



Legislation Text

File #: 20-105, **Version:** 1

TO: Chair and Planning Commission

FROM: Jeremy Knapp, Community Development Director
Paul Michaud, Planning Manager
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DATE: March 3, 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)
Work Study Session**

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 existing pump station ties into a City of Phoenix water line and the proposed improvements will increase the water pressure for this area. In this case, it has been interpreted that the requested improvements for the 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 work study session and 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.

The applicant updated the application based upon the comments and direction from the work study session. The applicant will provide a pump location example that has the acoustical screen prior to the March 17th public hearing. 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 that pump has an approximate noise level of 64 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 will be added to identify that the light shall only be used for maintenance and emergency purposes.

- **New Chemical Feed Tank.** The new chemical feed will be placed behind the existing pump station building (which will be located directly east of the building). The chemical feed 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 or white 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 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. No landscape improvements are proposed with this application since the new fence will be placed behind the existing oleanders.

Although the proposed fence is similar to the Merrill Cantateirra subdivision gate that was referenced at the February 18th work study session, staff believes the proposed view fencing does not meet the intent of the code. Section 1103.2.C.2.b of the Town Zoning Ordinance states:

All equipment within the Facility shall be adequately secured and enclosed by a wall or fence with a minimum height of eight (8) feet and a maximum height of eleven (11) feet, measured from the highest outside finished grade, and composed of finished materials such as stucco, brick, stone, wrought iron with redwood slats, solid metal, wood, or tile;

Staff believes that the fence should be changed to a solid/opaque panel rusted metal fence in accordance with the "solid metal" option noted above. However, staff is seeking Commission's input regarding the appropriate type of fencing for this pump station.

- 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. However, staff believes the rusted metal view fence does not meet the intent of the code and should be changed to a solid panel rusted fence.

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 is not required for work sessions. However, all property owners located within a 1,500' radius will be notified of the public meeting date.

NEXT STEPS:

The Planning Commission will hold a public meeting on this CUP application at the March 17, 2020 meeting.

ATTACHMENTS

- A - Vicinity Map & Aerial Photo
- B - Application
- C - Narrative & Plans
- D - Zoning Ordinance Interpretation
- E - Photo of Merrill Cantateirra subdivision gate

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