

Osprey and Brown Lift Stations
Conditional Use Permit Application
Amended September 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 will have a natural earth tone grey/brown textured block exterior with a brown metal roof. Example of the finishes is shown in Exhibit A (note: the roof line will be different). All outside lighting will be dark sky compliant. Detailed plans for the buildings have been submitted.

The design of the lift stations has incorporated noise reducing equipment. Similar to other existing lift station on the system, odors from the operation are not anticipated to be an issue. If they were to become problematic, mitigation would be to use a drum scrubber.

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.

Exhibit A

Osprey and Brown Lift Stations Example

