in a rural area with lowland vegetation & sagebrush – formal landscaping would make the project site more visible
 - Per WCC Section 110.412.05(b)(1), for expanded development, if the expansion is less than 50%, then Article 412 applies only to the developable lot area associated with the proposed expansion.
 - The applicant is proposing to revegetate $\pm 1,500$ sq. ft., which is more than 2x the required area of ± 740 sq. ft.

Neighborhood Meeting



- Applicant held a neighborhood meeting on Monday, August 14, 2023, from 5:30 – 6:30 p.m. via Zoom
- Presented an overview of the project including preliminary site plans, site photos, maps, and project details
- 1 member of the public attended & did not express concerns

North Valleys Area Plan Evaluation



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- The subject parcel is located within the North Valleys Area Plan in the Lemmon Valley Suburban Character Management Area (SCMA)
- Staff found the project in compliance with the pertinent policies from the area plan.
- Detailed evaluation is included in pages 10-11 of the staff report.

Agency Review

- Application sent to 18 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	X		Katie Andrie, kmandrie@ndow.org
NV Water Resources	X	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	X	Alex Mayorga, amayorga@washoecounty.gov
Washoe County Traffic	X	X		Mitch Fink, mfink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Brandon Zirkle, BZirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Air Quality	X			
NNPH EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
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
Airport Authority	X			
Nevada State Historic Preservation	X			
NV Energy	X			
Truckee Meadows Water Authority	X			

Public Notice



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- Washoe County Code requires public notification for an SUP – 30 separate property owners w/in a minimum 500-foot radius
- 34 property owners were noticed within a 1,250-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 North Valleys 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 500,000-gallon water tank 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.

North Valleys Area Plan Policy NV.12.3

- (f) F.12.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit.

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 WSUP23-0030 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 WSUP23-0030 for Truckee Meadows Water Authority (TMWA), including a larger water tank (utility services use type), the use of 6-inch compact gravel for driveways and maneuvering areas, the use of a revegetation seed mix rather than formal landscaping, and the allowance for an 8-foot chain link fence with one foot of barbed wire (total of 9 feet in height) surrounding the developed water tank area rather than a solid fence along the property line, 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 and an additional finding in accordance with North Valleys Area Plan Policy NV.12.3.

Thank you

Katy Stark, Planner
Washoe County CSD – Planning Division
krstark@washoecounty.gov
775-328-3618



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