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Title: EPCOR Booster Pump Station Improvements (CUP-20-01)
5402 E Lincoln Dr (APN 169-28-001G and APN 169-28-365E)
Public Hearing

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Vicinity Map & Aerial Photo, 2. B - Application, 3. C - Narrative & Plans, 4. D - Notification Materials, 5. E - Zoning Ordinance Interpretation

Date	Ver.	Action By	Action	Result
3/17/2020	1	Planning Commission	Approved Subject to Stipulations	Pass

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Planning Manager
George Burton, Senior Planner

DATE: March 17, 2020

CONTACT:

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AGENDA TITLE:

EPCOR Booster Pump Station Improvements (CUP-20-01)
5402 E Lincoln Dr (APN 169-28-001G and APN 169-28-365E)
Public Hearing

RECOMMENDATION:

It is recommended that the Planning Commission approve the Conditional Use Permit for the EPCOR booster pump station improvements, subject to the following stipulations:

1. All improvements to the water booster pump station shall be in substantial compliance with the project narrative and plans:
 - a. Narrative, pages 1-7, prepared by Wilson Engineers and dated March 6, 2020;
 - b. Details, pages 1-11, of the Air Release Valve Enclosure, Acoustical Pump Enclosure for Pump, and the Chemical Metering Pump Enclosure, provided by Wilson Engineers and dated March 6, 2020; and
 - c. EPCOR Paradise Valley Phoenix Interconnect Booster Pump Station (Phase 2) Plans,

Sheets G-1 thru G-5, Sheets C-1 thru C-5, Sheets M-1 thru M-8, prepared by Wilson Engineers and dated August 2019,

2. The Chemical Feed Enclosure must have a tan colored roof.
3. The light located inside the acoustical pump enclosure shall only be used for maintenance and emergency purposes and must be turned off at the conclusion of said maintenance/emergency purpose.
4. If the vegetation adjoining the northern part of the pump station (located between 6667 N Mummy Mountain Rd and the pump station driveway) dies or is removed, then the 8' tall rusted metal fence must be extended along the north part of the pump station (e.g. the same alignment as the existing vegetation) and tie into the existing/eastern Camelback Inn maintenance fence. The extended fence is subject to the approval of the Town Manager or designee and its issuance of all appropriate town permits.
5. New oleander plants and/or an oleander alternative like hop bush shall be planted in front of and up to the north edge of the existing utility cabinet in accordance with plan Sheets G-5 and C-4. These new plants must also be located and maintained to meet the utility company's minimum clearance standards.

REQUEST

EPCOR water company is requesting a Conditional Use Permit (CUP) to install a new pump, new chemical feed tank, new air release valve, and new security fence.

BACKGROUND

In 2008, the Town Council approved Ordinance 605 which amended the Zoning Ordinance to allow municipally-owned water booster facilities via the Conditional Use Permit process for the purpose of improving fire flows and water distribution throughout the Town.

The booster pump station is existing and the new pump will connect the station to the City of Phoenix water line. In this case, it has been interpreted that the requested improvements for this EPCOR pump station (on parcels 169-28-001G and 169-28-365E) are consistent with the definition of Municipally-Owned Water Booster Facility since the improvements are necessary to connect the EPCOR water system to the City of Phoenix water system in order to receive EPCOR's allotment of Central Arizona Project (CAP) water. As such, this specific application is being processed through the CUP process. Enclosed is a copy of the zoning interpretation for reference.

History:

The pump station is located on the Camelback Inn property, next to the existing resort maintenance yard. Per the Maricopa County aerial photos, it appears that the pump station was built during the late 1950s. In 2012, a building permit was issued to replace the existing pumps and instruments. Since the applicant is installing a new/additional pump and new fencing, a CUP is required.

Planning Commission Discussion

The Planning Commission reviewed this application at the February 18th and March 3rd work study sessions. During the February 18th work study session, the Commission requested the following:

1. The applicant must identify the decibel level/noise generated by the new pump itself and the decibel level/noise level that will be generated by the pump after the acoustical screen is placed around it.
2. The applicant must provide the Commission with a location(s) of another pump station that

has the same acoustical enclosure to enable the Planning Commission to visit the site and evaluate the noise attenuation of the acoustical screen.

3. The Commission identified that they prefer a block wall with stucco and paint finish around the pump station. However, Commission indicated that they would consider a rusted metal panel and post fence as a potential alternative and referenced the Merrill Cantateirra subdivision gate as an example.
4. The Commission also identified that new fence wall may end at the existing vegetation to the north. However, a stipulation must be added identifying that if the vegetation dies or is removed, the fence will have to be extended along the north part of the pump station and tie into the existing Camelback Inn maintenance yard fence.

During the March 3rd work study session, the Commission requested the following:

1. The gate design must match the fence.
2. Additional landscaping shall be placed up the north edge of the transformer (pending APS approval).
3. The applicant must identify the dimensions of the fence design (e.g. the size of the metal slats and the spacing between the slats).

The applicant updated the application based upon the comments and direction from the work study sessions. Below is summary of the updated request.

Scope of Request

The applicant is upgrading the existing pump station in order to increase the water pressure for this area. The following improvements will be added to the site:

- **New Pump.** The new pump will be placed next to the existing pump station building (which will be located southeast of the existing building). The pump is approximately 6' tall and will be screened with a 10' tall acoustical enclosure that is 11' long and 7'6" wide. The enclosure is unroofed to release heat from the pump and will be painted "surrey beige." The applicant identified the pump has an approximate noise level of 64 decibels (dB) at a distance of 6' away from the pump and a noise level of 46 dB at a distance of 50' away from the pump. With the acoustical enclosure, the noise levels will reduce to approximately 47 dB at a 6' distance away from the pump and a noise level of 29 dB at a distance of 50' away from the pump.

Also, an interior light will also be placed inside the enclosure and will be used as needed. A stipulation was added to identify that the light shall only be used for maintenance and emergency purposes.

- **New Chemical Feed Tank.** The new chemical feed tank will be placed behind the existing pump station building (which will be located directly east of the building). The chemical feed tank is a 55-gallon drum that is approximately 3' tall and will be enclosed with an 8'6" tall chain link fence with tan privacy slats. The enclosure is 8'3" long and 8' wide. It will have a tan steel ribbed roof. This enclosure is similar to the existing security fence that surrounds the Camelback Inn maintenance yard.

- **New Security Fence.** The applicant is proposing to install an 8' tall rusted metal slat view fence around the west and south sides of the pump station. The fence and gate are comprised of 4" rusted metal slats with a 1" gap/space between them. The new fence will tie into the existing Camelback Inn maintenance yard fencing to the east and will dead end at the existing vegetation to the north. A stipulation was added identifying that if the northern vegetation dies or is removed, the rusted metal fence must be extended along the northern part of the pump station and must tie into the existing Camelback Inn maintenance yard to the east.

During the work study session, the Commission requested that the applicant screen the existing utility cabinet located near the booster station entrance. The applicant will add new oleanders in front of and up to the north side of the utility cabinet. The applicant identified that they will maintain a 3' clearance between the new oleanders and existing utility cabinet in accordance with APS standards. No additional landscape improvements are proposed with this application since the new fence will be placed behind the existing oleanders.

- **New Air Release Valve.** A new air release valve will be placed on the property adjoining Desert Fairways Drive. It will be screened with a round tan enclosure that is 24" tall and 14" in diameter.

Conditional Use Permit Criteria Conformance

The proposed improvements are substantially compliant with the Town Code standards. Section 1103 of the Town Zoning Ordinance requires booster pump equipment to be secured by a wall or fence with a minimum height of 8' tall and a maximum height of 11' tall.

The proposed 8' tall rusted metal fence and gate will help enclose the pump station and the separate 8'6" tall chain link fence with privacy slat will provide addition security and screening for the new chemical feed tank. The 10' tall acoustical enclosure around the new pump will also help mitigate noise and provide additional security. Also, the Commission reviewed the rusted metal fence at the March 3rd work study session and determined that the fence is compliant with code.

Community Impacts

The impact to the surrounding properties will be minimal. Once completed, the proposed improvements will not generate any odor, dust, vibration, smoke, or glare. The new rusted metal fence and enclosures will secure and help screen the existing pump station.

PUBLIC COMMENTS:

Neighborhood notification was performed in accordance with the public hearing process. Staff received one inquiry from a neighboring property owner regarding the scope of work. No comment of support nor opposition was identified.

ATTACHMENTS

- A - Vicinity Map & Aerial Photo
- B - Application
- C - Narrative & Plans
- D - Notification Materials
- E - Zoning Ordinance Interpretation

C: - Applicants: Woosuk Cha and Travis Nuttal
 - Case File: CUP-20-01