



Board of Adjustment Staff Report

Meeting Date: October 5, 2017

Subject: Special Use Permit Case Number WSUP17-0014
Applicant: Gail Willey
Agenda Item Number: 9F
Project Summary: Request to relocate the business operations of Gail Willey Landscaping and Colorock to 134 Andrew Lane
Recommendation: Partial Approval with Conditions (Allowing for the Wholesale Nursery use type; denying the other two use types: Construction Sales and Services, and Wholesaling, Storage and Distribution - Heavy)
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Planning and Building Division
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Description

Special Use Permit Case Number WSUP17-0014 (Gail Willey) – For possible action, hearing and discussion to approve, partially approve or deny a special use permit for the business operation of Gail Willey Landscaping and Colorock, which the applicant has described as a wholesale nursery facility with incidental retail sales. Staff has classified the proposed operation under the following uses: Wholesaling, Storage and Distribution – Heavy; Construction Sales and Services; and Wholesale Nursery. If approved as submitted by the applicant, the permit would generally include (1) the sale, storage, and disposal of trees, flowers, plants, and associated landscaping materials, (2) the sale, storage, and disposal of various types of rock, (3) the use of a variety of storage and office facilities on site, (4) parking for customers and employees, and (5) the use of a variety of trucks and other vehicles, machinery, and equipment associated with the operation. A separate special use permit (not yet submitted) would be necessary to facilitate proposed access to the operation, which would include construction of a vehicle bridge across Steamboat Creek, a Significant Hydrologic Resource.

- Applicant/Property Owner: Willey Land, LLC, Attn: Gail Willey
- Location: 134 Andrew Lane, approximately 500 feet south of its intersection with Highway 395
- Assessor's Parcel Number: 017-430-01
- Parcel Size: ±35.9-acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, *Special Use Permits*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 5, T17N, R20E, MDM, Washoe County, NV

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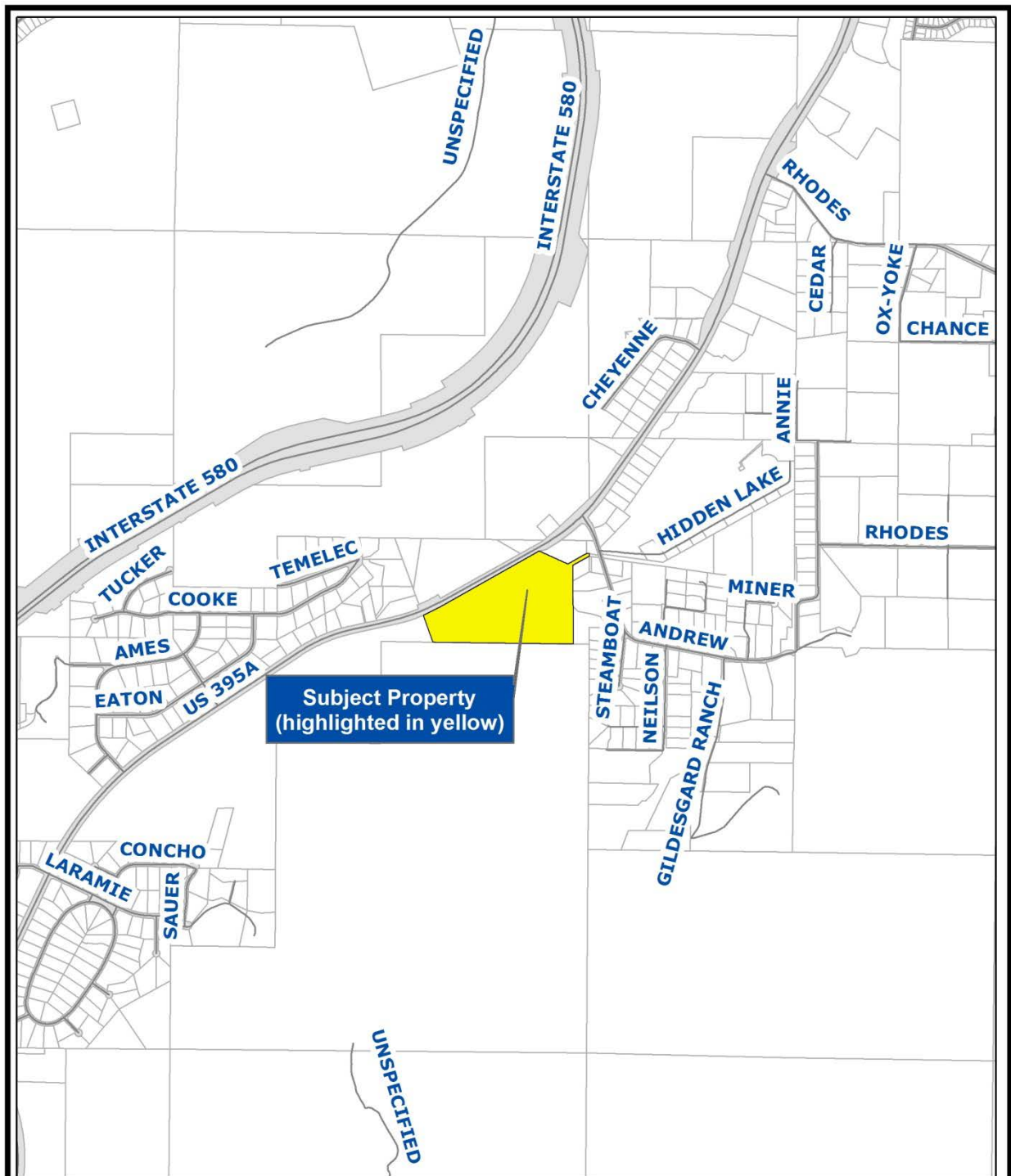
Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment (Board) grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number WSUP17-0014 are attached to this staff report and will be included with the Action Order, if the request is approved.

The subject property has a regulatory zone of General Rural (GR). The business operations of Gail Willey Landscaping and Colorock have been identified as a wholesale nursery by the applicant; however, staff has classified the proposed uses under the following commercial and industrial use types: Wholesaling, Storage and Distribution – Heavy (not allowed in GR); Construction Sales and Services (not allowed in GR); and Nursery Sales – Wholesale (permitted in GR with a special use permit per Washoe County Code (WCC) Section 110.302.05.3). The applicant is seeking approval of the entire special use permit from the Board.



Special Use Permit Case No. WPVAR17-0014
Gail Willey Landscaping and Colorock

Source: Planning & Building



0 750 1,500
Feet

Date: September 18, 2017

Community Services
Department, Planning
and Building

WASHOE COUNTY
NEVADA

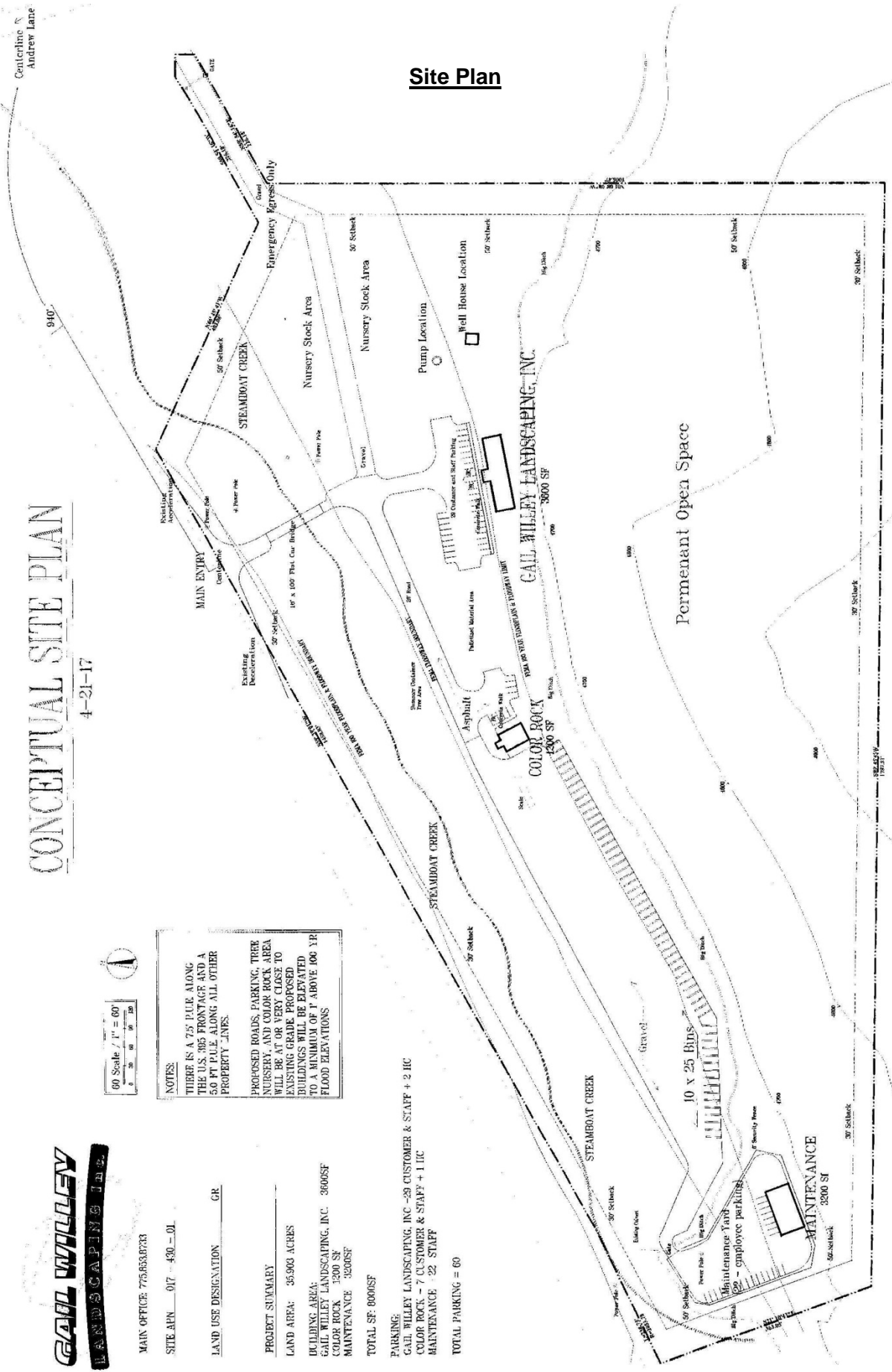
Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Vicinity Map

CONCEPTUAL SITE PLAN

4-21-17

Site Plan



NOTES:
 THERE IS A 7.5' PILE ALONG THE U.S. 395 FRONTAGE AND A 5.0' FT. PILE ALONG ALL OTHER PROPERTY LINES.
 PROPOSED ROADS, PARKING, TREE NURSERY, AND COLOR ROCK AREA WILL BE AT OR VERY CLOSE TO EXISTING GRADE. PROPOSED BUILDINGS WILL BE ELEVATED TO A MINIMUM OF 1' ABOVE 100 YR FLOOD ELEVATIONS.



MAIN OFFICE: 775.653.7233

SITE: HWN 017 - 430 - 01

LAND USE DESIGNATION: GR

PROJECT SUMMARY

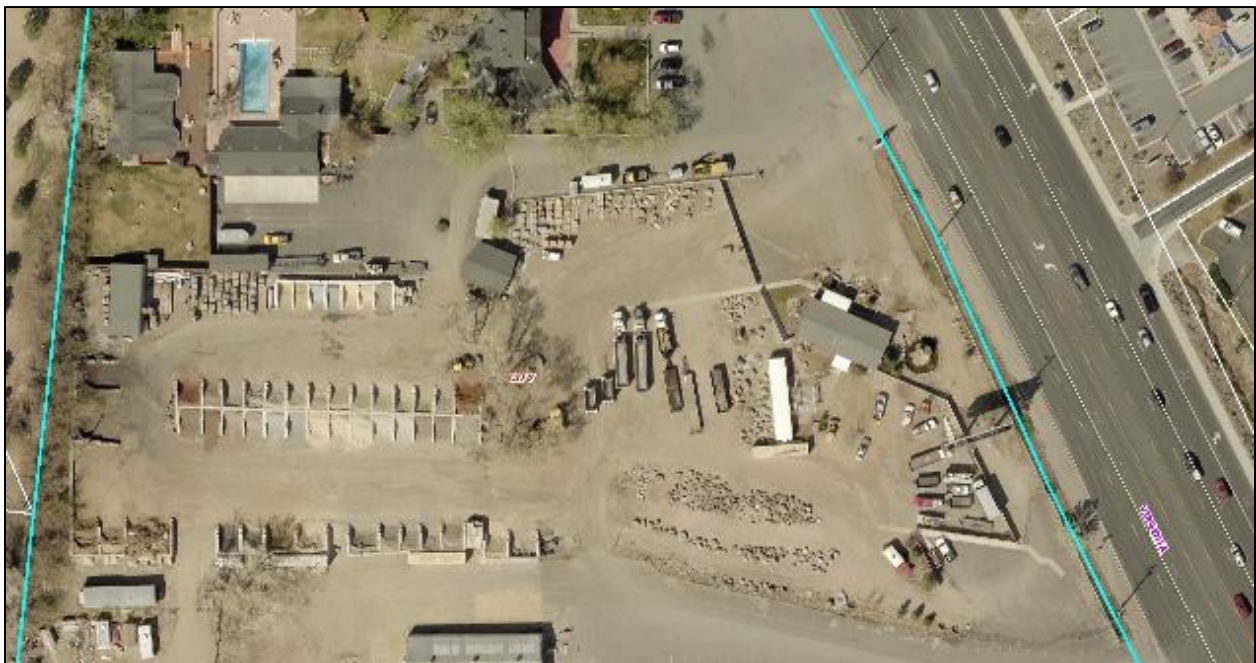
LAND AREA: 35.900 ACRES
 BUILDING AREA:
 GAIL WILLEY LANDSCAPING, INC. 3600SF
 COLOR ROCK 4500 SF
 MAINTENANCE 3800SF
 TOTAL SF: 8000SF

PARKING:

GAIL WILLEY LANDSCAPING, INC. - 29 CUSTOMER & STAFF + 2 HC
 COLOR ROCK - 7 CUSTOMER & STAFF + 1 HC
 MAINTENANCE - 22 STAFF
 TOTAL PARKING = 60



Aerial Photo of Proposed Location
(Property outlined in blue)



Aerial Photo of Existing Business Location for Colorock and Gail Willey Landscaping
(9825 S. Virginia; just north of South Meadows Pkwy; across from Wal-Mart shopping plaza)

Photos of Existing Business Operations



Existing business location
Rear of Gail Willey Landscaping office; material and cargo containers



Existing business location
Gail Willey Landscaping office (rear), material and equipment



Existing business location
Various Colorock equipment



Existing business location
Boulders and equipment for Gail Willey Landscaping operations; Colorock material bins in background



Existing business location
Palletized material for Gail Willey Landscaping operations



Existing business location
Material and equipment for Gail Willey Landscaping operations



Existing business location
Colorock material bins and trucks/equipment



Existing business location
Nursery area (tree/plant containers); to be expanded at proposed location



Existing business location
Colorock bins and material



Existing business location
Colorock bins, material and equipment

Photos of Proposed Site



Proposed site
From eastern end of property, looking southwest



Proposed location
From eastern end of property, looking east towards Andrew Lane



Proposed location

From center of property, looking northeast towards Andrew Lane. Hillside (shown) makes up the southern half of the property.



Proposed location

Steamboat Creek runs across the entire northern length of the property



Proposed location

From northern edge of property, looking northeast towards Reno; proposed entrance is on the right.



Proposed location

Highway 395 in Pleasant Valley offers scenic vistas in all directions. Subject site is on the left.

Project Evaluation

The project site is located at 134 Andrew Lane, immediately south of Highway 395 in Pleasant Valley. The property is just under 36-acres and has a regulatory zone of General Rural (GR). As the minimum lot size for GR is 40 acres, this is a nonconforming property. It is situated within the Pleasant Valley Rural Character Management Area, part of the South Valleys Area Plan. Steamboat Creek, an identified and regulated perennial stream, runs through the length of the property near its northern border. Federal open space abuts the property to the south, with residential development to the east and north.

The applicant is seeking to relocate two businesses (Gail Willey Landscaping and Colorock) from their current location at 9825 S. Virginia Street in Reno to the subject site in Pleasant Valley. The applicant has confirmed that the existing business operations on S. Virginia Street are an accurate representation of how the businesses would operate at the new location, with

the addition of more plant and tree storage onsite after the move. Pages 7-10 of this staff report offer photos of the current business facilities.

Description of Proposed Uses, and Uses Not Allowed by Code

Although many properties in Washoe County contain only one principal established use (such as with single-family homes), it is also common for parcels to have several principal uses. This is especially prevalent with commercial and industrial properties. In these cases, each principal use is classified separately, per WCC Section 110.304.05(d).

The submitted application asserts that there is only a single proposed use onsite, and that it is a wholesale nursery. However, staff has concluded that only a portion of the proposed uses fall under the wholesale nursery use type as described in the Development Code. Staff's review concludes that there are up to three use types proposed:

- (1) Construction Sales and Services: a commercial use type not allowed in the General Rural regulatory zone;
- (2) Wholesaling, Storage and Distribution – Heavy: an industrial use type not allowed in the General Rural regulatory zone; and
- (3) Nursery Sales – Wholesale: a commercial use type that may be permitted in General Rural with a special use permit.

Further description of the proposed business operations and use types are below.

Gail Willey Landscaping

On its website (www.gailwilley.com), the Gail Willey Landscaping Company describes itself as a "design/build construction firm" and "landscaping company" that designs and builds "all types of landscapes and hardscapes for both residential and commercial businesses." The website describes the services offered as: "xeriscaping; landscape design/installation; hardscape design/installation; pavers; patios; trees; shade structures; retaining walls; rock beds; gardens; rock gardens; rock walls; and water features."

This type of landscaping business / commercial use is classified under "Construction Sales and Services" which is defined within WCC Section 110.304.25(j) as:

Construction Sales and Services. Construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures and hardware, or those uses classified as one of the automotive and equipment use types. This use type does not refer to actual construction sites. Typical uses include tool and equipment rental, or sales and building material stores.

Per WCC Table 110.302.05.3, this use type is not allowed in the General Rural regulatory zone. It is only allowed in the Industrial regulatory zone, and may potentially be allowed in the General Commercial regulatory zone with a special use permit.

Colorock

Colorock wholesales, stores and distributes boulders, rock, gravel, sand, base, and mulch by cubic yard and/or weight. As shown in the photos on pages 7-10 of this report, these materials are stored in several dozen open-storage bins. The Colorock website (www.colorock.com) indicates the company offers the following additional services: boulder pickup; snow removal

with loaders and skid-steers; transporting of equipment up to 45,000 pounds; using a grapple truck to place boulders; and trucking services to deliver “everything from palletized material, boulders and construction materials.” Colorock’s truck fleet includes flatbed, end-dump, transfer, triple-transfer and grapple trucks.

Colorock also allows for dumping of landscape and construction debris at their business location.

The Development Code classifies this type of wholesaling, storage and distribution operation under the Industrial use type of Wholesaling, Storage and Distribution – Heavy. **Pursuant to WCC Table 110.302.05.4, this industrial use type is not allowed in the General Rural regulatory zone.** This use type is only allowed in Industrial regulatory zones with the issuance of an Administrative Permit. WCC Section 110.304.30(I) defines the Wholesaling, Storage and Distribution use types as follows:

Wholesaling, Storage and Distribution. Wholesaling, storage and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including, but not limited to, open air handling of material and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types:

- (1) Light. Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
- (2) Heavy. Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.

The applicant has described the above two businesses (Gail Willey Landscaping and Colorock) as falling under the wholesale nursery use type. However, WCC Section 110.304.25(x) defines wholesale nursery sales as follows:

Nursery Sales. Nursery sales use type refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:

- (1) Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.
- (2) Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.

As part of the relocation project, the applicant proposes to add a nursery stock area with trees and plants along the northeastern section of the property. This portion of the business does qualify under the Nursery Sales – Wholesale use type, which is allowed in the General Rural regulatory zone with the issuance of a special use permit. However, the remainder of the businesses would not be allowed on General Rural property.

The applicant contends that the materials used in the Colorock operation are “related nursery items.” However, it is clear from the current business operations at both Colorock and Gail Willey Landscaping that they are separate use types distinct from a true wholesale nursery as defined by WCC Section 110.304.25(x).

Although it is staff’s position that two of the three proposed principal uses are simply not allowed on General Rural property, this staff report will provide an analysis of all three use types. Where appropriate, the analysis will include discussion on why the prohibited use types are also not appropriate on the subject site.

Background and Recent History

Previous Special Use Permit

A similar proposal was put forward for this property by the applicant in 1998. It sought to relocate the same businesses and allow for sales of rock, mulch, soil, trees, etc. As with the current application, it also sought to classify such operations under the wholesale nursery use type. The final decision by the Board of County Commissioners in 1998 was to allow a wholesale nursery, but not allow for the sale of rock on the property. The final project was never completed, and the special use permit has since expired.

Recent Development Code Amendment

In April 2017, the Planning Commission heard a request by the applicant, Gail Willey, to amend the Development Code such that the industrial use type of Wholesaling, Storage and Distribution – Heavy would be allowed on General Rural properties with the issuance of a special use permit. The Planning Commission ultimately denied the request, being unable to make the relevant findings for approval.

As before, this means that the Colorock operation of wholesaling, storage and distribution of rock material remains a use that is not allowed on General Rural properties, including the parcel subject to this special use permit request – 134 Andrew Lane.

Project Specifics

As proposed, the applicant seeks to establish three main structures on-site: a 3,600 square foot office for Gail Willey Landscaping; a 1,200 square foot office for Colorock; and a 3,200 square foot shared maintenance shop. There would also be a shared maintenance yard, an area for material on pallets, a nursery stock area, and an area in the summer for storing tree containers, as depicted on the site plan on page 5 of this report. Three separate parking lots with 60 parking spaces would service the onsite facilities. This would include parking for an anticipated 20-25 employee vehicles. During peak season (April through October), the applicant estimates having as many as 80-90 employees, although the majority of them would be based out of job sites – not at the Pleasant Valley property.

The applicant has indicated that four cargo containers would also be placed on site to support the landscaping business. Over 50 open-storage bays (10'W x 25'L) would be used to store rock, stone, sand, soil, mulch and other inert materials as part of the Colorock operation. The owner has estimated the businesses as having approximately a dozen large trucks (such as those seen in the photos on pages 7-10 of the staff report) to transport material to and from the site. This would be in addition to the wholesale and incidental retail customers who transport material themselves.

The applicant has stated that the businesses service approximately 75-100 wholesale customers in the region.

Traffic, Access and Crossing Steamboat Creek

The applicant's traffic engineer provided a letter with the application (Exhibit E) stating that the proposed wholesale nursery use type would generate 19 A.M. peak hour trips and 41 P.M. peak hour trips, with a total of 312 weekday trips. This volume is below the amount requiring a full traffic study to be completed. However, the estimates are based on a wholesale nursery and not the businesses' current operations. Nevada Department of Transportation (NDOT) has included a condition of approval requiring a traffic study be completed in order to determine appropriate improvements to Highway 395 adjacent to the project site. Seventy percent of the

generated trips are anticipated to be to/from the Reno/Sparks area to the north, while the remaining thirty percent are expected to be to/from the south (Carson City, Gardnerville, etc.)

Primary access is proposed directly off of Highway 395, approximately 850 feet south of its intersection with Andrew Lane. Access from the property to Andrew Lane would be restricted to gated, emergency access only. Primary access via Highway 395 would require a bridge to be constructed across Steamboat Creek, which is an identified and regulated perennial stream. Constructing a bridge across this waterway would require a special use permit that addresses a number of special review considerations focused on protecting the creek. This review would be governed by Washoe County Code Chapter 110, Article 418, *Significant Hydrologic Resources*. The applicant elected not to provide details regarding the stream crossing with this special use permit application, citing a concern for engineering costs. Therefore, should any part of this special use permit be approved, it would be contingent upon the applicant successfully obtaining a separate special use permit to bridge Steamboat Creek. A condition of approval to this effect has been included with Exhibit A.

Water, Water Rights and Wastewater

The applicant is proposing to use an onsite well and septic system to service the operations. The Washoe County Health District has provided conditions of approval requiring that a Commercial Onsite Sewage Disposal System be constructed, which would be regulated through the Nevada Division of Environmental Protection (NDEP). Additionally, it is anticipated that the applicant would need to construct a permitted public water system and submit a Water Project to the Health District for review and approval.

The applicant would work with the State Engineer and Washoe County to determine the projected groundwater demand to support the onsite operations. Adequate water rights would then need to be transferred to a well on the property. If available, surface water rights that the applicant holds may be used to supplement groundwater rights for specific non-potable uses such as dust control and watering nursery stock.

Grading

The project area is largely located within the flatter areas of the property that slope gently down from west to east. No specific grading details have been provided with the application. However, a number of grading, drainage and stormwater conditions of approval have been included with Exhibit A and will be addressed during the permitting process, if any portion of this project is approved.

Noise, Dust and Lighting

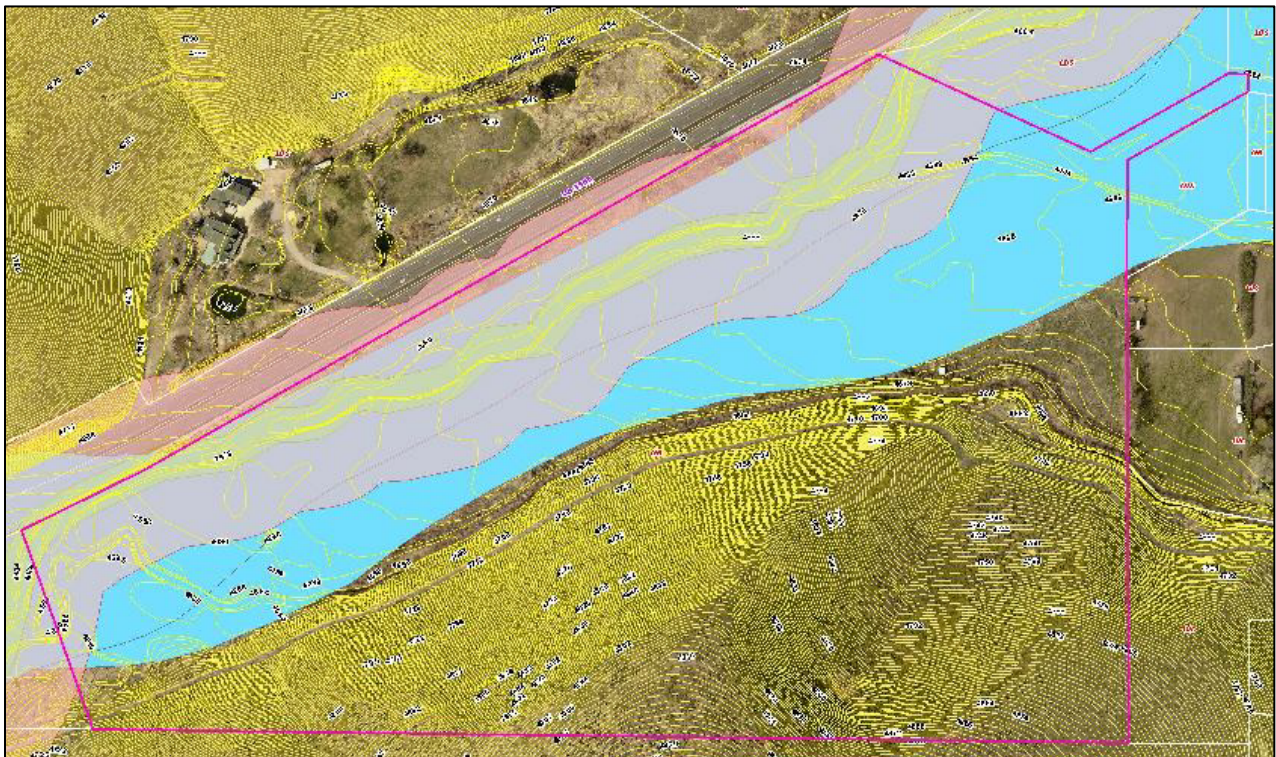
The applicant has proposed the following hours of operation: 7 a.m. to 5 p.m., Monday through Friday; 8 a.m. to 2 p.m. on Saturday; closed Sunday. The wholesale nursery portion of the operation would not be expected to generate significant noise or dust. However, the industrial nature of the Colorock operations could reasonably be anticipated to generate a substantial amount of noise impact due to the large equipment and trucks coming, going, and operating on-site. This includes the moving of rocks and boulders and the "back-up beeping" generated by large trucks and equipment when operated in reverse. The applicant has stated that the location of the Colorock operation on-site, coupled with the nursery stock area to the northeast will serve as a sufficient buffer for the residential properties to the east.

Dust from the operation is proposed to be controlled by speed limits and two on-site water trucks. The current business location operates with dirt maneuvering areas, with some portions having sparse gravel coverage. Any development on the proposed site would be required to meet the standards of Article 410, *Parking and Loading*, which require all parking, loading and maneuvering areas to be paved and permanently maintained.

Security lighting is proposed for each of the three structures. Any lighting on site would be required to meet the standards of Article 414, *Noise and Lighting Standards*.

Development Constraints

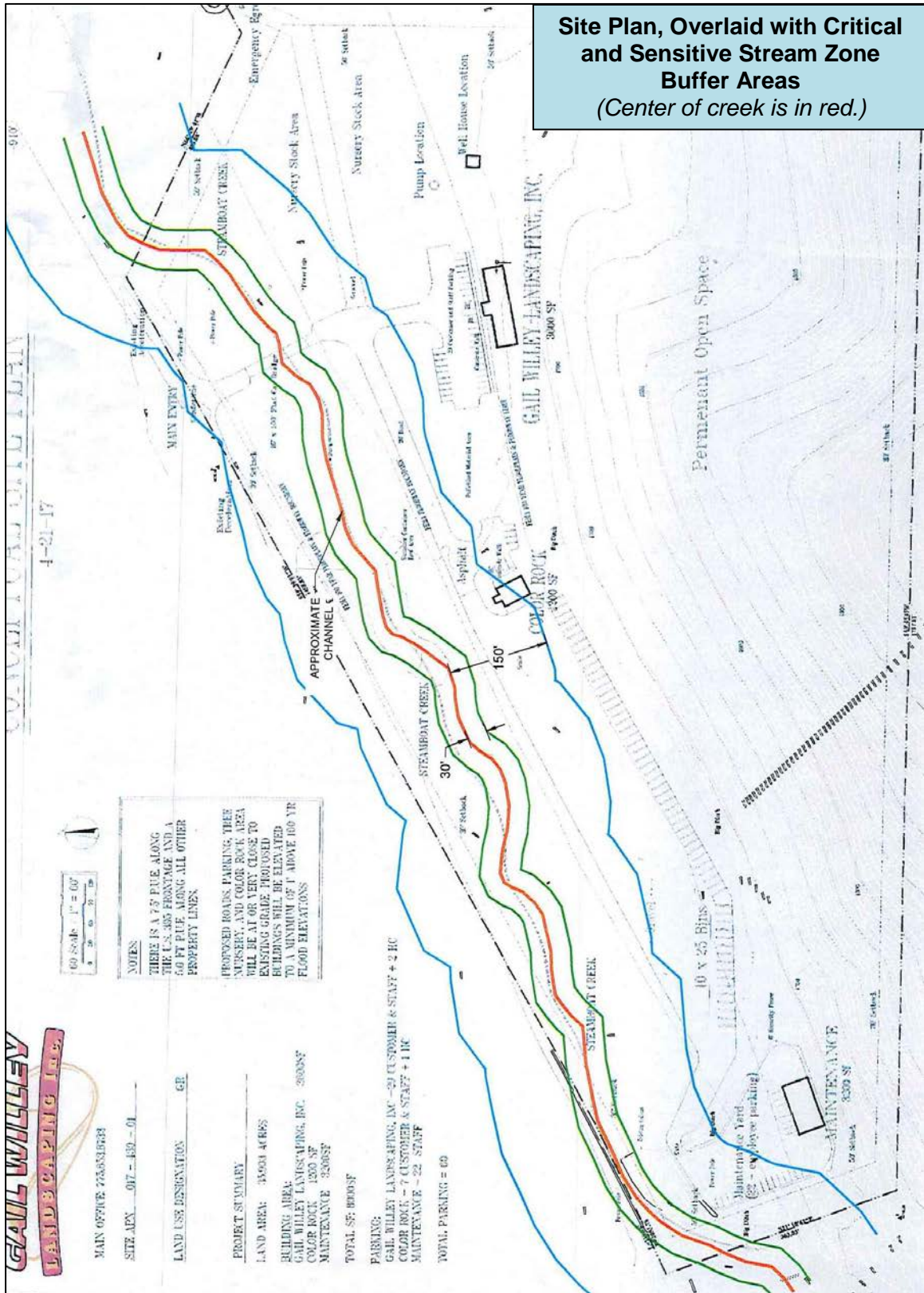
As shown on the map below, this riparian, General Rural property is severely constrained by a number of natural features. Steamboat Creek, and its associated Critical and Sensitive Stream Zone buffer areas, traverse the property's northern edge, parallel to Highway 395. The property also contains FEMA floodway and a 100-year floodplain roughly parallel to the creek. Within this area, the property is also identified as containing potential wetlands, as designated by the South Valleys Development Suitability map. This is in addition to the Big Ditch irrigation canal traversing the property. The southern half of the parcel also contains a hillside with slopes over 30%.



This image shows physical constraints on the property. The parcel is outlined in dark pink. Yellow lines are 2-foot contours. The closer together the yellow lines are placed, the steeper the area. The pink shaded section reflects the Sensitive Stream Zone buffer area that surrounds Steamboat Creek in its center. The shaded blue area is FEMA 100-year flood zone.

Steamboat Creek is identified by the Development Code as a Significant Hydrologic Resource (SHR), which is governed by Article 418 of the Code. As an SHR, the creek has buffer zones that prohibit or constrain development in these areas. The critical stream zone buffer area is 30-feet on either side of the centerline of the creek. The sensitive stream zone buffer area covers the additional area that extends out 150-feet on either side of the centerline of the creek. These buffer areas are established to ensure water quality of perennial streams are not jeopardized through development activity. Per WCC Section 110.418.20, the use type of Wholesaling, Storage and Distribution – Heavy is prohibited in the critical stream zone buffer area. Also prohibited in this area are parking and ornamental landscaping. The use type of Wholesaling, Storage and Distribution – Heavy is also prohibited in sensitive stream zone buffer area due to its potential to negatively impact the perennial stream. Colorock is classified as this use type. As shown on the site plan below, the Colorock offices are proposed to be located partially within the sensitive stream zone buffer area. The open air material storage bins are

proposed to be placed a short distance from this buffer area, and immediately adjacent to the 100-year floodplain. Some of the bins are proposed to be placed within the floodplain itself. As is visible on the development constraints map on the previous page, the floodplain extends almost all the way up the hillside that covers the southern half of the property. The only area where this is not the case is along the eastern property line that abuts residentially developed parcels off of Andrew Lane.



Compatibility with Surrounding Properties

Properties to the north and east are largely residentially-developed parcels reflecting a mix of Low Density Suburban (LDS) and General Rural (GR) regulatory zones. The GR properties are almost exclusively sub-standard in size (i.e. less than 40 acres; all are 1-4 acres in size). GR zoning is often used to identify physically constrained properties, and this is the case here. All of the adjacent GR properties to the north and east share one or more of the same constraints as the subject property – steep slopes, flood zones, creek buffer areas, etc.

To the south is federally-owned open space, and to the west across the highway is additional residential development.

The Washoe County Land Use and Transportation Element identifies LDS and GR properties as having low compatibility with industrial and commercial uses and properties.

Relevant Policies and Text of the South Valleys Area Plan

Relevant excerpts from the South Valleys Area Plan's Character Statement are below:

“The South Valleys, namely Steamboat, Pleasant and Washoe Valleys are located at the extreme southern border of the County. These valleys are largely rural agricultural communities filled with scenic vistas, wildlife habitats, and numerous outdoor recreation areas. Together, these three valleys comprise the last expansive vista of extended greenbelt, water resources, mountains and wildlife habitat in southern Washoe County. U.S. Highway 395, which winds through these verdant valleys, is a scenic corridor offering peaceful bucolic scenery, pastoral respite and magnificent mountain vistas. ... Maintaining the scenic, agricultural, and rural character of these valleys will provide an important break between the more urban and suburban landscapes of Reno and Carson City. ... While some land use designations in the South Valleys are also typical of more suburban areas, the area's communities enjoy a decidedly rural feel. This rural atmosphere extends to the commercially designated areas. This rural atmosphere and community character are supported by an intimate integration of the natural environment, extensive historical resources, widespread agricultural activities, and livestock/equestrian stewardship. ... Future growth into previously undeveloped areas will be limited. This limited development will be managed to minimize negative impacts on the character of the area's communities, particularly those impacts related to the generation of light, air, and water pollution, wildlife and wildlife habitat and the blending of new development with any existing development.”

Staff Comment: A wholesale nursery with trees, plants and flowers and an outside nursery stock area would blend with existing development and the scenic, agricultural and rural character of the South Valleys. However, establishing a Construction Sales and Services use type and the industrial use of Wholesaling, Storage and Distribution – Heavy on this property would offer a harsh counterpoint to the valley's bucolic character, as described above.

The following text on page 8 of the South Valleys Area Plan text describes the general nature and character of Pleasant Valley and how it is intended to develop:

“Pleasant Valley is home to much more limited commercial uses. Commercial endeavors in Pleasant Valley are often strongly associated with the equestrian and agricultural character of the area. **Future commercial activities will generally continue this trend and will be planned with the pastoral, serene, bucolic, residential nature of the area in mind and designed with consideration of the impact such development would have on the character and charm of the**

Pleasant Valley. All non-residential activities should make significant contributions to the character of the Pleasant Valley community as described in this statement.”

Staff Comment: As described previously, it is anticipated that a wholesale nursery with trees, plants, flowers and an outside nursery stock area would blend with the distinct pastoral character of Pleasant Valley. Again, it is staff’s position that the remainder of the proposed operations, however, are not allowed in the General Rural regulatory zone and if permitted, would negatively impact the valley’s character – not make a significant contribution to it.

SV 2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

Staff Comment: A recommended condition of approval has been included to this effect.

SV 2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.

Staff Comment: This statement was not yet available as of the date of this staff report; however, it will be provided to the Board of Adjustment in advance of the public hearing.

SV.2.7 Any lighting proposed must show how it is consistent with current Best Management Practices “dark-sky” standards. In subdivisions established after the date of final adoption of this Plan, the use of streetlights will be minimized.

Staff Comment: The applicant proposes to install what is described as a “security street lamp” at each of the three new structures shown on the site plan. Lighting will be required to comply with the provisions of Article 414, *Noise and Lighting Standards*, which include down-shielding and no spillover onto adjacent properties.

SV.2.13 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

Staff Comment: The impacts of a wholesale nursery, especially with a nursery stock area providing a buffer to adjacent residential uses, can be adequately mitigated through conditions of approval. However, it is staff’s position that the other proposed uses (Construction Sales and Services; and Wholesaling, Storage and Distribution – Heavy) are not allowed in the General Rural regulatory zone. Even if these uses were potentially allowed with a special use permit, their visual, environmental, and sound impacts could not be adequately mitigated – neither for the adjacent landowners nor for their effects on the scenic and pastoral quality of Pleasant Valley as a whole.

SV.2.16 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement

can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: This finding has been added to the list of required findings for approval and will be discussed later in this staff report.

- SV.5.1** The Pleasant Valley Rural Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a limited range of residential and non-residential land uses. Residential development will be designed to enhance the rural and agricultural character of the area. Nonresidential land uses should contribute to and enhance the essential character of this community as described in the Character Statement.

Staff Comment: As described previously, a wholesale nursery for the sale of trees, plants and flowers is anticipated to adequately blend with the essential character of the area. The other proposed operations, especially on this particular property with its numerous natural constraints, would neither contribute to nor enhance the Valley's qualities described within the Character Statement.

- SV.5.2** The review of all special use permits for the establishment of a non-residential use in Pleasant Valley must include a consideration of how the proposed use contributes to the desired community character as described in the character statement.

Staff Comment: Please see above.

- SV.10.7** Prior to the completion of I-580, Washoe County will be an advocate for restricted access to U.S. 395. Upon completion of I-580, access to U.S. 395 will be restricted according to the corridor management plan conducted by the Nevada Department of Transportation or other standards adopted by the Washoe County Department of Public Works in consultation with the Regional Transportation Commission.

Staff Comment: The application was provided to NDOT, the Regional Transportation Commission and Washoe County's traffic engineer for review. NDOT will require an additional traffic study in order to determine necessary improvements to Highway 395. The other agencies have also provided recommended conditions of approval, which are included with Exhibit A.

- SV.18.3** The granting of special use permits in the South Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: This finding has been added to the list of required findings for approval and will be discussed later in this staff report.

- SV.19.1** Development proposals, with the exception of single family homes and uses accessory to single family homes, within the South Valleys planning area will include detailed soils and geo-technical studies sufficient to:

- a. Ensure structural integrity of roads and buildings.
- b. Provide adequate setbacks from potentially active faults or other hazards.
- c. Minimize erosion potential.

Staff Comment: Several conditions of approval have been included with regards to grading, stormwater, and erosion control. Should any portion of this special use permit be approved, the applicant will also be required to go through a separate permitting process to ensure that any development or business activities within the Steamboat Creek buffer areas will not harm the creek.

SV.24.5 Washoe County will require all new development in the Eagle Valley, Pleasant Valley and Truckee Meadows hydrographic basins of the South Valleys planning area to use certificated or permitted water rights, and may permit imported water rights from immediately adjoining hydrographic basins, in an amount necessary to serve the development, provided all other policies under Goal 24 are applied.

Staff Comment: Recommended conditions of approval have been included to this effect.

SV.27.3 Development proposals that impact any area designated “potential wetlands” on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

Staff Comment: Areas adjacent to Steamboat Creek are identified as potential wetlands according to the South Valleys Development Suitability Map. A recommended condition of approval has been provided that requires this delineation prior to the issuance of any permits.

SV.29.4 For proposals to establish commercial uses, the applicant must demonstrate that an analysis has been conducted that defines the anticipated trade area and demonstrates that the intended use is community serving. The study shall be submitted at the time of development application as part of the discretionary permit review process, recognizing that if the application is a master plan amendment, the granting of a master plan category change may not be conditioned to a specific project.

Staff Comment: The applicant is to provide this analysis prior to the Board of Adjustment hearing.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant’s representative at the Citizen Advisory Board meeting on September 14, 2017. A draft of the CAB minutes will be provided to the Board of Adjustment prior to the public hearing. 17 members of the public spoke in opposition to the project, while 3 spoke in favor. The CAB voted unanimously to recommend denial of the project, stating that although the applicant had 3 people speak in his favor as a tenant and businessman, that General Rural is not an appropriate regulatory zone for this type of business, and 134 Andrew Lane is not an appropriate location.

A summary of the comments and concerns discussed at the CAB meeting is provided below:

- Floodway, flood plain, and potential wetlands on the property
- Concerns about Colorock material being swept into Steamboat Creek during flood events
- Traffic, dust and noise
- Proximity to Andrew Lane
- Heavy industrial use in a rural residential area
- Not meeting the policies of the South Valleys Area Plan or character statement
- Public consternation that this is the third attempt at bringing this use to this property
- Proposed hours of operation too early

- Size of bridge across Steamboat Creek needed to support large trucks transporting rock material
- “Most catastrophically wrong location possible”
- Visual impacts from the highway, dramatically changing the character of the area

As of the date of this report, staff has also received 17 letters of opposition regarding the project. These are attached as Exhibit C.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Space
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
 - Emergency Medical Services Program
- Washoe County Sheriff's Office
- Washoe-Storey Conservation District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Department of Transportation
- Nevada Division of Environmental Protection
- Nevada Division of Water Resources
- Nevada Department of Wildlife
- Nevada Historic Preservation Office
- U.S. Army Corps of Engineers
- U.S. Fish & Wildlife
- Truckee Meadows Water Authority
- AT&T and NV Energy

Several of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if any portion of the application is approved by the Board.

- Washoe County Planning and Building Division addressed allowed uses, operational conditions in effect for the life of the project, subsequent approvals necessary in order to operate, and other conditions applicable to the project.

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- Washoe County Water Rights provided conditions related to groundwater and surface water rights necessary to support commercial activities on the property.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Nevada Division of Water Resources commented that there is one active water right associated with the parcel for irrigation purposes and one domestic well on the property to be used for a single-family dwelling only.
Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov
- Washoe County Engineering and Capital Projects Division provided conditions related to grading, import/export of material, stormwater management, traffic access points, truck turn-arounds, cattle guards, FEMA floodplains, wetlands and other topics.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us and Clara Lawson, 775.328.3603, clawson@washoecounty.us
- Washoe County Utilities requires that no activities or structures on the property interfere with the future Pleasant Valley Sewer Interceptor.
Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us
- Nevada Department of Transportation provided comments and recommended conditions of approval regarding any work or activity affecting the NDOT right-of-way, in addition to requirements related to signage, parking, cattle guards, and the proposed bridge crossing. NDOT will also require an additional traffic study.
Contact: Jae Pullen, 775.834.8300, jpullen@dot.state.nv.us
- Regional Transportation Commission provided recommendations regarding access control standards, minimum distances between driveways, deceleration pockets, and policy levels of service.
Contact: Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com
- Washoe County Health District, Air Quality Management Division requires that a dust permit and stationary source permit be obtained.
Contact: Michael Wolf, 775.784.7206, mwolf@washoecounty.us
- Washoe County Health District, Environmental Health Services Division addressed requirements for a commercial on-site sewage disposal system, permitted public water system and solid waste management standards for material storage.
Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us
- Nevada Division of Environmental Protection addressed the need for appropriate permits for a commercial on-site sewage disposal system, and appropriate State and Federal permits for any construction or improvements affecting Steamboat Creek.
Contact: Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov
- US Army Corps of Engineers commented that they are in the process of completing a jurisdictional determination request. If a later request is submitted to cross Steamboat Creek, the Corps will provide additional comments at that time.
Contact: Aaron Park, 775.784.5305, Aaron.C.Park@usace.army.mil

The Washoe County Sheriff's Office, Washoe County Parks and Open Space Program, and the Health District's Emergency Medical Services Program reviewed the application and indicated they had no comments or conditions of approval.

Staff Comments on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is partially in compliance with the required findings as follows.

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan.

Staff Comment: As described within the staff report, the wholesale nursery use type (for the sale of trees, plants and flowers) would meet the policies and other requirements of the South Valleys Area Plan. The other two proposed use types (Construction Sales and Services; and Wholesaling, Storage and Distribution – Heavy) are not allowed within the General Rural regulatory zone and do not meet several of the policies within the Area Plan, especially with regards to the Character Statement.

2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: Reviewing agencies have provided numerous recommended conditions of approval in order to ensure that all of the infrastructure needs identified in this finding would be met for a commercial use on this property.

3. **Site Suitability.** That the site is physically suitable for Nursery Sales – Wholesale and for the intensity of such a development.

Staff Comment: As described within the staff report, this property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site (in addition to not being allowed by Code).

4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The wholesaling of trees, plants and flowers is not anticipated to be significantly detrimental or injurious, and staff believes that the potential impacts from this specific use can be mitigated with the included conditions of approval. However, the other proposed use types, in addition to not being allowed on GR properties, would be detrimental to the character of

the surrounding area and it is not believed that the negative impacts could be adequately mitigated.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation that would be affected by the proposed project.

6. Character Statement. The community character as described in the South Valleys Area Plan Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: As described in the staff report, a wholesale nursery selling trees, plants and flowers is not anticipated to violate the tenets of the Area Plan's character statement, assuming the proposed conditions of approval are met. The other proposed uses, however, would be in direct contravention to many of the statements within the Character Statement, especially in terms of the South Valleys' rural feel and scenery.

7. Air Quality. No significant degradation of air quality will occur as a result of the permit.

Staff Comment: Conditions of approval from the Washoe County Health District's Air Quality Management Division have been included with Exhibit A in order to address potential air quality impacts of the proposed use.

Recommendation

Those agencies which reviewed the application included a number of recommended conditions of approval to help mitigate potential impacts of the proposal, or provided no comments. However, as described on pages 14 and 15 of this staff report, staff has taken the position that two of the proposed uses are not allowed within the General Rural regulatory zone. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-014 is being recommended for partial approval with conditions. As described in the staff report, it is recommended that the wholesale nursery portion of the request be approved, but that the Construction Sales and Services use type, and Colorock operations (Wholesaling, Storage and Distribution – Heavy use type) NOT be approved. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment partially approve, with the conditions of approval included as Exhibit A to this matter, Special Use Permit Case Number WSUP17-0014 for Gail Willey. This includes allowing for the wholesale nursery portion of the request, but NOT allowing the Construction Sales and Services use type, nor the Colorock operations (Wholesaling, Storage and Distribution – Heavy use type). With this modification to the application and partial approval, I can make all five findings in accordance with Washoe County Code Section 110.810.30 and the two required findings from the South Valleys Area Plan:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for Nursery Sales - Wholesale, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
6. Character Statement. The community character as described in the South Valleys Area Plan Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
7. Air Quality. No significant degradation of air quality will occur as a result of the permit.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the appeal shall be determined by that Board. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Willey Land, LLC
Attn: Gail Willey
PO Box 18789
Reno, NV 89511

Consultant: Garrett Gordon, Esq.
50 W. Liberty St. #410
Reno, NV 89501



Conditions of Approval

Special Use Permit Case Number WSUP17-0014

The project approved under Special Use Permit Case Number WSUP17-0014 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 5, 2017. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. This special use permit is not valid unless and until the applicant successfully applies for and obtains a separate special use permit for constructing a bridge across Steamboat Creek to provide primary access to the site.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to the issuance of any grading permit, building permit or business license, the applicant shall provide evidence that all construction, grading and business activity occurring within or potentially affecting the critical or sensitive stream zone buffer areas of Steamboat Creek comply with the requirements of Washoe County Code Chapter 110, Article 418, *Significant Hydrologic Resources*.

- f. All driveways, parking spaces and maneuvering areas (including surfacing material) shall comply with the requirements of Washoe County Code Chapter 110, Article 410, *Parking and Loading*.
- g. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Building Division for review and approval. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- h. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to NRS 623A shall be submitted the Planning and Building Division for review and approval. The letter(s) shall certify that all applicable landscaping provisions of Articles 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Building Division has waived, if applicable.
- i. All landscaping shall be maintained in accordance with the provisions found in Washoe County Code Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to Planning and Building, prior to any Certificate of Occupancy or issuance of any business license. The plan shall be wet-stamped.
- j. Prior to the issuance of any building permit, grading permit or business license, the applicant shall provide evidence that a valid permit has been issued for the operation of a commercial on-site sewage disposal system.
- k. Prior to the issuance of any building permit, grading permit or business license, the applicant shall provide evidence that the necessary State and Federal permits have been obtained for any construction or improvements proposed within or near Steamboat Creek. This may include, but is not limited to: a Construction Stormwater permit; Nevada Division of Environmental Protection Temporary Working in Waterways permit; US Army Corps of Engineers permits.
- l. Prior to the issuance of any building or grading permit, the applicant shall conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the potential wetlands. If wetlands are found to be present on the subject site, the applicant shall provide evidence of how any on-site development in these areas is consistent with Goal 27 of the South Valleys Area Plan.
- m. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings include grading that exceeds the Major Grading Permit Thresholds listed in Washoe County Code Chapter 110, Article 438, *Grading Standards*, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- n. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit authorizes the growing and wholesaling of trees, plants and flowers only as a Wholesale Nursery Use Type as defined in Washoe County Code

Chapter 110, Article 304, *Use Classification System*. Any other use, including wholesaling, storage and/or distribution of rock, boulders, gravel, base, sand, block, brick or other hardscape material is strictly prohibited. Operations falling under the Construction Sales and Services commercial use type and the Wholesale, Storage and Distribution industrial use type are also strictly prohibited.

- ii. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- iii. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
- iv. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
- v. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- vi. Hours of operation are limited to: 7 a.m. to 5 p.m., Monday through Friday; 8 a.m. to 2 p.m. Saturday; and closed Sunday.
- vii. Vehicular access shall be from Highway 395 only. Andrew Lane shall be used for gated, emergency access only.
- o. Prior to the issuance of a building permit, the applicant shall provide a plan for the control of noxious weeds on the property. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District.

Water Rights Conditions

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- p. This project will require stand-alone (non-supplemental) ground water rights in support of the commercial activities proposed. The applicant and County personnel shall estimate the projected ground water demand for the commercial activities to the satisfaction of Washoe County.
- q. Adequate ground water rights per the estimate in Condition 1(p) shall be transferred to an appropriate ground water well on the parcel associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.
- r. The application indicates possible appurtenant surface water rights from Steamboat Creek associated with this parcel of land. These surface water rights may be utilized in conjunction with the ground water rights in Condition 1(p) above, when available and for appropriate non-potable uses such as dust control, and watering of nursery stock.
- s. The water rights shall be in conformance with Article 422 of the Washoe County Development Code and subject to dedication requirement as described under said Code, and in conformance with the South Valleys Area Plan.

Nevada Division of Water Resources

2. The following conditions are requirements of the Nevada Division of Water Resources, which shall be responsible for determining compliance with these conditions.

Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov

- a. Any water used on the described lands for commercial purposes shall be provided by an established utility or under permit issued by the State Engineer's Office.
- b. All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.
- c. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).
- d. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

Washoe County Engineering and Capital Projects Division

3. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

General Engineering Conditions

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and Inspection Fee prior to obtaining a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.

- g. Driveway locations shall conform to NDOT requirements and Washoe County Code Article 436 for commercial driveways.
- h. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
- i. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- j. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer.
- k. A hydraulic analysis of the proposed main entry crossing of Steamboat Creek shall be prepared by a registered engineer shall be submitted to FEMA for review and approval. The report shall demonstrate that there will be no adverse effects to upstream and downstream properties after construction of the crossing of Steamboat Creek.
- l. The FEMA 100-year floodplain and floodway shall appear on the site and/or grading plan to the satisfaction of the County Engineer. Building permits for structures and any grading in these areas shall be in conformance with the Washoe County Development Code Article 416.
- m. Prior to the issuance of a grading or site permit the owner shall obtain a permit from the Army Corps of Engineers (COE) for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. If the COE requires the preparation of wetlands delineation map a copy shall be provided to the County Engineer. A copy of the permit or permit not required letter shall be submitted to the County Engineer.
- n. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- o. Prior to issuance of a grading permit or site permit, an approval letter from the Big Ditch shall be submitted to the County Engineer.

Traffic Conditions

Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us

- p. Provide truck turning radius for on-site vehicle turn-around.
- q. Provide left-turn pocket according to Traffic Works report and NDOT approval.
- r. Provide right-turn access according to NDOT approval.
- s. Prevent wild horse access along Highway 395 and property frontage. An acceptable example would be fencing along Highway 395 and a cattle guard on the private driveway.

Utilities Condition

Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- t. The owner shall not erect or construct, nor permit to be erected or constructed any buildings, fences or structures, nor permit any activity which in the reasonable judgement of the County is inconsistent with the easements filed as documents 3575049 & 3575050 for the purpose of the future Pleasant Valley Sewer Interceptor.

Nevada Department of Transportation (NDOT)

4. The following conditions are requirements of the Nevada Department of Transportation, which shall be responsible for determining compliance with these conditions.

Contact: Jae Pullen, 775.834.8300, jpullen@dot.state.nv.us

- a. Existing occupancy permits are personal; however, the upkeep and repair responsibilities shall transfer to the property owner's successor. Actual work being performed in the NDOT Right-of-Way is cannot be transferred without prior written approval from NDOT. If the property changes use, the new property owner will need to apply for a new occupancy permit for access to the state highway.
- b. For any non-permanent activities or temporary traffic control such as placement of cones, static signs, and portable electronic signs within NDOT Right-of-Way will require a temporary permit. Please submit temporary permit applications at least 4 weeks prior to the scheduled activity or work. Contact the Permit Office for more information.
- c. Prior to any grading adjacent to NDOT Right-of-Way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. Please contact the Permit Office at (775) 834-8330 for more information.
 - i. A Drainage Report shall be submitted for any development or construction that impacts flow to or within NDOT Right-of-Way.
 - ii. Please contact the Permit Office to coordinate with NDOT's Hydraulic Design Division. It is beneficial to the developer to work with the Hydraulic Design Division early in the design process to answer questions and give guidance.
 - iii. The Drainage Information Form shall be stamped by a professional engineer, unless waived at the discretion of the District Engineer. To request for a waiver, please submit the following:
 - Submit a signed letter addressed to the District Engineer on official letterhead describing the development or construction activities and provide supporting reasons to approve the waiver.
 - Include FEMA flood maps pertaining to the proposed project location.
 - Include construction plans or any other supporting documentation.
- d. Applicant is responsible for mitigating any project site drainage within the property. Drainage facilities within NDOT Right-of-Way is not recommended. Any proposal with facilities within the NDOT Right-of-Way will require a license or lease.
- e. The Nevada Revised Statutes (NRS) prohibits advertising within NDOT Right-of-Way. Please refer to NRS 405.110 Unlawful advertising on or near a highway or on bridge.
- f. Signs for advertising will not be allowed within NDOT Right-of-Way. Please refer to NRS 405.110 Unlawful advertising on or near highway or on bridge. Please ensure sign base, post and sign edge is outside of NDOT Right-of-Way.
- g. The property owner must provide adequate parking on the property or in the vicinity. NDOT does not issue permits for long term parking for business use. If needed, NDOT

will post NO PARKING signs to mitigate any parking concerns. NDOT recommends not depending on State Right-of-Way to accommodate parking.

- h. NDOT will require a traffic study for this project. The traffic study shall quantify the number of trucks (triple, doubles, etc.) to determine a suitable driveway configuration and the need for deceleration and acceleration lanes, if applicable.
- i. The applicant shall need to coordinate with the Army Corps of Engineers and/or Coast Guard regarding any permits associated with the bridge over Steamboat Creek. Based on the proposed public use of the bridge for a commercial business, the bridge will be governed by NRS 403 – County Roads, Highways and Bridges.
- j. For public safety, direct access onto US 395A shall include a cattle guard that meets NDOT Standards. Any further emergency access shall be gated. Fencing along roadway frontage and property shall be maintained.

Regional Transportation Commission (RTC)

- 5. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions.

Contact: Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com

- a. The Regional Transportation Plan (RTP) identifies South Virginia Street as an arterial with high-access control. To maintain arterial capacity, the following RTP access control management standards shall be maintained:

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
High Access Control	45-55 mph	2 or less Minimum spacing 2350 feet	Raised w/channelized turn pockets	Yes 750 ft. minimum	Only at signalized locations	Yes ⁴	250 ft./500 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.
² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.
³ Minimum spacing from signalized intersections/spacing other driveways.
⁴ If there are more than 30 inbound, right-turn movements during the peak-hour.

- b. The Traffic Report submitted with the application identifies access to the site off South Virginia Street approximately 800 feet south of Andrew Lane. The study identifies a left-turn lane/deceleration pocket will be required for southbound Virginia Street at the project driveway per NDOT Access Management System and Standards.

Washoe County Health District (WCHD)

- 6. The following conditions are requirements of the Washoe County Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Environmental Health Services Division Conditions

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. The proposed use will require approval for Commercial Onsite Sewage Disposal Systems through the State of Nevada NDEP. The approved plans must be submitted with all proposed building plans to ensure all site plans match for the approved primary septic area and the approved repair area.
- b. The development of this parcel with the proposed number of parking places, buildings, offices, and operations will likely require that this parcel become a permitted public water system.
 - i. Based on the number of daily trips this would be classified as a transient public water system.
 - ii. The applicant is required to submit a Water Project directly to WCHD for review and approval. All proposed infrastructure must be included and identified on the civil sets in order to obtain approval from WCHD.
- c. All storage of materials must be in compliance with the WCHD Regulations Governing Solid Waste Management.

Air Quality Management Division (AQMD) Condition

Contact: Mike Wolf, 775.784.7206, mwolf@washoecounty.us

- d. A dust control permit and stationary source permit from AQMD is required prior to the issuance of building permits, grading permits and any business license.

*****END OF CONDITIONS*****



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

August 21, 2017

TO: Kelly Mullen, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Special Use Permit Case Number WSUP17-0014 (Gail Willey): 017-430-01

Project description:

The applicant is proposing a special use permit in support of the business operation of Gail Willey Landscaping and Color Rock, which the applicant has described as a wholesale nursery facility.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

- 1) This project will require stand-alone (non-supplemental) ground water rights in support of the commercial activities proposed. The applicant and County personnel shall estimate the projected ground water demand for the commercial activities to the satisfaction of Washoe County.
- 2) Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well on the parcel associated with this application. Transfer of these water rights requires filing of applications with the Nevada State Engineer.
- 3) The application indicates possible appurtenant surface water rights from Steamboat Creek associated with this parcel of land. These surface water rights may be utilized in conjunction with the ground water rights in item # 1 above, when available and for appropriate non-potable uses such as dust control, and watering of nursery stock.
- 4) The water rights shall be in conformance with article 422 of the Washoe County development code and subject to dedication requirement as described under said code, and in conformance with the South Valleys Area Plan.



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

**901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>**

September 8, 2017

RE: Comments on Special Use Permit WSUP17-0014

To: Kelly Mullin
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

Name: Gail Willey Landscaping and Color Rock Operation

County: Washoe County – U. S. Highway 395 South and Andrew Lane

Location: A portion of Sections 4 and 5, Township 17 North, Range 20, East, MDB&M.

Plat: Tentative: One (1) lot totaling approximately 35.90 acres and being Washoe County Assessor's Parcel Number 017-430-01.

**Water Service
Commitment**

Allocation: No water is committed at this time.

**Owner-
Developer:** Willey Land, LLC
P. O. Box 18789
Reno, NV 89511

Engineer: Garreh Gordon, Esq.
50 West Liberty Street #410
Reno, NV 89501

**Water
Supply:** None

General: There is one active water right for irrigation purposes appurtenant to the described lands in this proposed project being Permit 2559 in the name of J. S. Lyon and H. C. Nelson. There is a domestic well located on the property. Pursuant to NRS 534.350 (8) As used in this section: (a) "Domestic Well" means a well used for culinary and household purposes in: (1) A single-family dwelling; and (2) An accessory dwelling unit for a single-family dwelling if provided for in an applicable local ordinance, including the watering of a garden, lawn and domestic animals and where the draught does not exceed 2 acre-feet per year. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands for commercial purposes should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

Action: No action is required at this time.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: August 31, 2017
TO: Kelly Mullin, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WSUP17-0014**
APN 017-430-01
GAIL WILLEY

I have reviewed the referenced special use permit and have the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The owner/applicant shall complete and submit the Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and Inspection Fee prior to obtaining a grading/building permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
6. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
7. Driveway locations shall conform to NDOT requirements and Washoe County Code Article 436 for commercial driveways.

WSUP17-0014
EXHIBIT B

8. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
9. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
10. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer.
11. A hydraulic analysis of the proposed main entry crossing of Steamboat Creek shall be prepared by a registered engineer shall be submitted to FEMA for review and approval. The report shall demonstrate that there will be no adverse effects to upstream and downstream properties after construction of the crossing of Steamboat Creek.
12. The FEMA 100-year floodplain and floodway shall appear on the site and/or grading plan to the satisfaction of the County Engineer. Building permits for structures and any grading in these areas shall be in conformance with the Washoe County Code Article 416.
13. Prior to the issuance of a grading or site permit the owner shall obtain a permit from the Army Corps of Engineers (COE) for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. If the COE requires the preparation of wetlands delineation map a copy shall be provided to the County Engineer. A copy of the permit or permit not required letter shall be submitted to the County Engineer.
14. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
15. Prior to issuance of a grading permit or site permit, an approval letter from the Big Ditch shall be submitted to the County Engineer.

LRV/lrv



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

September 6, 2017

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

Washoe County
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

WSUP17-0014
Gail Willey
Landscaping/Color Rock US 395

Attention: Ms. Kelly Mullin, Planner

Dear Ms. Mullin:

Nevada Department of Transportation (NDOT), District II has reviewed the request to approve the business operation of Gail Willey Landscaping and Color Rock/wholesale nursery. District has the following comments:

1. Existing occupancy permits are personal; however, the upkeep and repair responsibilities shall transfer to the property owner's successor. Actual work being performed in the NDOT Right-of-Way is cannot be transferred without prior written approval from NDOT. If the property changes use, the new property owner will need to apply for a new occupancy permit for access to the state highway.
2. For any non-permanent activities or temporary traffic control such as placement of cones, static signs, and portable electronic signs within NDOT Right-of-Way will require a temporary permit. Please submit temporary permit applications at least 4 weeks prior to the scheduled activity or work. Contact the Permit Office for more information.
3. Prior to any grading adjacent to NDOT Right-of-Way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. Please contact the Permit Office at (775) 834-8330 for more information.
 - a. A Drainage Report shall be submitted for any development or construction that impacts flow to or within NDOT Right-of-Way.
 - b. Please contact the Permit Office to coordinate with NDOT's Hydraulic Design Division. It is beneficial to the developer to work with the Hydraulic Design Division early in the design process to answer questions and give guidance.
 - c. The Drainage Information Form shall be stamped by a professional engineer, unless waived at the discretion of the District Engineer. To request for a waiver, please submit the following:
 - Submit a signed letter addressed to the District Engineer on official letterhead describing the development or construction activities and provide supporting reasons to approve the waiver.
 - Include FEMA flood maps pertaining to the proposed project location.

- Include construction plans or any other supporting documentation.
4. Applicant is responsible for mitigating any project site drainage within the property. Drainage facilities within NDOT Right-of-Way is not recommended. Any proposal with facilities within the NDOT Right-of-Way will require a license or lease.
 5. The Nevada Revised Statutes (NRS) prohibits advertising within NDOT Right-of-Way. Please refer to NRS 405.110 Unlawful advertising on or near a highway or on bridge.
 6. Signs for advertising will not be allowed within NDOT Right-of-Way. Please refer to NRS 405.110 Unlawful advertising on or near highway or on bridge. Please ensure sign base, post and sign edge is outside of NDOT Right-of-Way.
 7. The property owner must provide adequate parking on the property or in the vicinity. NDOT does not issue permits for long term parking for business use. If needed, NDOT will post NO PARKING signs to mitigate any parking concerns. NDOT recommends not depending on State Right-of-Way to accommodate parking.
 8. NDOT will require a traffic study for this project. The traffic study shall quantify the number of trucks (triple, doubles, etc.) to determine a suitable driveway configuration and the need for deceleration and acceleration lanes, if applicable.
 9. The applicant shall need to coordinate with the Army Corps of Engineers and/or Coast Guard regarding any permits associated with the bridge over Steamboat Creek. Based on the proposed public use of the bridge for a commercial business, the bridge will be governed by NRS 403 – County Roads, Highways and Bridges.
 10. For public safety, direct access onto US 395A shall include a cattle guard that meets NDOT Standards. Any further emergency access shall be gated. Fencing along roadway frontage and property shall be maintained.
 11. The state defers to municipal government for land use development decisions. Public involvement for Development related improvements within the NDOT Right-of-Way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT Right-of-Way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.
 12. No other comments at this time.

Additionally, NDOT reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

DocuSigned by:

DC6D2FB6D946439...

09/07/2017

Jae Pullen, PE, PTOE
District II Engineering Services

JEP/rmo

cc: Thor Dyson, NDOT District Engineer
Richard Oujevolk, NDOT District Traffic
Kelly Mullin, WACO Community Services
File

A blue rectangular box containing the initials "TD" in a handwritten style. Above the box, the letters "DS" are printed in a small font.

09/07/2017



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

September 5, 2017

FR: Chrono/PL 183-17

Ms. Kelly Mullin, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WSUP17-0014 (Gail Willey)

Dear Ms. Mullin,

The RTC has reviewed this request to approve the business operation of Gail Willey Landscaping and Color Rock, a wholesale nursery facility. This project is located at 134 Andrew Lane, approximately 500 feet south of its intersection with Highway 395.

The Regional Transportation Plan (RTP) identifies south Virginia Street as an arterial with high-access control. To maintain arterial capacity, the following RTP access control management standards should be maintained.

Access Management Standards-Arterials¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
High Access Control	45-55 mph	2 or less Minimum spacing 2350 feet	Raised w/channelized turn pockets	Yes 750 ft. minimum	Only at signalized locations	Yes ⁴	250 ft./500 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 30 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for South Virginia Street is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The Traffic Report submitted with the application identifies access to the site off South Virginia Street approximately 800 feet south of Andrew Lane. The study identifies a left turn lane/deceleration pocket will be required for southbound Virginia Street at the project driveway per NDOT Access Management System and Standards.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 332-0174 if you have any questions or comments.

Sincerely,



Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Roger Pelham, Washoe County Community Services
Kelly Mullin, Washoe County Community Services
Julee Olander, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/470 Gail Willey



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects
MEMORANDUM

To: Kelly Mullin, Planner
From: Clara Lawson, PE, PTOE, Licensed Engineer
CC: Kristine Klein, PE, Senior Engineer
Leo Vesely, PE, Licensed Engineer
Date: September 1, 2017
Re: WSUP17-0014 - Color Rock on 395

Here are my conditions of approval

- Provide truck turning radius for on-site vehicle turn around
- Provide left turn pocket according to Traffic Works report and NDOT approval.
- Provide right turn access according to NDOT approval
- Prevent wild horse access along 395 and property frontage. An acceptable example would be fencing along 395 and a cattle guard on the private driveway.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

September 12, 2017

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Gail Willey; APN 017-430-01
Special Use Permit; WSUP17-0014

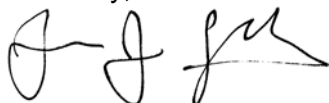
Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the above proposed special use permit and has the following comments and requirements:
 - a. The proposed use will require approval for Commercial Onsite Sewage Disposal Systems through the State of Nevada NDEP. The approved plans must be submitted with all proposed building plans to ensure all site plans match for the approved primary septic area and the approved repair area.
 - b. The development of this parcel with the proposed number of parking places, buildings, offices, and operations will likely require that this parcel become a permitted public water system.
 - i. Based on the number of daily trips this would be classified as a transient public water system.
 - ii. The applicant is required to submit a Water Project directly to WCHD for review and approval. All proposed infrastructure must be included and identified on the civil sets in order to obtain approval from WCHD.
 - c. All storage of materials must be in compliance with the WCHD Regulations Governing Solid Waste Management.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

From: Patrick Mohn
To: [Mullin, Kelly](#)
Cc: [Fagan, Donna](#)
Subject: NDEP Review SUP Case WSUP17-0014 Gail Willey
Date: Monday, August 21, 2017 3:19:11 PM

Kelly,

I've reviewed the proposed project. The submittal indicated the method of sewage disposal as septic, which the SUP application claimed is already approved. Before granting the SUP, I would recommend that Washoe County obtain verification from the applicant that they have a valid permit to operate the commercial septic system for the landscaping business. It would either be a permit issued by Washoe County or Nevada as an OSDS General Permit.

The heart of the SUP is the construction of a bridge across Steamboat Creek. Prior to approval of the SUP, I would recommend that Washoe County obtain proof from the applicant that they have obtained the necessary State and Federal permit for the construction and improvements at Steamboat Creek. At the minimum, will probably need both Construction Stormwater and an NDEP Temporary Working in Waterways permit.

These are all the comments I have at this point.

Regards,

Pat



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov

From: Park, Aaron C CIV USARMY CESPK (US)
To: [Mullin, Kelly](#)
Subject: RE: August Agency Review Memo
Date: Monday, August 21, 2017 1:50:18 PM

I am currently reviewing a jurisdictional determination request for the Gail Willey Landscaping project (APN 017-430-01). I have also had a pre-application meeting with the applicant's agents regarding information needed for a complete permit application. It is my understanding that the applicant is performing a cultural/historic property survey to submit with the permit application. The applicant's agent described a tentative project to relocate steamboat creek for "flood mitigation" that would also result in more usable land for the proposed business. Please contact me with any questions about this project.

Aaron Park
Project Manager
US Army Corps of Engineers, Sacramento District
Reno Regulatory Field Office
300 Booth Street, Room 3050
Reno, Nevada 89509-1361
(775) 784-5305

To: The Board of Adjustments

Re: Special Use Permit Case no. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for Wholesaling, Storage, and Distribution, a **Heavy Industrial** use, in General Rural (GR) Regulatory Zone.

Please take a few minutes of your day to read this letter regarding a topic of vital concern to all South Valley County residents. My name is Delia Greenhalgh and I have lived at 140 Andrew Lane, Steamboat Valley for 43 years. I have served on the Pleasant/Steamboat Valley Landowners Board over 20 years and have worked many hours/evenings with our residents and county working on our South Valleys Area Master Plan. I also have served as Secretary/Treasurer of the Big Ditch Company and I have observed all development that has occurred in our area during that time.

My property adjoins Gail Willey's property. I attended the Planning Commission meeting on April 4, 2017, where the Planning Commission denied his application to amend the Development Code to allow Wholesaling, Storage, and Distribution, **classified as a Heavy Industrial use**, in General Rural (GR) Regulatory Zones with a Board of Adjustment Special Use Permit. Mr Willey intends to conduct storage, wholesale and retail sales of stone and rock (Color Rock) on his property. Since the initial adoption of the Development Code, this specific heavy industrial use has been limited to the Industrial Regulatory Zone, and never allowed in a General Rural Zone, even with a Special Use Permit. **All four findings of fact** that the Planning Commission addressed were found not to support the proposed Development Code amendment. Mr. Willey's Color Rock business was **DENIED** by the County Commissioners then in office in 1998. The proposed use was a bad idea then, and it is even worse now because of additional residential development in close proximity. At the South Valleys CAB meeting Sept. 14, 2017 it was denied by all Board Members. The CAB members indicated that this type of land use was inappropriate for the location. They also stated that this Industrial Business would be built in a **FLOOD PLAIN** and that hearing about all the flooding problems in Lemmon Valley and Houston, Texas, again it would be inappropriate to build in a FEMA Flood Zone.

Mr. Willey owns 35 acres. Only approximately 7 acres of that parcel are suitable for the proposed use. I urge each Board of Adjustment member to come out and view this property. Approximately 2/3 of the 35 acres is unusable because both Steamboat Creek and the Big Ditch traverse the lot. It is in a Flood Plain, and it has a steep hillside slope along the entire southeast boundary. You need to look at how small an area is really workable. We are not opposed to having a tree farm and nursery on that site, but are very much opposed to a rock and stone (Heavy Industrial) business being allowed on a non-conforming General Rural parcel. The trees and bushes are minor, I feel that it is a window dressing for his heavy rock and gravel business. We have cattle and horses on both sides of this property, and the predominant nearby development over the last 25 years has been residential. Why make this change for one individual business owner.

Even with a Special Use Permit, there is absolutely no way that this heavy industrial use can be conditioned to make it compatible with surrounding development and land use in a GR zone, in our South Valley area. With the proliferation of non-conforming GR parcels during past and recent years, allowing this type of use could have disastrous consequences. The heavy industrial activities proposed are an extremely intensive and intrusive land use. In their application they stated that they will be making 312 trips a day. Imagine single dump truck,

double and triple tractor-trailer rock/stone deliveries, and heavy equipment use required to store and re-load rocks/stone for delivery and sale. The unavoidable noise, air pollution from dust and diesel fumes, and traffic hazards simply cannot be mitigated with conditions.

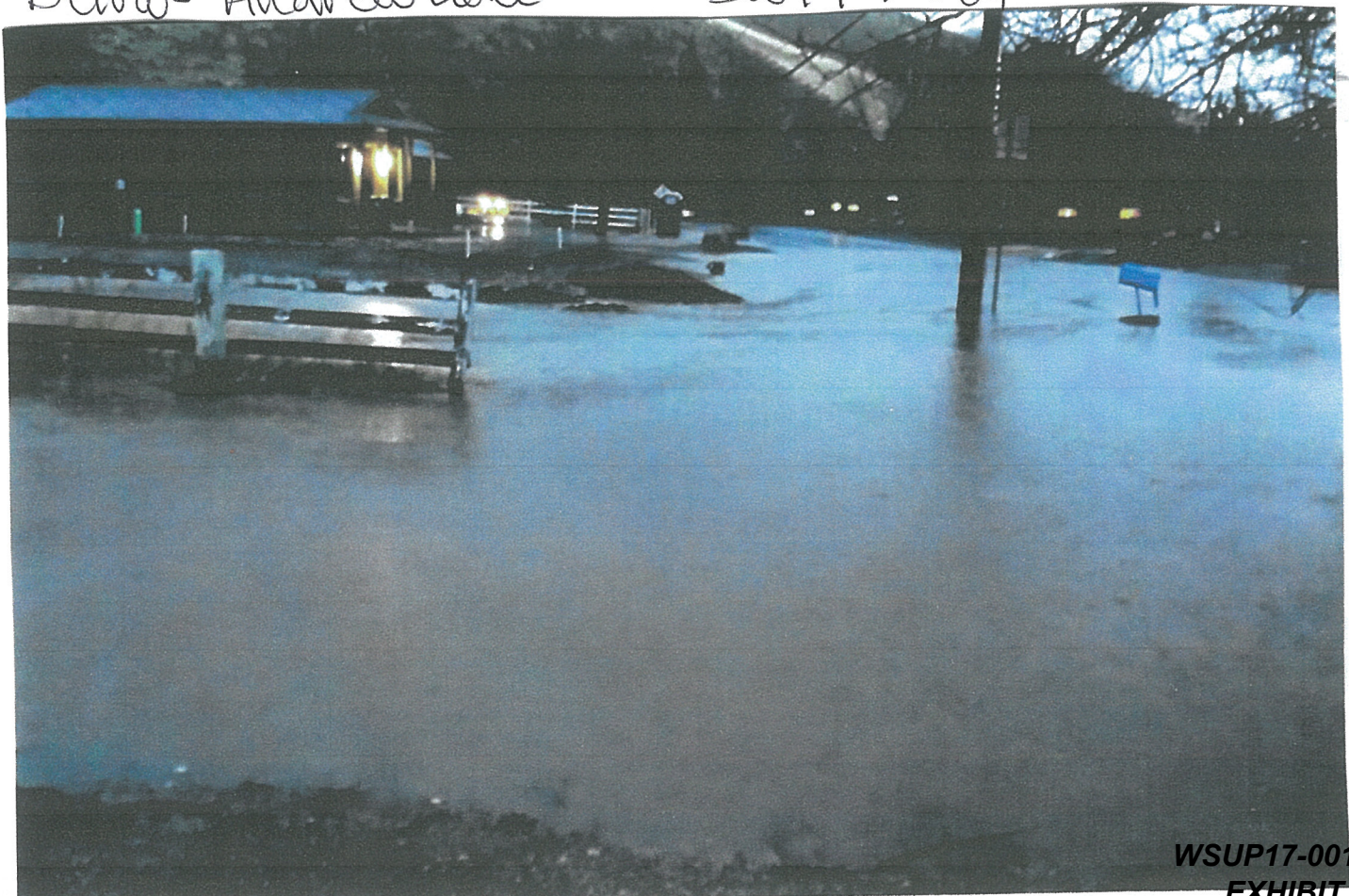
Steamboat/Pleasant Valley is the link between the Mr Rose Highway and Washoe Valley Scenic Corridor. I am at a loss as to why anyone would think this would be a good fit for our area or any GR zoning area. You have supported our General Rural way of life in the past, please don't disregard years and years of sound and established precedent to make a change to appease only one individual. I urge you to revisit all industrial uses now allowed in GR zones, with special use permits, many of which are entirely dependent on availability of natural resources. Your vote will affect all County and South Valley residents, please consider our concerns. Enclosed are a few photo's of just many of the **FLOODS** that we have gone through over the past years. In the winter of 2016 & 2017 Steamboat/Pleasant & Washoe Valley had severe flooding. Thank You Delia Greenhalgh *Delia Greenhalgh*



2017 Flood Looking up at Coail Wilkey's property from Andrew Lane



Above- Looking South to Cecil Wilkey's Property
Below- Andrew Lane 2017 Flood





1996 Flood

Galena Creek near Andrew Lane also called Steamboat Cree



Coil Willey property, Bridge is proposed
just South West, 1996 Flood

WSUP17-0014
EXHIBIT C



140 Andrew Lane Below and Adjoining the
Coil Willey Property



Looking Up
the Canyon
From 140
Andrew Lane
to Coil
Willey's
Property.

Flood of 1996

To The Board of Adjustment,

It has been brought to my attention that Gail Wiley is seeking a Special Use Permit. I do not trust what he says because of his dishonesty in the past. He went door to door in our community previously and assured us that he would just have a tree farm. The county commissioners denied his color rock business. He planted a few trees then started bringing in rock disregarding what he told us.

I am asking that you deny this permit. The Planning Commission denied his Zoning Ordinance Change in April of this year. I think a rock business would be very hazardous to our community.

Thank you,

A handwritten signature in cursive script that reads "Luanne Konrath".

Luanne Konrath

To: The Board of Adjustment

RE: Gail Willey's property request change on Hwy 395 South thru Pleasant Valley area

My name is Irene Hagblom. I live on Eaton Rd in Pleasant Valley and have lived here for 27 years. I can look out my back window and see the property Gail Willey wants to put his Color Rock business at.

Gail Willey, owner of Color Rock, is asking for an amendment to the Development Code to allow wholesale, storage, bulk sale and distribution in all of the County's General Rural zoning areas. This type of use is classified as Heavy industrial and is currently restricted to Industrial Regulatory zoning areas. This is not allowed in General Rural areas. I attended the Citizens Advisory Board meeting on September 14, 2017 for a Special Permit hearing for this zoning change. It was denied.

My concerns are:

This particular area is a flood plain.

Hwy 395 runs north and south, 2 lanes in each direction with a bike lane in each direction. The speed limit is 50 mph. Some vehicles tend to go faster. In this particular, by Andrew Lane there is a curve in the highway. There is a stop light at Mt. Rose Hwy intersection and no other stoplight until you get to Carson City, NV. This area of Hwy 395 is also used a lot by bicyclists. There are also school busses running on Hwy 395 for the elementary school, middle school and high school for this area. THIS IS NOT AN AREA FOR GAIL WILLEY'S COLOR ROCK BUSINESS. They should be rightfully restricted to industrial areas.

This business would also be noise, cause dust, diesel fumes, pollution from the rock dust to the creeks/air and traffic accidents.

Please keep this area as General Rural .

Thank you.


Irene Hagblom

Dear Washoe County Board of Adjustments Member,

I am a concerned resident of 165 Andrew Lane and the Vice President of The Big Ditch Water Co. I am writing you to ask respectfully that you deny the requests of Mr. Wiley to convert his property on Andrew Lane to Industrial zoning in order to allow his rock yard to be established. The effects of approving this request carry short term and long term negative impacts for every resident of Pleasant Valley, the South Reno Area, and all of the lands nearby Truckee Meadows Watersheds. Photos have also been attached for your convenience to show indications of what Mr. Wiley's operation will become as they are of his current auxiliary rock yard.

The vast majority (about 30 acres out of a total of 38 acres) of Mr. Wiley's property are inside the FEMA 10-year flood zone and unsuitable for industrial use. Harmful chemicals and metals used in the coloring of decorative rock will be at risk of being washed into Steamboat Creek every rainfall and as seen this past (2017) winter and spring, this creek has flooded to 'Major Flood Stage' several times impacting the roadways and homes in the area. Furthermore, access to this property is solely off of Andrew Lane; a narrow and undivided county road that must cross over a small bridge which the Steamboat Creek runs underneath. Our road is not wide enough or intended for such heavy weighted use. Moreover, school buses stop directly in front of Mr. Wiley's access road 4 times per day with children who then walk to various homes up and down Andrew Lane where there is no sidewalk. Finally, Andrew Lane is a small, poorly marked and uncontrolled street that merges onto a 4-lane highway with a history of fatal car accidents and the potential for many more incidents if approved to move forward as Mr. Wiley wishes.

Mr. Wiley projects upwards of 312 trips per day of vehicle traffic onto this property per his proposal for special use. That amounts to 13 vehicles per hour (12hr day). Color Rock trucks and the associated heavy equipment pose a huge risk to residents especially the children who live and play in the area. Their trucks are oversized and will cause accelerated wear and tear on the roadway (see attached photo 'Truck on Andrew Lane'). Andrew Lane is already in the process of placing traffic calming devices to deal with high traffic and speeding issues. The consistent speeding issue that is ever present compounded by low visibility on Andrew Lane are cause enough to deny his request.

Several months ago, Mr. Wiley attempted his rezoning with the promise of only using the land for a tree farm. This is now proven to be a thinly veiled cover for him to establish a rock yard. His true intent is to bring heavy equipment that will undoubtedly cause noise and air pollution to our small clean neighborhood not to mention, again, the risk that it poses to the families and children who live in this community. To show more evidence to deny Mr. Wiley's request, a large group of properties on Andrew Lane and off of Steamboat Creek irrigate from waters that come from the area of Mr. Wiley's property and proposed plans. If Mr. Wiley's plans are endorsed, multiple rock bins, parking places, and a non-permeable driveway will inhibit natural ground saturation and provide an uncontrolled path for contaminated water to enter our irrigation network. If allowed, this will correspondingly pollute our irrigation water, ground water, and the air quality for hundreds of residents. Is the water that we drink and air that we breathe not important enough to be clean and untainted by unwelcome fallout of industrial waste?

In closing and as you may know, Mr. Wiley attempted this effort of rezoning nearly 20 years ago without success and last fall he attempted to create a county wide measure to allow heavy industrial zoning to general rural areas that also did not come to fruition. He did this all the while circumnavigating his duty to inform neighborhood residents of his intentions and sneak his proposal into action. And now again, Mr. Wiley is working to have special accommodations made to benefit his private business at the expense of hundreds of residents and an entire neighborhood. Please take into consideration the denial of Mr. Wiley's proposal and think about the proximity to the vital Truckee Meadows Watershed, inadequate road and lighting infrastructure, heavy residential traffic, and highway access safety concerns as your primary reasons for denying Mr. Wiley the request to change zoning of this property. It should also not be forgotten that wildlife, habitat destruction, noise, light, and dust pollution are of concern but the complete disregard that Mr. Wiley has for the planning commission master plan is fundamentally wrong and is moral reason enough to deny his request. The short and long-term repercussions of approving this request will most certainly lead to poorly controlled industrialization of our rural communities, a cause for trepidation for our health and that of our children, and an overall devastation of our master plan community model that we treasure and will continue to fight for.

With Earnest Regard,



Jeff Cates and Family
165 Andrew Lane
Reno, NV 89521



WSUP17-0014
EXHIBIT C



WSUP17-0014
EXHIBIT C







WSUP17-0014
EXHIBIT C

September 15, 2017

Hello Kelly,

Please add my name for the record as being in opposition to allowing Gail Willey Landscape to move his landscaping business and rockery operations to the Steamboat Valley on US 395.

I have lived in the valley for 24 years and, as mentioned by others at the meeting, the draw for myself and many others is the peace, quiet, beauty and serenity it affords its residents. If Gail Willey Landscape had been doing a tree farm only, (as was presented to me by one of his legal advisors earlier this summer while I was working at the building counter) I would not object.

However, the rockery operation is too extreme in nature, scope and visual effect for the serene setting that is Pleasant Valley / Steamboat Valley.

I am very concerned by the fact that there were no traffic studies done, or required, during inclement weather, when traffic is heaviest due to driver aversion of I-580, that fact that Andrew Lane is a bus route, and the impact to those residents in immediate proximity to Mr. Willey's property. The noise, smells, dust, etc. would greatly diminish their standard of living as well as their property values.

Thanks for the opportunity to add my concerns.

Stephanie Racy-McIntyre
19715 Paddlewheel Lane
Reno NV 89521

From: Laurie Smith
To: [Mullin, Kelly](#)
Subject: Gail Willey Special Use Case
Date: Saturday, September 16, 2017 9:30:08 AM

My husband, Ed and my self totally disapprove of this Special Use Permit requested by Gail Willey. The added noise, air pollution, traffic congestion, and disruption of the Steamboat Creek to name a few, will disrupt the peaceful, rural, residential valley that now exists. The area he has is on a current flood plain and cannot support the huge gravel/rock trucks that he will be using.

Please, drive through his present business location to see what he wants to build in our area. Then, drive through our residential valley and visualize how disruptive this will be. The business should be located in some commercial/industrial area, not this valley.

Thank you,
Ed and Laurie Smith
505 Rhodes Rd.

From: Gil Grieve
To: [Mullin, Kelly](#)
Subject: heavy industrial
Date: Tuesday, September 19, 2017 3:14:44 PM

To whom it concerns. Heavy industrial [color rock company] would be a challenge to this area due to the damage it would do to the existing roadway [heavy trucks big loads destroy road base and asphalt] the safety issues at the bottom of Washoe hill road Xing, the traffic and congestion could be quite heave, if a control light were to be put in to control traffic the down slope headed north on adverse weather days could be quite interesting stopping on that hill [much like arrow creek parkway], and don't forget the rock damage and broken windshields to all the vehicles on the existing road ways in pleasant valley. The reason I mention the challenges is the north valleys face and are still facing due to the rock quarry on pyramid highway. Same with golden valley rock quarry. I believe the area wasn't master planned for heavy industry such as mining and rock removal from a residential area such as pleasant valley steamboat corridor. Thanks for letting the citizens of the south valleys area have a voice in your decision sincerely Gilbert Grieve 155 cottontail In Washoe valley NV. 89704

From: Valerie Grieve
To: [Mullin, Kelly](#)
Subject: Color Rock
Date: Tuesday, September 19, 2017 12:27:15 PM

Hello!

I (we) have lived in Washoe Valley for 22 years next month. The thought of Color Rock and the trucks that would be involved just shakes us to our core. This is not the reason we built our house in a rural community. Please, please do not allow any change in the code to allow industrial in our residential communities. Thank you so much!

Respectfully,
Gilbert and Valerie Grieve
155 Cottontail Lane
Washoe Valley, NV 89704
775 849 9688

09/14/17

Citizens Advisory Board,

Gail Wiley is up to his same old tricks. He has said in the past that he wants to be a good neighbor, but he has proven that he is anything but that. He has lied in the past about what his true intentions were when he told everyone that he only wanted to have nursery, but tried to move in large industrial rock without proper permits. We as neighbors were able to stop this from happening. Earlier this year Mr. Wiley tried to sneak a county wide ordinance change past everyone so that he could have his large industrial rock yard in a rural area. This was stopped because he was not completely truthful with the county planning commission and we as neighbors were able to prevent this from happening and having a ripple effect across the entire county affecting not only our valley but all of Washoe County. I cannot imagine a industrial wholesale rock yard in this valley. A business that is proposing to have up to 60 rock bins that are roughly 20'x40' with trucks picking up and dropping off rocks and other landscape material. Growth is important to all of Washoe County, allowing this type of business is not what this area needs. Growth in the south valley area should be more open space with beautiful homes on large lots were people have the ability to have livestock and not have large trucks, dust and noise associated with any industrial whole sale rock yard. I know that Mr. Wiley promises they will keep the dust down, having 60-100 trucks a day weather large or small would require a large amount of water. The amount of water required to achieve this is a large amount and I would like to know where he plans on getting this water when his water rights for the property are for agricultural use only. Please take into consideration not only the impact that approving this industrial rock yard in south valley will have but also the ripple effect it can have on the entire county. A wholesale tree nursesey would be a good fit not a rock yard. Gail Wiley is not a good neighbor.

Thank you
Jenny Ramsdell
1975 Paddlewheel Lane
Reno, NV 89521



REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD

Agenda Item: _____ Date: 14 Sep 2017

Name: Jerome Fritz

Address (optional): 17995 S Virginia St

Phone (optional): (775) 737-1649

E-mail (optional): JeromeFritz@yahoo.com

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

I live at 17995 S Virginia St right across
the road almost from where there driveway
is at. On windy days the trucks are redriated
past my home, and it always makes sounds
and ~~shakes~~ ~~shakes~~ shakes the house.

I know that increased large truck traffic
will cause this on a daily basis.

Where they showed the buffer that
they are going to put up. It does not
buffer my home, Please don't let this
happen.

When submitted, this document becomes part of the public record and is
available for public review.



REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD

Agenda Item: 7-A Date: 9-14-17

Name: Ed + Laurie Smith

Address (optional): 505 Rhodes Rd

Phone (optional): 849-0496

E-mail (optional): _____

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

This development is not one that should be
in this peaceful valley. where it is located now
on S. Virginia is a commercial area + that is where
it should be.

(loading of trucks)
Added traffic, noise + pollution (dust + diesel fumes)
will be a detriment to the Steamboat Valley.

The Steamboat Creek runs through this area + many
birds live in this area.

The trucks are big + noisy !! Backing up will cause the
usual "beep" and is very annoying + causes a long
distance!

The presentation stated that the "hill" would buffer the
noise; however, the trucks would be using Andrew Lane + it
is not buffered in any way!!!

When submitted, this document becomes part of the public record and is
available for public review.

Large trucks pulling onto the Hwy 395 + turn off to Andrew Lane could
be very dangerous. Traffic studies can't be accurate because trucks

sizes have not been accessing Andrew Lane.

The only positive thing I can say is the rocks won't float away when the area floods!!

Our master plan does not allow this type of development.

The Gail Willey current location is a total commercial area, very unlike the property of ~~Andrew Lane~~ Andrew Lane.

Please do not allow this to happen!



**REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD**

Agenda Item: 7.A. Date: 9/14/2017

Name: Susan Stephens

Address (optional): _____

Phone (optional): _____

E-mail (optional): _____

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

The current location of Mr. Willey's
business is in the city where
people choose to live near traffic,
noise and businesses. The people
in Steamboat, Pleasant Valley,
and Washoe Valley chose a quiet
rural area in which to live.

NOT A CITY! Industry belongs
in industrial areas. The noise
and pollution from trucks would
ruin their Pleasant Valley and
the rural character of the
community.

When submitted, this document becomes part of the public record and is available for public review.



REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD

Agenda Item: Fa Date: 9/14/2017

Name: Celine Cing

Address (optional): 17995 S. Virginia St.

Phone (optional): 775-223-5861

E-mail (optional): _____

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

- What will be done regarding noise level?
- What will be done to manage the flood plain?
- The area currently surrounding the Willey business is subject to high level of noises given the surrounding businesses + traffic. The area planned does not + therefore will not be a "non-issue".
- How about ecological study? → nearby protected habitat??

When submitted, this document becomes part of the public record and is available for public review.



**REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD**

Agenda Item: 7A Date: 9/14/17

Name: Robert Floyd

Address (optional): 180 Ox-yoke LN, Reno NV

Phone (optional): _____

E-mail (optional): _____

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

granting special use permits to industrial operations to operate in sensitive riparian areas situated in a neighborhood is a bad idea and will only open opportunities for other companies to invade.

This goes against the existing south valleys masterplan, which took years to devise and thousands of hours.

When submitted, this document becomes part of the public record and is available for public review.

**REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD**

Agenda Item: 7A Date: 9/14/2017

Name: Kimberly Olsen-Wilson

Address (optional): 180 Ox-Yoke Lane Reno NV 89521

Phone (optional): 916-769-9116

E-mail (optional): Kowodub@e Netscape.net

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

This proposal goes against the South Valley's
Master Plan. In addition, if one industrial
business is allowed into this area, there will be more
industrial businesses wanting to move to this area.

**When submitted, this document becomes part of the public record and is
available for public review.**



REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD

Agenda Item: 7A Date: 9-14-17

Name: Cindy Stephens

Address (optional): 1355 ESTRIKE Blvd Washoe Valley

Phone (optional): 775-813-2210 NV 89704

E-mail (optional): CPRICESTEPHENS58@gmail.com

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

As a life-long resident of Washoe Valley I am STRONGLY opposed to this.

We live in a rural area for a reason.

This request does not meet with the plan of our area

60 PARKING SPOTS?? YIKES

6 Buildings YIKES

Big Trucks - YIKES

When submitted, this document becomes part of the public record and is available for public review.



**REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD**

Agenda Item: 7A - WSUP17-0014 Date: 9/14/17

Name: MARVEN & DONA JEPSON

Address (optional): 20845 EATON Rd.

Phone (optional): _____

E-mail (optional): DON@ROGUEWORKS.NET

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

OPPOSED TO NOISE, AIR QUALITY, IMPACTS TO
FLOOD PLAIN, TRAFFIC, WATER QUALITY, & QUALITY
OF LIFE.

PROJECT SHOULD BE DENIED AS ALLOWED
BY WCC 110.

When submitted, this document becomes part of the public record and is available for public review.



**REQUEST TO SPEAK and/or
SUBMIT COMMENTS FOR THE RECORD**

Agenda Item: 7A Date: 8/24/17

Name: Gary Hawk

Address (optional): _____

Phone (optional): _____

E-mail (optional): _____

In Favor In Opposition I am officially representing a group of citizens
(Please provide name of group below.)

I wish to speak. I do not wish to speak.
(Please include my written comments in the public record.)

Washoe Valley Alliance

Request 6:00pm @ Planning Commission

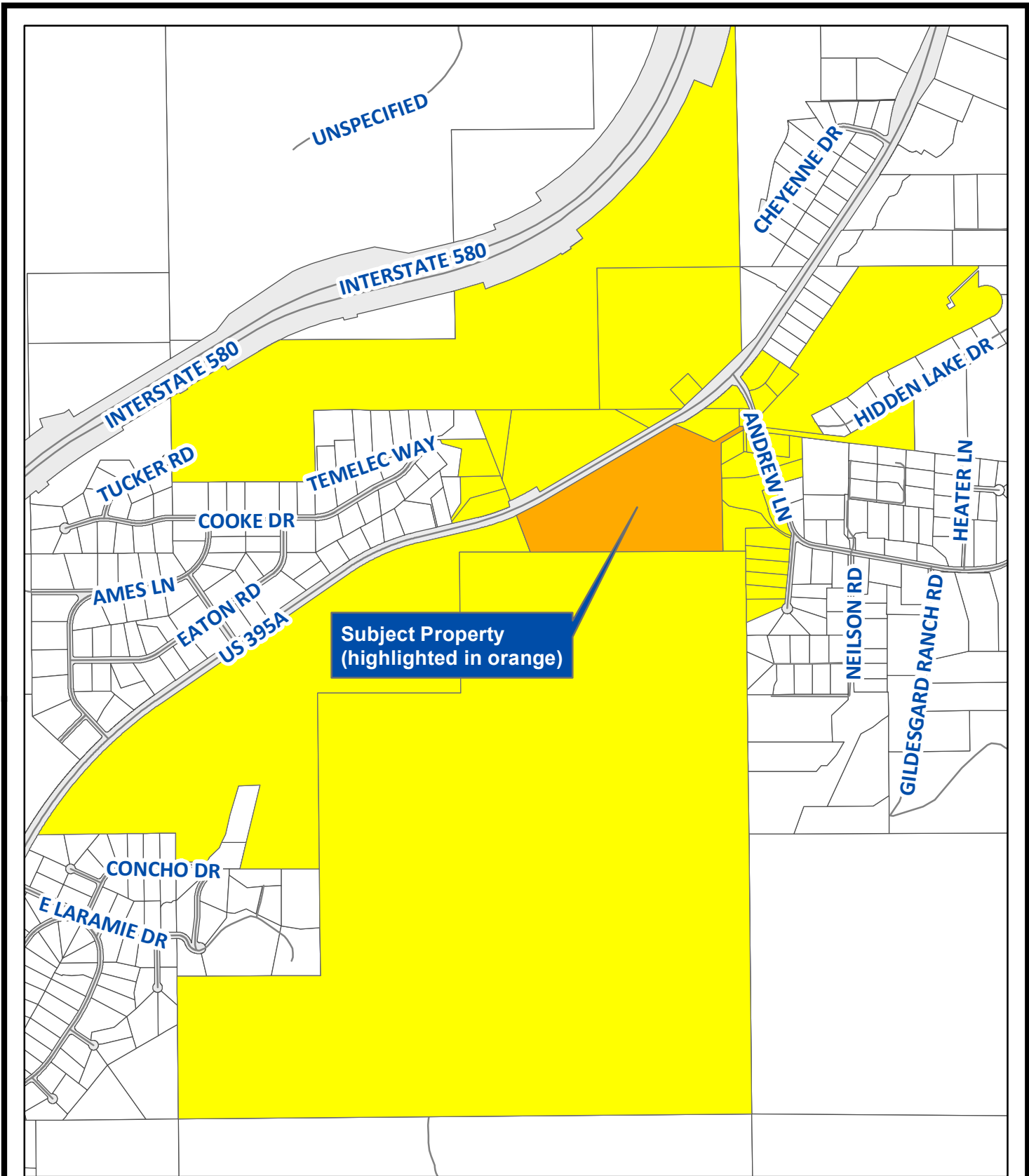
When submitted, this document becomes part of the public record and is available for public review.



Triple transfer



Grapple



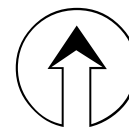
Subject Property
(highlighted in orange)

Public Notice Map

Special Use Permit Case Number WSUP17-0014
(Gail Willey)

*Provided with notice: 31 owners of 37 parcels
within a distance of 500 feet of the project site.*

Source: Planning and Building Division



0 250 500 1,000
Feet

Date: August 18, 2017

Community Services
Department



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

WSUP17-0014

EXHIBIT D

ORIGINAL

Community Services Department

Planning and Development

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



ATTN: MOJRA HAUENSTEIN

Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

WSUP17-0014
EXHIBIT E

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: GAIL WILLEY LANDSCAPING WHOLESALE NURSERY			
Project Description: WHOLESALE NURSERY FOR GAIL WILLEY LANDSCAPING AND COLOR ROCK OPERATIONS			
Project Address: 134 ANDREW LANE			
Project Area (acres or square feet): 35.903 ACRES			
Project Location (with point of reference to major cross streets AND area locator): U.S. HIGHWAY 395 AND ANDREW LANE			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-430-01	35.903		
Section(s)/Township/Range: see attached Assessor's Map			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SUP APPROVED APPROX. 18 YEARS AGO			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Willey Land, LLC		Name: GARRETT GORDON, ESQ.	
Address: PO BOX 18789		Address: 50 N. Liberty St. #416	
RENO, NV Zip: 89511		RENO, NV Zip: 89501	
Phone: 775-853-8733 Fax:		Phone: 775-321-3470 Fax:	
Email: john@gaillwilley.com		Email: ggordon@lrrc.com	
Cell: Other:		Cell: 775-762-6765 Other:	
Contact Person: GAIL Willey		Contact Person:	
Applicant/Developer: same		Other Persons to be Contacted:	
Name: SAME		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: WILLEY LAND, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, GARRETT GORDON, ATTORNEY-IN-FACT
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 017-430-01

Printed Name GARRETT GORDON

Signed [Signature]

Address 50 W. LIBERTY ST. #410

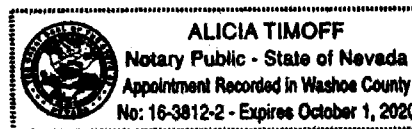
RENO, NV 89501

(Notary Stamp)

Subscribed and sworn to before me this
19 day of JUNE, 2017.

[Signature]
Notary Public in and for said county and state

My commission expires: OCT. 1, 2020



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



9825 South Virginia Street ~ P.O. Box 18789 ~ Reno, Nevada 89511

June 19, 2017

Washoe County Department of Planning
1001 E. Ninth Street
PO Box 11130
Reno, NV 89520-0027

Please allow the following individual to submit applications and sign for permits within the Washoe County building region on behalf of Willey Land LLC and Gail Willey Landscaping, Inc. as our attorney-in-fact.

Garrett D. Gordon
Partner
775.321.3420 office
775.321.5569 fax
ggordon@lrrc.com

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
50 West Liberty Street, Suite 410
Reno, Nevada 89501-1922
lrrc.com

Please contact my office should you require additional information.

Thank you,

A handwritten signature in black ink, appearing to read "Gail Willey", is written over a horizontal line.

Gail Willey
Owner
Gail Willey Landscaping, Inc.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washocounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
01743001	Active	6/19/2017 2:11:07 AM
Current Owner: WILLEY LAND LLC PO BOX 18789 RENO, NV 89511		SITUS: 134 ANDREW LN WCTY NV
Taxing District	Geo CD:	
Legal Description		
SubdivisionName UNSPECIFIED Range 20 Township 17 Lot 4		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$4,115.72	\$4,115.72	\$0.00	\$0.00	\$0.00
2015	\$4,112.50	\$4,112.50	\$0.00	\$0.00	\$0.00
2014	\$4,113.74	\$4,113.74	\$0.00	\$0.00	\$0.00
2013	\$4,112.94	\$4,112.94	\$0.00	\$0.00	\$0.00
2012	\$4,458.00	\$4,458.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washocounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

A WHOLESALE NURSERY (Gail Willey Landscaping & Color Rock)

2. What currently developed portions of the property or existing structures are going to be used with this permit?

PROPERTY IS CURRENTLY UNDEVELOPED

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

NEW STRUCTURES: GAIL Willey Landscaping OFFICE (3600 SF)
COLOR ROCK OFFICE (1200 SF)
MAINTENANCE SHED (3200 SF)
ROADWAY: ASPHALT DRIVEWAY AND GRAVEL AREAS
UTILITIES: EXISTING POWER POLES ONSITE
SEWER: PREVIOUSLY APPROVED FOR ONSITE SEPTIC
WATER: ONSITE WELL HOUSE AND PUMP
PARKING: 60 SPACES (CUSTOMERS AND STAFF)

4. What is the intended phasing schedule for the construction and completion of the project?

Project will be completed approximately 6-12 months
AFTER APPROVAL OF SPECIAL USE PERMIT.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Project is surrounded by PERMANENT OPEN SPACE,
STEAMBOAT CREEK/U.S. Highway 395 AND THE PROJECT'S
WHESEBY STOCK AREA WILL BUFFER THE RESIDENTIAL
PROPERTIES TO THE NORTH.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

PROJECT INCLUDES BEAUTIFICATION AND FLOOD CONTROL IMPROVEMENTS TO STEAMBOAT CREEK. CARDNO ENGINEERING IS CURRENTLY SEEKING STATE AND FEDERAL PERMITS FOR THIS WORK, WHICH ARE EXPECTED IN THE FALL.

PROPERTY OWNER WORKING WITH BIG DITCH COMPANY TO IMPROVE DITCH RUNNING THROUGH THE PROPERTY.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

NONE.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

- (1) HOURS OF OPERATION LIMITED TO 7:00AM TO 5:00PM ON MONDAY-FRIDAY, 8:00AM TO 2:00 PM ON SATURDAY AND CLOSED SUNDAY.
- (2) ANDREW LAKE IS EMERGENCY ACCESS ONLY.
- (3) COLOR ROCK OPERATIONS SHALL OCCUR ON SOUTHERN PORTION OF THE PROPERTY AS DEPICTED ON SITE PLAN.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

60 SPACES TOTAL AS SHOWN ON SITE PLAN.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

TREES, BUSHES, PLANTS AND DECORATIVE ROCKS AND BARK AS USED IN CONJUNCTION WITH THE GAIL WILLEY LANDSCAPING AND COLOR ROCK BUSINESSES.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

A SECURITY STREET LAMP WILL BE LOCATED AT EACH OF THE 3 STRUCTURES.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Utilities:

a. Sewer Service	SEPTIC
b. Electrical Service	EXISTING POWER POLES
c. Telephone Service	EXISTING POWER POLES
d. LPG or Natural Gas Service	TSD
e. Solid Waste Disposal Service	TSD
f. Cable Television Service	TSD
g. Water Service	DITCH RIGHTS

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

SEE ATTACHED DEED.

14. Community Services (provided and nearest facility):

a. Fire Station	TRUCKEE MEADOWS FPD (39)
b. Health Care Facility	RENO LN
c. Elementary School	PLEASANT VALLEY
d. Middle School	DEPO ACT
e. High School	DAMONTE RANCH
f. Parks	UNKNOWN
g. Library	SOUTH RENO
h. Citifare Bus Stop	SOUTH RENO

APN#: 017-430-01

Recording Requested By:
Western Title Company, Inc.

Escrow No.: 082542-CKL

When Recorded Mail To:

Willey Land LLC a Nevada
limited liability company

PO Box 18789

Reno, NV 89511

Mail Tax Statements to: (deeds only)

Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

Cindy Locker/EO

GRANT, BARGAIN AND SALE DEED

****THIS DOCUMENT IS BEING RE-RECORDED TO ADD
WATER RIGHTS VERBIAGE**

This page added to provide additional information required by NRS 111.312

DOC #4662440

12/16/2016 08:16:59 AM

Electronic Recording Requested By
ETRCO

Washoe County Recorder

Lawrence R. Burtness

Fee: \$22.00 RPTT: \$0

Page 1 of 6

APN#: 017-430-01

Recording Requested By:
Western Title Company, Inc.

Escrow No.: 082542-CKL

When Recorded Mail To:

Wiley Land LLC a Nevada
limited liability company
PO Box 18789
Reno, NV 89511

Recorded Electronically
ID 46122440
County Washoe
Date 12-10-16 Time 8:10
Simplifile.com 800.460.5657

Mail Tax Statements to: (deeds only)

Same As Above

(space above for Recorder's use only)

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(Per NRS 239B.030)

Signature _____

Cindy Locker/EO

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WATER RIGHTS VERBIAGE**

This page added to provide additional information required by NRS 111.312

DOC #4662009

12/14/2016 04:53:44 PM
Electronic Recording Requested By
ETRCO
Washoe County Recorder
Lawrence R. Burtness
Fee: \$20.00 RPTT: \$2562.50
Page 1 of 4

APN#: 017-430-01
RPTT: \$2,562.50

Recording Requested By:
Western Title Company
Escrow No.: 082542-CKL

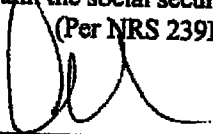
When Recorded Mail To:
Willey Land, LLC, a Nevada limited
liability company
PO Box 18789
Reno, NV 89511

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____



Cindy Locker/EO

Grant, Bargain, and Sale Deed

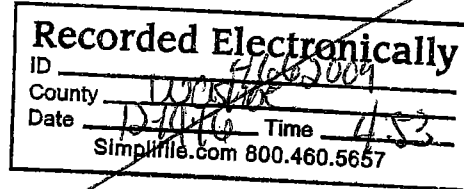
This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN#: 017-430-01
RPTT: \$2,562.50


Recording Requested By:
Western Title Company
Escrow No.: 082542-CKL

When Recorded Mail To:
Willey Land, LLC, a Nevada limited
liability company
PO Box 18789
Reno, NV 89511

Mail Tax Statements to: (deeds only)
Same as Above



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(Per NRS 239B.030)

Signature 
Cindy Locker/EO

****THIS DOCUMENT IS BEING RE-RECORDED TO ADD
WATER RIGHTS VERBIAGE****

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Naomi E. Braun, a married woman as her sole and separate property

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Willey Land, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Reno, County of Washoe State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

****THE ORIGINAL 23 ACRE FEET OF WATER RIGHTS ARE TO BE CONVEYED TO THE GRANTEE AND ANY AND ALL REMAINING WATER RIGHTS SHALL BE RETAINED BY THE GRANTOR****

Dated: 12/06/2016

Naomi E. Braun
Naomi E. Braun

STATE OF Nevada

COUNTY OF Washoe

} ss

This instrument was acknowledged before me on

Dec. 12, 2016

By Naomi E. Braun.

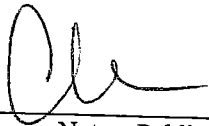

Notary Public



EXHIBIT "A"

All that real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

PARCEL 1:

Parcel IV of Parcel Map #878 for ROBERT A. & LELA B. TOGLIATTI, MERTON & EVELYN BROOM and ALBERT J. ROTELLA, filed June 27, 1979 under Document No. 614093, Official Records of Washoe County.

PARCEL 2:

A non-exclusive easement for roadway and utility purposes which is more particularly described as follows:

The Southerly thirty feet, more or less of that parcel of real property conveyed to Grantor herein, JOHN E. LYONS, by Quitclaim Deed recorded as Document No. 321914 at Book 806, Page 183, on April 1, 1974 in the Official Records of the Recorder of Washoe County, Nevada.

Said Southerly thirty feet, more or less being more fully described as follows:

COMMENCING at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 4, Township 17 North, Range 20 East, M.D.B.&M.; thence South along the section line a distance of 197.43 feet; thence South 82°35'25" East, a distance of 126.29 feet to the true point of beginning; thence North 82°35'25" West a distance of 126.29 feet; thence North along the section line a distance of 30 feet; thence South 82°35'25" East to the Easterly property line of the said parcel, abutting on Andrew Lane; thence South 18°04'25" East along said property line and Andrew Lane right-of-way to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain document recorded May 25, 1979, in Book 1392, Page 30, as Instrument No. 607859

**Assessor's Parcel Number(s):
017-430-01**

CONCEPTUAL SITE PLAN

4-21-17



MAIN OFFICE: 775.653.8733

SITE APN 017-430-01

LAND USE DESIGNATION CR

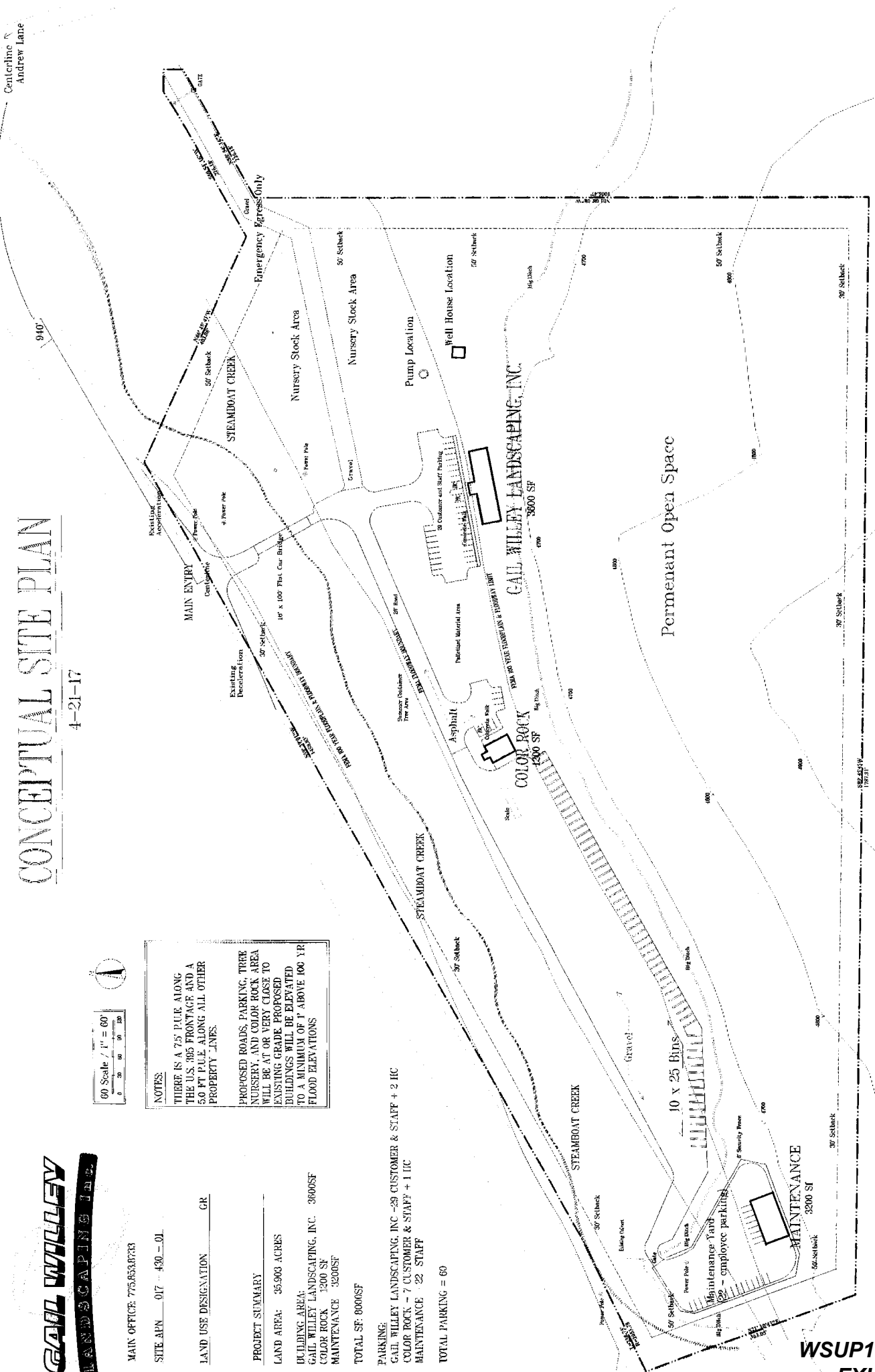
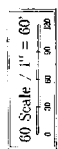
PROJECT SUMMARY

LAND AREA: 35.993 ACRES
 BUILDING AREA:
 GAIL WILLEY LANDSCAPING, INC. 3600SF
 COLOR ROCK 3200 SF
 MAINTENANCE 3200SF
 TOTAL SF: 8000SF

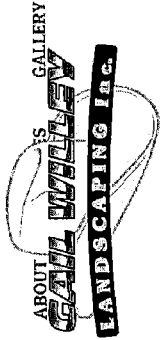
PARKING:

GAIL WILLEY LANDSCAPING, INC - 28 CUSTOMER & STAFF + 2 HC
 COLOR ROCK - 7 CUSTOMER & STAFF + 1 HC
 MAINTENANCE - 22 STAFF
 TOTAL PARKING = 60

NOTES:
 THERE IS A 7.5' P.U.K. ALONG THE U.S. 965 FRONTAGE AND A 5.0' FT. P.U.K. ALONG ALL OTHER PROPERTY LINES.
 PROPOSED ROADS, PARKING, TREE NURSERY AND COLOR ROCK AREA WILL BE AT OR VERY CLOSE TO EXISTING GRADE. PROPOSED BUILDINGS WILL BE ELEVATED TO A MINIMUM OF 1' ABOVE 100 YR FLOOD ELEVATIONS.

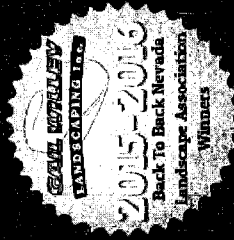
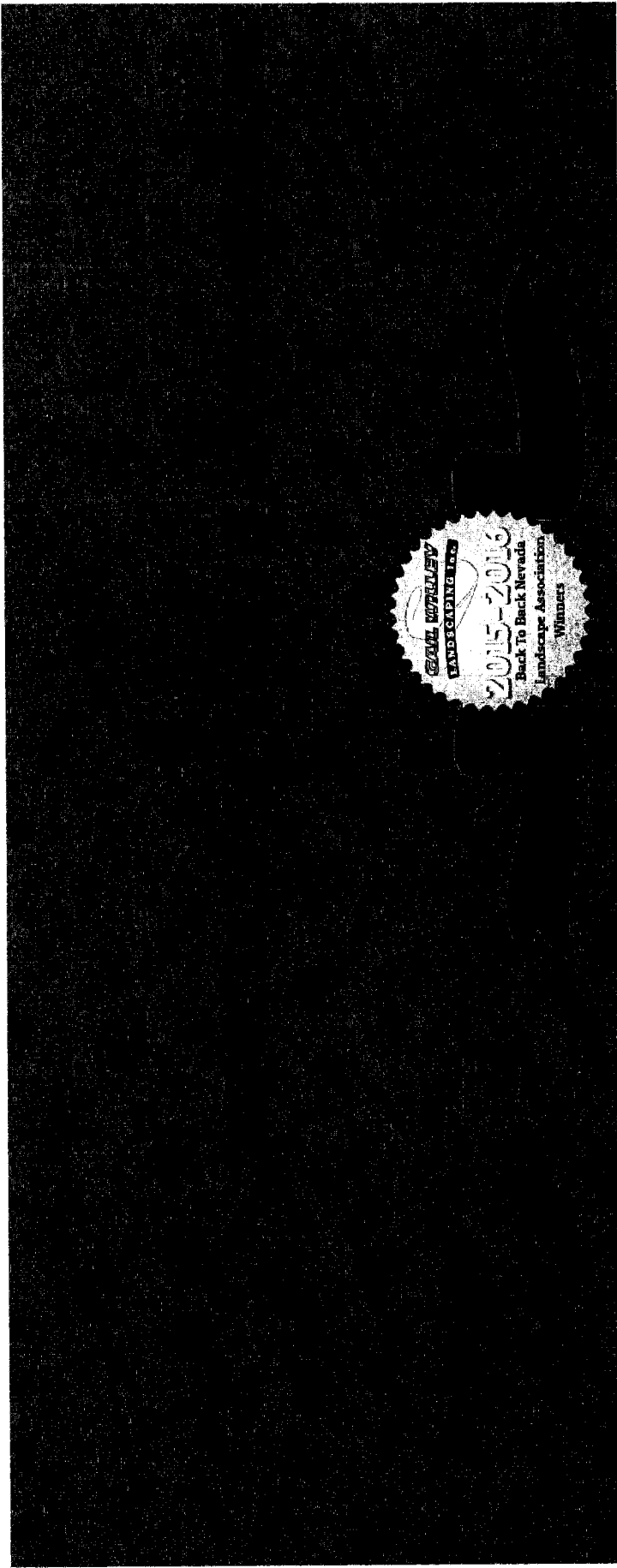


HOME



TESTIMONIALS **FOUNDRY** Serving Northern Nevada and Lake Tahoe

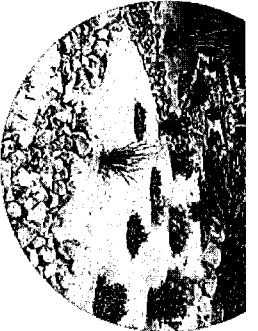
(775) 285-7691



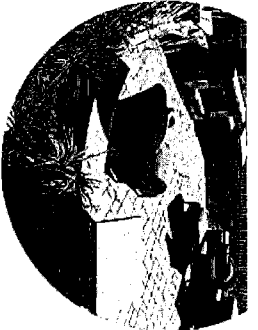
EXPLORE OUR
Xeriscaping

EXPLORE OUR
Retaining Walls





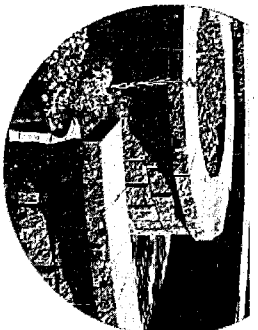
About Us



Services



Reviews



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Landscaping Company Serving Reno / Sparks and more

Welcome To Gail Willey Landscaping

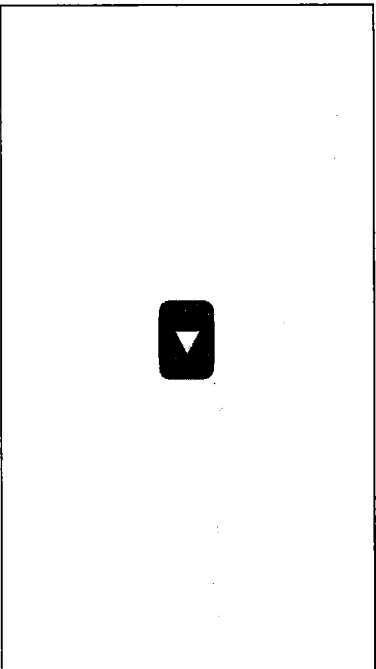
2016 Nevada Landscape Association Winners



Gail Willey Landscaping is a full service landscaping company located in Reno, NV, serving the greater Northern Nevada area. We specialize in all types of landscaping and xeriscaping. If you are looking for a landscaping contractor who is fully certified, insured, licensed, and highly knowledgeable give us a call today. Our team has the skill, education, equipment, and enthusiasm to get the job done right the first time.

Our Services

Gail Willey Landscaping is a local and family-owned landscaping company servicing the Reno / Sparks area and parts of the Tahoe area. We design and build all types of landscapes and hardscapes for both residential and commercial businesses.



Some of the great services we offer include:

Landscape Custom Design

Retaining Walls

Landscape Installation

Rock Beds

Hardscape Installation

Xeriscaping Hardscape Custom Design Patios Gardens Rock Walls
 Pavers Rock Gardens Shade Structures Water Features These are just some of the great landscaping and hardscape services we offer. Give us a call today for a free estimate and to ask any questions you may have.

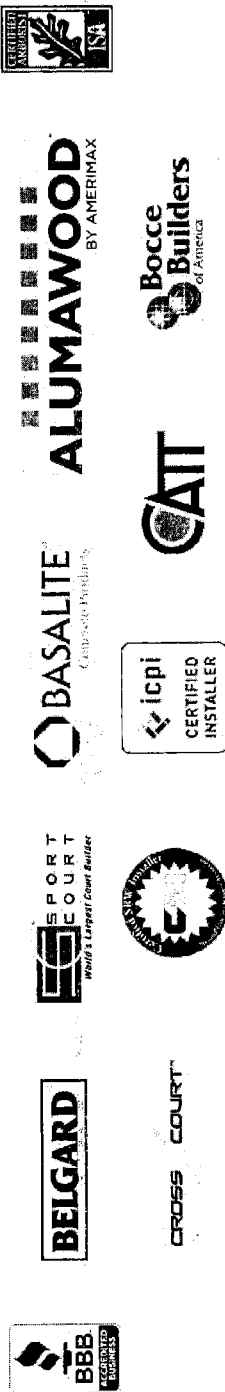


Landscaping/Hardscaping

Gail Willey Landscaping offers the Northern Nevada customized, high quality landscaping and hardscape design and installation. Our team of contractors are all highly skilled and will work closely with our clients to design exactly what you want within your budget. Our landscapers take pride in their work and we guarantee the highest quality and services with landscaping and hardscape features. We use only the highest grade products and our landscapers have the knowledge to make your home or business look amazing all year long. Give us a call today to schedule an appointment, start a project, or to ask us any questions.

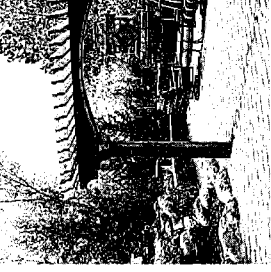
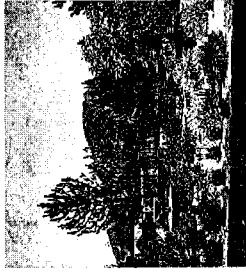
"We just wanted to thank you and Gail for the outstanding job you did on our landscaping! Who would have thought that the back yard could look so beautiful? You took 2.5 acres of sagebrush and made it look like a green, non-desert, beautifully designed backyard. People come up to us all the time telling us how much they like our backyard landscaping..." *Read more* →

CERTIFIED. BONDED. LICENSED. INSURED.



VIEW SOME OF OUR RECENT WORK

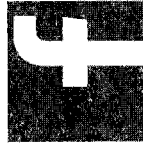
CLICK ON THE IMAGE TO ENLARGE



We Love Hearing From Our Clients

Read our customers reviews or leave your own!

Has Gail Willey Landscaping worked on your yard? Leave us a review on your favorite social media site below!



Why You Should Choose Gail Willey Landscaping

Some great reasons we think we're top notch!

Quality workmanship that is guaranteed to last.

Work from licensed professionals who are honest and hardworking.

Dependable service that is completed on time and on budget.

Free estimates for your landscaping dreams.

We aim to perform to the highest standards.

We're Licensed, Insured and Bonded

We strive for Honesty, and are Dedicated to our work.

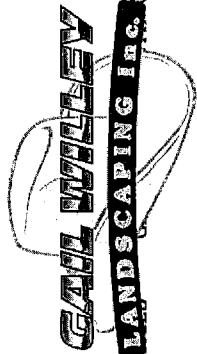
Customer satisfaction is most important to us

We simply do things that other companies do not do.

Passionate about the success of your project.

CALL TODAY! 775-285-7698





HOME

ABOUT

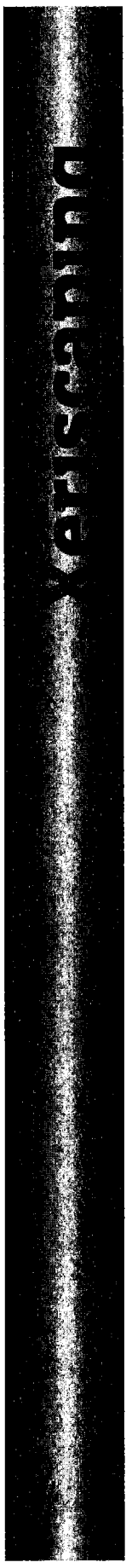
SERVICES

CONTACT

BLOG

Q

Proudly Serving Northern Nevada and Lake Tahoe



Xeriscaping Service in Reno - Desert Landscaping

A Low Maintenance Design With Maximum Appeal

Gail Wiley Landscaping is the number one choice for all your xeriscaping needs. We are local and know what thrives best in the Nevada desert. We offer quality xeriscaping to both commercial and residential properties. Our team of landscaping contractors are licensed, certified, and insured for



all your xeriscaping needs. Give us a call today for all your xeriscaping questions. We also offer free estimates and our xeriscape prices are very affordable.



What is Xeriscaping?

Xeriscaping is a special type of landscaping that reduces or eliminates the need for water. Drier climates where water is not plentiful or easily accessible, such as Northern Nevada, are the perfect candidates for xeriscaping. Xeriscaping also uses soil grading, planting design, and mulching to get the most out from rainfall retention. By using natural plants and dry rock formations, Gail Willey Landscaping will create a beautiful area for you.



Pros of Xeriscaping

We care about your and the environment and will work closely with you to give you the perfect xeriscape, landscape, or hardscape.

Xeriscaping uses two thirds less water than other types of landscapes. This makes more water available for other uses.

Xeriscapes are fairly maintenance free. You will spend almost zero time outside maintaining your beautiful xeriscape.

They are also very cost effective and reduce waste and pollution.

We Love Hearing From Our Clients

Read our customers reviews or leave your own!

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CREATIVITY

QUALITY

EXPERIENCE

Passionate about the success of your project.
CALL TODAY! 775-285-7698

WSUP17-0014
EXHIBIT E



Home

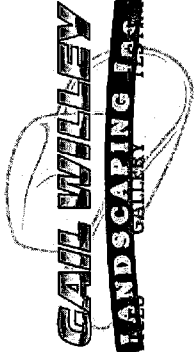
About

Landscaping

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Dare to Dream with our
Inspirational Newsletter



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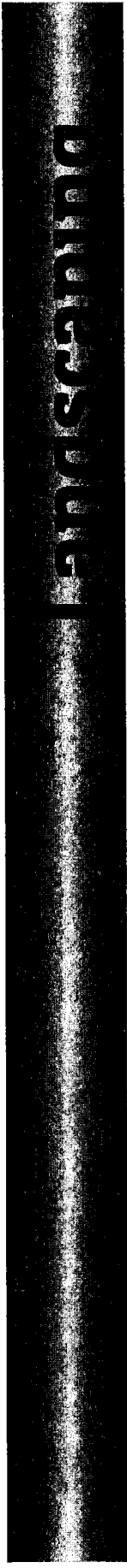
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ABOUT

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Landscape Serving Reno / Sparks and More - Landscape Design

One Stop Shop for All Landscaping Design / Build Needs

Gail Willey Landscaping is a full service landscaping company located in Reno. Our landscape contractors are all licensed, insured, certified, and ready to begin your next project. We use only the best products for our landscaping and hardscape designs and installations. Whether you have an idea in mind or just want a custom design, our team is here for all your



landscaping needs. Our talented landscape contractors will take the time to work closely with you, creating a design that fits your dreams and needs.

Residential

Instant Curb Appeal & Your Personal Haven

Every Northern Nevada residence can benefit from landscaping. Landscaping transforms a home into a beautiful oasis that you and your family and friends will enjoy for years to come. We offer all types of landscaping services, from design to installation. We also offer hardscapes to local residents. From water features to patios, Gail Willey Landscaping does it all. Give us a call today for all your residential landscaping needs.



Commercial

Make the First Good Impression with Your Clients

Looking to upgrade your Reno business? Gail Willey Landscaping is here to help. The first thing your clients see is the outside of your business. We can make heads turn with instant curb appeal. Adding inviting pavers, a cascading water feature or customized outdoor living space that's sure to turn heads. A nice outdoor area will attract clients to your business as well as boost the morale of your employees. From basic landscaping with flowers and trees, patios and rock beds to snow removal, we do it all. For more information on our commercial landscaping rates give us a call today. We guarantee you will love our services and our landscaping contractors.



We Love Hearing From Our Clients

Read our customers reviews or leave your own!

Has Gail Willey Landscaping worked on your yard? Leave us a review on your favorite social media site below!

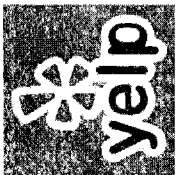
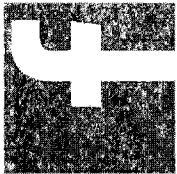
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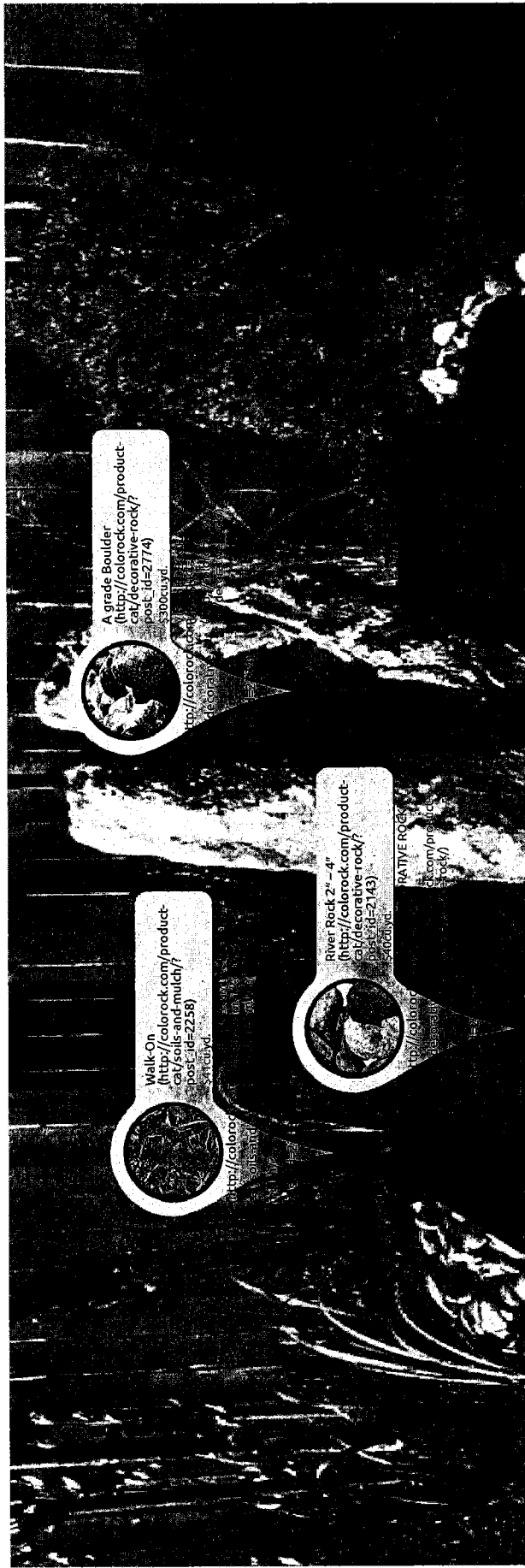
Delivery Charges

Contact

(775) 853-5004

9825 S. Virginia St. Reno, Nevada 89511

Search



Welcome To Colorock

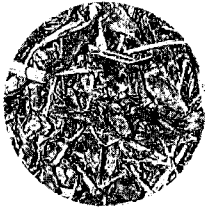
Featured Products



DECORATIVE ROCK

Versatile and offered in an array of varieties: from smooth washed pebbles to crushed gravel. With many uses it can be used around trees shrubs, decks, or driveways to accent your yard and help with erosion and water efficiency.

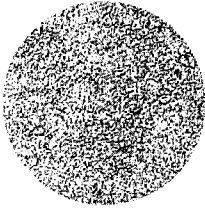
more info
(<http://colorock.com/product-cat/decorative-rock/>)



SOILS & MULCH

Soils and mulch not only beautiful your landscape areas, they are packed with useful benefits. They block light access, help moderate temperature, conserve soil moisture and discourage weed growth.

more info
(<http://colorock.com/product-cat/soils-and-mulch/>)



BASE & SAND

Base and sand are commonly used as grade preparation. They are often placed under structural construction like driveways, pavers, and concrete footings.

more info
(<http://colorock.com/product-cat/base-and-sand/>)



DRAIN ROCK

Works well for drainage applications and stands as a very low maintenance ground cover. With a smooth and round surface this rock does not work as well in driveways because it does not pack down.

more info
(<http://colorock.com/product-cat/drain-rock/>)

Specials

Salt & Pepper 3 / 4" x 1" (http://colorock.com/product-cat/decorative-rock/?post_id=2220) \$60cu.yd.

[View all DECORATIVE ROCK category >>](http://colorock.com/product-cat/decorative-rock/)

Lewis Roca Rothgerber Christie LLP
50 West Liberty Street
Suite 410
Reno, NV 89501

775.823.2900 main
775.823.2929 fax
lrrc.com

Garrett D. Gordon
Admitted in Nevada
775.321.3420 direct
775.321.5569 fax
ggordon@lrrc.com

August 15, 2017

Our File Number: 302638.00001

David M. Solaro, Director
Washoe County Community Services Dept.
1001 E. Ninth Street Bldg. A
Reno, NV 89502

RE: Gail Willey Landscaping – Additional Information for its Special Use Permit

Dear Director Solaro:

As you know, we represent Gail Willey Landscaping and Colorock (collectively, "GWL") who is seeking to operate a "wholesale nursery" on Washoe County Assessor Parcel Number 017-430-01 (the "Property"). The Property has a General Rural zoning classification, so a special use permit is required for this proposed use.

GWL is a family-owned wholesale nursery that is currently operating at 9825 S. Virginia Street, Reno, Nevada. GWL's subsidiary purchased the Property and GWL plans relocate the business to the Property following approval of the special use permit. Gail Willey Landscaping, Inc. will operate out of a 3,600 square foot office and Colorock will operate out of a 1,200 square foot office. Both businesses will share a Maintenance Shop (approximately 3,200 square feet), Maintenance Yard, Nursery Stock area with trees and plants, and supply bins with related nursery items, including, but not limited to, base, sand, decorative and drain rock, bark, soils and mulch. GWL sells nursery materials to dozens of local landscaping companies and is critical to the building industry in Northern Nevada.

Enclosed with this letter are the following: (i) traffic letter prepared by Traffic Works, (ii) updated site plan showing the critical and sensitive stream zone buffer areas for Steamboat Creek, and (iii) building elevations.

Please let me know if you need anything further.

Sincerely,



Garrett D. Gordon
Lewis Roca Rothgerber Christie LLP



Traffic Engineering, Transportation Planning & Forensic Services

August 14, 2017

Garrett Gordon
 Lewis Roca Rothgerber Christie
 50 West Liberty Street, Suite 410
 Reno, NV 89501

Trip Generation & Access – Gail Willey Landscaping Pleasant Valley

Dear Mr. Gordon,

This letter summarizes the anticipated trip generation and access requirements associated with the development of a Pleasant Valley Gail Willey Landscaping location on South Virginia Street, just south of Andrew Lane. This letter has been prepared to document existing traffic volumes, quantify traffic volumes generated by the proposed project, and identify potential impacts.

The proposed landscaping and rock supply project includes 8,000 square feet of building space, as well as supply yards for landscaping rock and nursery stock. A conceptual site plan is included as **Attachment A**.

EXISTING CONDITIONS

The project site is 35.9 acres located in Pleasant Valley on the southeast side of South Virginia Street, south of Andrew Lane. South Virginia Street at this location is a four-lane minor arterial with a wide striped median/center turn lane and a reported average annual daily traffic (AADT) of 5,700 vehicles [2015, NDOT Traffic Records Information Access (TRINA)]. Existing weekday AM and PM Peak hour volumes, collected in August 2017, are shown in **Attachment B**.

TRIP GENERATION & DISTRIBUTION

Trip generation rates for the future project were obtained from the *Trip Generation Manual, 9th Edition*, published by the Institute of Transportation Engineers. The calculation results for daily, AM peak hour, and PM peak hour trips are summarized in **Table 1**. Detailed calculations are provided in **Attachment C**.

Table 1: Trip Generation Estimates

Land Use	Size	Weekday			A.M. Peak Hour			P.M. Peak Hour		
		Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total
818 – Nursery (Wholesale)	8000 SQ FT Floor Area	156	156	312	11	8	19	18	23	41

Traffic Works, LLC
 5482 Longley Lane, Suite B, Reno, Nevada 89511
 775.322.4300
 www.Traffic-Works.com

The project is estimated to generate 19 AM peak hour trips, 41 PM peak hour trips, and 312 daily trips. These generated trips were distributed to the road network based on the location of the project in relation to major activity centers. The project proposes a single public access along South Virginia Street, as well as an emergency only vehicular access onto Andrew Lane. The following distributions were used to assign traffic onto South Virginia Street:

- 70% of generated trips to/from the Reno and Sparks areas to the north
- 30% of generated trips to/from Carson City, Gardnerville, and Minden to the south

The assigned site generated volumes are shown in **Attachment D**.

FUTURE CONDITIONS

Operations

The proposed project is estimated to generate 312 daily trips, and only 41 trips in the PM peak hour. Traffic volumes on South Virginia Street are currently far below the roadway capacity. Considering the significant remaining capacity and low number of generated trips, the project will likely have no significant impact on the surrounding road network. Estimated “plus project” traffic volumes are shown in **Attachment E**. The project traffic volumes are below the Washoe County threshold for a formal Traffic Impact Study.

Access Management

South Virginia Street at the project location is maintained and managed by the Nevada Department of Transportation (NDOT). Any proposed new access or redeveloped existing access along this roadway requires an Occupancy Permit and the access location/configuration must comply with NDOT’s permit requirements including the *Access Management System and Standards, 2017 Edition (AMSS)*.

Based on the criteria outlined in the AMSS, a left turn lane/deceleration pocket will be required on southbound Virginia Street at the project driveway. This left turn lane could be created by striping the existing median area (converting the existing double yellow lines to a turn pocket). Right turn deceleration or acceleration lanes are not required based on the low project traffic volumes and low existing volumes.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

Sincerely,
TRAFFIC WORKS, LLC

Loren E. Chilson, PE
Principal



Attachment A

CONCEPTUAL SITE PLAN

4-21-17



MAIN OFFICE 755.6530733

SITE # N 017 - 638 - 01

LAND USE DESIGNATION OR

PROJECT SUMMARY

LAND AREA: 45,980 ACRES

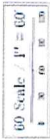
BUILDING AREA:
 GAIL WILLEY LANDSCAPING, INC. 3000SF
 COLOR ROCK 1290 SF
 MAINTENANCE 3200SF

TOTAL SF: 6000SF

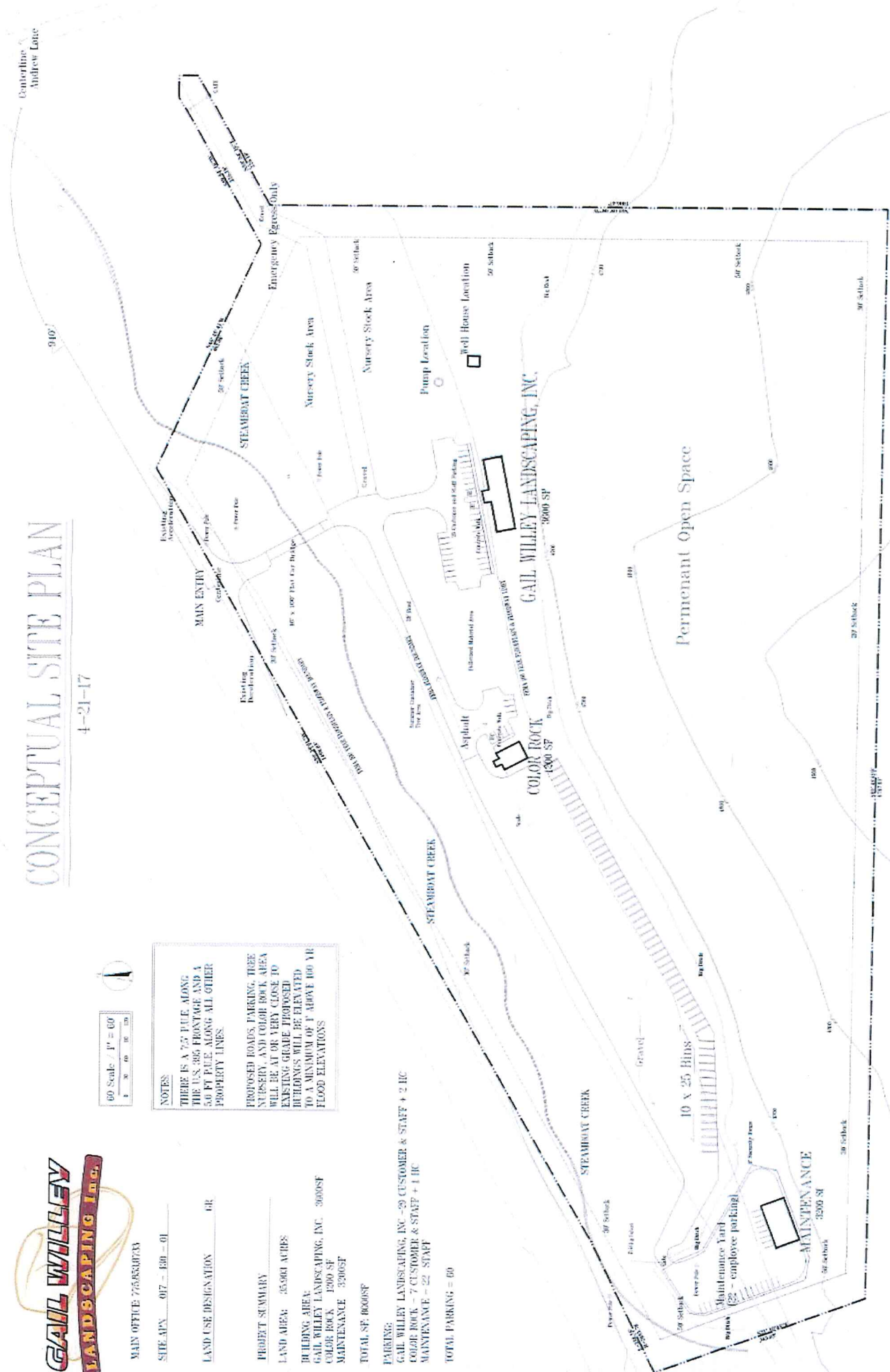
PARKING:

GAIL WILLEY LANDSCAPING, INC. - 29 CUSTOMER & STAFF + 2 IC
 COLOR ROCK - 7 CUSTOMER & STAFF + 1 IC
 MAINTENANCE - 22 STAFF

TOTAL PARKING = 60



NOTES:
 THERE IS A 7.5' PALE ALONG THE U.S. 805 FRONTAGE AND A 5.0' FT PALE ALONG ALL OTHER PROPERTY LINES.
 PROPOSED ROADS, PARKING, TREE NURSERY, AND COLOR ROCK AREA WILL BE AT OR VERY CLOSE TO EXISTING GRADE. PROPOSED BUILDINGS WILL BE ELEVATED TO A MINIMUM OF 1' ABOVE 100 YR FLOOD ELEVATIONS.

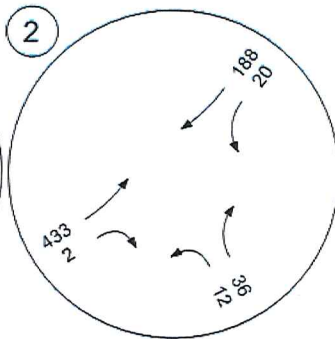
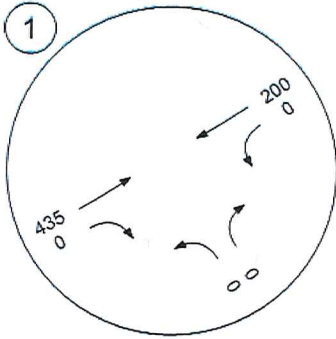


Traffic Volume - Base Volume



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.

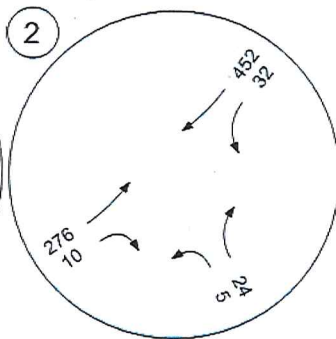
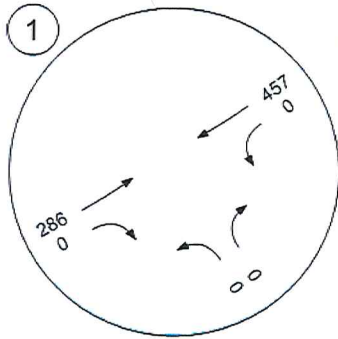


Traffic Volume - Base Volume



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.



ATTACHEMENT C
PROJECT TRIP GENERATION - Gail Willey Landscaping (Pleasant Valley)

Description (ITE Code)	Units	Quantity	ITE Vehicle Trip Generation Rates						Total Generated Trips						Total Distribution of Generated Trips					
			Weekday	7-9 AM	4-6 PM	Pass-By	AM In	AM Out	PM In	PM Out	Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By	
Proposed Project																				
818 - Nursery (Wholesale)	1000 SQ.FT	8	39.00	2.40	5.17	0%	60%	40%	45%	55%	312	19	41	11	8	0	19	23	0	
Project Total											312	19	41	11	8	0	19	23	0	

Source: TRAFFIC WORKS, 2017

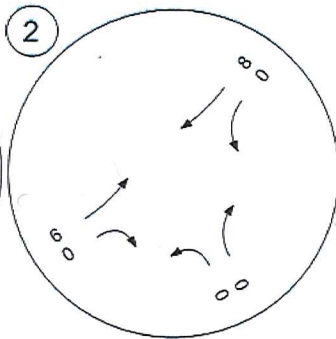
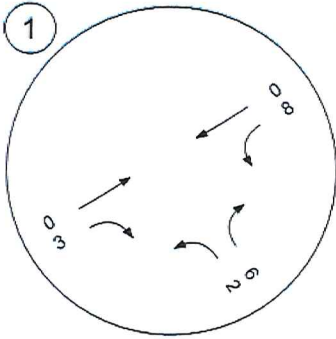


Traffic Volume - Net New Site Trips



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.

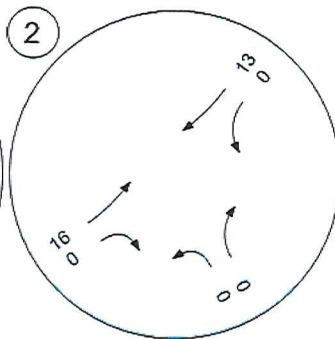
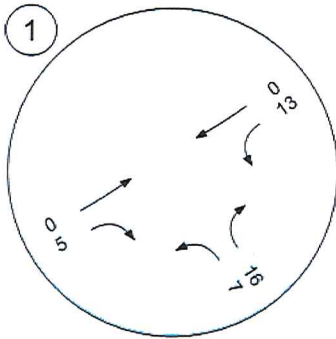


Traffic Volume - Net New Site Trips



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.

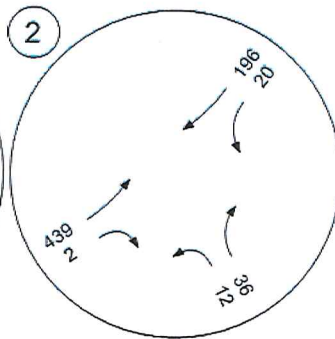
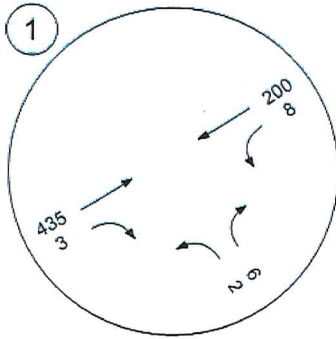


Traffic Volume - Future Total Volume



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.

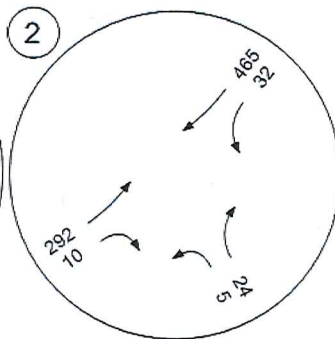
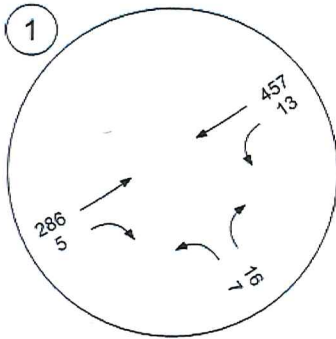


Traffic Volume - Future Total Volume



S. Virginia St. / Driveway

S. Virginia St. / Andrew Ln.





MAIN OFFICE: 766ASLR38

STR. AEN. 007 - 430 - 01

LAND USE DESIGNATION: GE

PROJECT SUMMARY:

LAND AREA: 35,063 ACRE

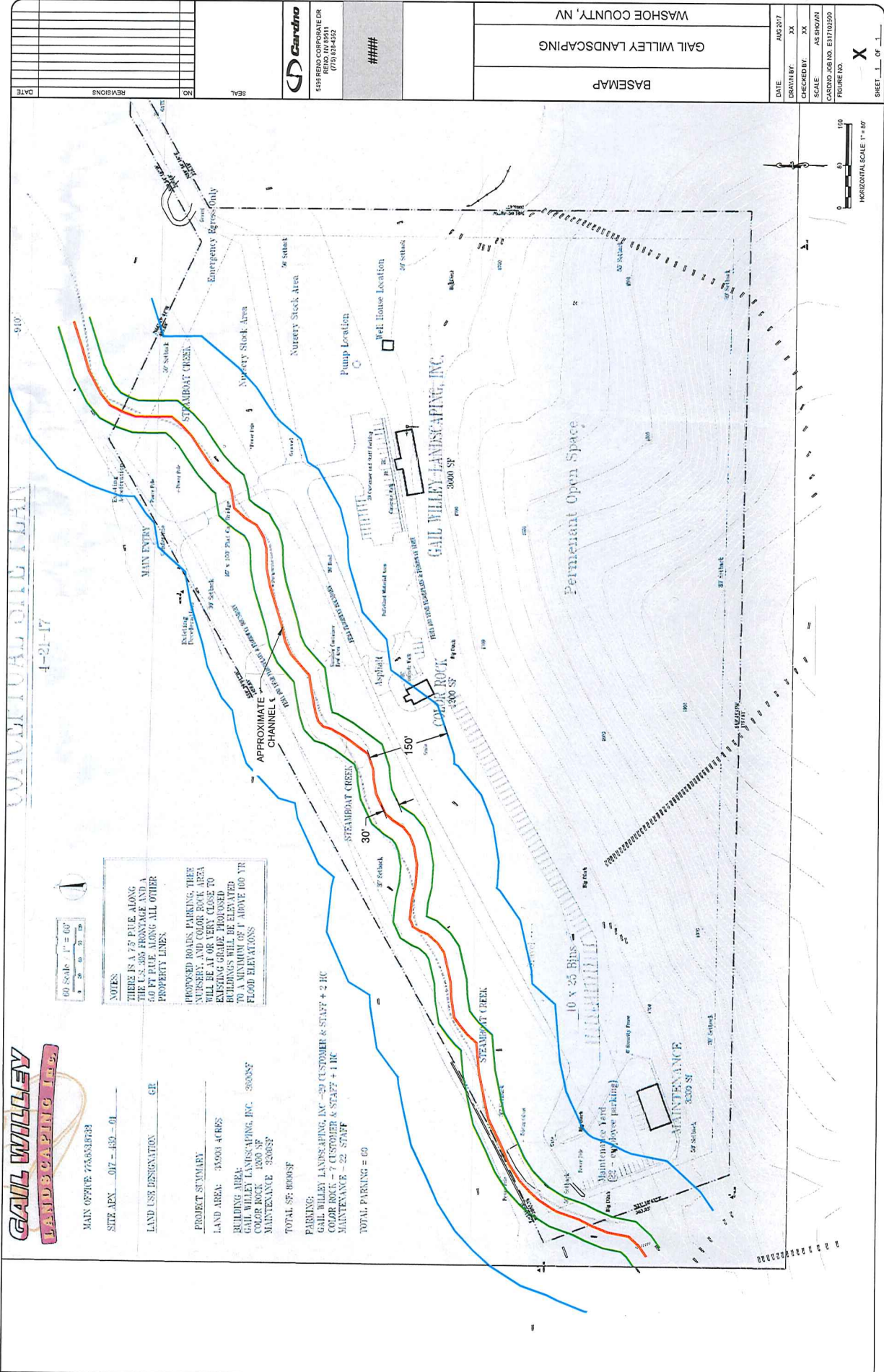
BUILDING AREA:
 GAIL WILLEY LANDSCAPING, INC. 39,000 SF
 COLOR ROCK 130,000 SF
 MAINTENANCE 33,000 SF

TOTAL SF: 800,000

PARKING:

GAIL WILLEY LANDSCAPING, INC. - 29 CUSTOMER & STAFF + 2 HC
 COLOR ROCK - 7 CUSTOMER & STAFF + 1 HC
 MAINTENANCE - 22 STAFF

TOTAL PARKING = 60



4-21-17



NOTES:
 THERE IS A 7.5' FENCE ALONG THE 50' PROPERTY LINE WITH A 50' FT. PILE ALONG ALL OTHER PROPERTY LINES.
 PROPOSED ROADS, PARKING, TREE PLANTINGS AND OPEN SPACE AREA WILL BE AT OR VERY CLOSE TO EXISTING GRADE THROUGHOUT. BUILDINGS WILL BE ELEVATED TO A MINIMUM OF 1' ABOVE 100 YR FLOOD ELEVATIONS.

DATE	AUG 2017
DRAWN BY	XX
CHECKED BY	XX
SCALE	AS SHOWN
CADDNO JOB NO.	E317102300
FIGURE NO.	
SHEET	1 OF 1

BASEMAP
 GAIL WILLEY LANDSCAPING
 WASHOE COUNTY, NV



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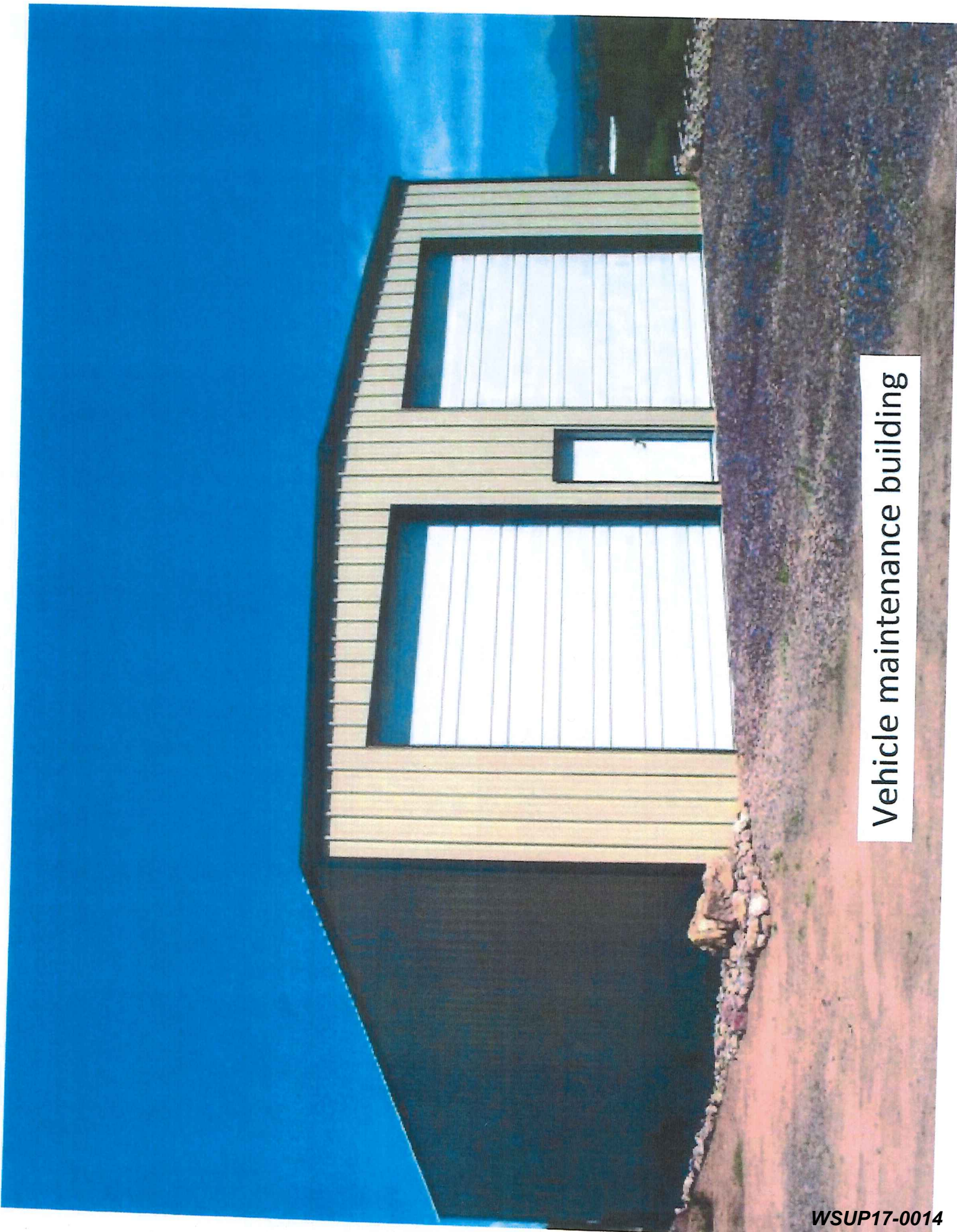
HORIZONTAL SCALE 1" = 50'



Main office – Gail Willey Landscaping Inc.



Colorock sales offices



Vehicle maintenance building