



## Legislation Text

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File #: 20-070, Version: 1

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**TO: Chair and Planning Commission**

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

**DATE: February 18, 2020**

**CONTACT:**

George Burton, 480-348-3525

**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.

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." 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.** An 8' tall wrought iron fence with redwood slats will be placed 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 north and the east. An 8' tall wrought iron gate with redwood slats will also be placed over the existing driveway area. No 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 compliant with the Town Code standards. Section 1103 of the Town Zoning Ordinance requires booster pump equipment to be secured and enclosed by a wall or fence with a minimum height of 8' tall and a maximum height of 11' tall.

The new perimeter 8' wrought iron fence and gate with redwood slats will connect to the existing Camelback Inn maintenance yard fence in order to secure the entire pump station. A separate 8'6" tall chain link fence with tan privacy will also be placed around the chemical feed to provide additional security. Lastly, a 10' tall acoustical enclosure will be placed around the new pump to mitigate noise and provide additional security.

#### 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 wrought iron fence will secure and help screen the existing pump station. The improvements will also improve water service for all residents who reside within the area it serves.

#### **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
- D - Plans
- E - Material Samples-Spec Sheets
- F - Zoning Ordinance Interpretation

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