

**Osprey and Brown Lift Stations**  
Conditional Use Permit Application  
August 2023

**Project Description**

The proposed sewer lift stations will serve the existing Osprey Ranch project and the future developments of Eden Crossing and Cobabe Ranch. Locations of the two structures are included in the application material.

Each structure is the same in terms of size, materials, dimensions, etc. The buildings are 14'x28' (392 SF) and have grey block walls with a brown metal roof. All outside lighting will be dark sky compliant. Detailed plans for the buildings have been submitted.

The Wolf Creek Water & Sewer Improvement District will own and operate the lift station after construction is completed and the improvements are accepted.

**Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.**

The lift stations will have all pumping equipment enclosed with sound reducing generators to mitigate noise resulting in the operational use.

**That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.**

Public utilities are permitted under the FV-3 and AV-3 land use code as a Conditional Use for utility substations.