



Board of Adjustment Staff Report

Meeting Date: May 5, 2022

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER: WSUP21-0033 (Williams Scotsman)

BRIEF SUMMARY OF REQUEST: A special use permit for storage of rental modular buildings between deliveries to job sites

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
Email: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to approve a special use permit to allow for storage of manufactured home style portable buildings within an Industrial regulatory zone. There are also requests to vary standards to waive the requirements for paving the driveways and storage yard, waive additional screening beyond the slatted chain link fence surrounding the site, waive improvements to stormwater drainage, and waive additional landscaping beyond the existing landscaping along both road frontages. The project site is currently occupied by a modular building business and the site would act as a storage facility for rental modular buildings between deliveries to job sites. These modular rental units are utilized as office and job site trailers.

Applicant/Property Owner: Williams Scotsman, Inc.
Location: 12050 Truckee Canyon Court, Washoe County
APN: 084-090-41
Parcel Size: 4.23 acres
Master Plan: Industrial
Regulatory Zone: Industrial (I)
Area Plan: Truckee Canyon (TC)
Development Code: Authorized in Article 810, Special Use Permits
Commission District: 4 – Commissioner Hartung



Vicinity Map

STAFF RECOMMENDATION

APPROVE

PARTIAL APPROVAL WITH CONDITIONS

DENY

POSSIBLE 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 conditions Special Use Permit Case Number WSUP21-0033 for Williams Scotsman, Inc., with the conditions included as Exhibit A to this matter. This partial approval includes approval of the proposed heavy industrial use and varying the screening standards with written approval from abutting property owners for all yards except the front yard on Canyon River Ct. but requiring code to be met for screening of trash enclosures, completing or maintaining improvements to stormwater drainage, and meeting all required landscaping code requirements. All five findings can be met in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 11)

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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 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 WSUP21-0033 are attached to this staff report and will be included with the action order.

The subject property is designated as Industrial (I). The proposed use is a storage facility for rental modular buildings between deliveries to job sites, which is classified as a General Industrial, Heavy Use Type and is permitted in Industrial with a special use permit per WCC 110.302.05.4. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the requests to vary standards below:

Variance(s) Requested	Relevant Code
Waive the requirement to pave the driveways and storage yard	WCC Section 110.410.25(e)
Waive additional screening beyond the slatted chain link fence surrounding the site	WCC Section 110.412.55(a)
Waive improvements to stormwater drainage	WCC Section 110.412.70(e)
Waive additional landscaping beyond the existing landscaping along both road frontages	WCC Section 110.412.45



Site Plan

Project Evaluation

The applicant is requesting a special use permit to allow for storage of manufactured home style portable buildings (Use Type: General Industrial, Heavy) within an Industrial regulatory zone. The project site (APN: 084-090-41) is a 4.230-acre parcel located at 12050 Truckee Canyon Court. The parcel is on the south side of the intersection of Truckee Canyon Court and Canyon River Court (State Route 447), southeast of Interstate 80E and west of Exit 23 eastbound. The project site is designated as Industrial and is abutted by parcels that are also in the Industrial regulatory zone. Industrial businesses are operated on all sides of the project site. There are no abutting residential uses.

The project site is currently occupied by a modular building business which has been in operation for more than 10 years. The business was previously operated under different ownership. The site acts as a storage facility for rental modular buildings between deliveries to job sites. These modular rental units are utilized as office and job site trailers; they are not for residential use. Two types of modular units are stored temporarily on site. One type of unit is permanently attached to a chassis and towed to job sites. The other type of unit sits on the ground and is transported via trailer. Images of both types of units are shown below.



Units on Chassis in Storage Yard



Units on Ground in Storage Yard

The business was previously owned by Resun Modspace Inc. and was purchased by Williams Scotsman, Inc. in 2018. The business operated under the business license for Modular Space Corporation until 2020 when the license expired. The applicant began applying for a new business license under the current WillScot business name. During the licensing process Washoe County Planning staff informed the applicant that a special use permit is required. "Storage of manufactured homes" falls within the General Industrial, Heavy use type and requires a Special Use Permit in the Industrial regulatory zone, according to Table 110.302.05.4 of the Washoe County Development Code.

The applicant is not changing any operations or expanding. Current site access, TMWA municipal water service, on-site septic, and other utilities are in place and will continue. Multiple agencies reviewed the project application, including Washoe County Engineering, Washoe County Water Rights, and the Washoe County Health District, among others. The only conditions (Exhibit A) received from outside agencies were requests from Truckee Meadows Fire Protection District to

evaluate the fire flow of existing hydrants, to ensure that fire apparatus access is maintained around stored manufactured homes, and to ensure that property line distances are maintained. Washoe County Water Rights also requested that written approval or will-serve be provided from Truckee Meadows Water Authority (TMWA).

The applicant is also requesting to vary several standards. The applicant has requested to waive the requirement to pave the driveways and storage yard. Washoe County Code (WCC) Section 110.410.25(e) requires that all parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. The applicant has indicated that driveways in and out of the facility are paved and maintained in good order. The business operations require reconfiguration of internal yard areas on a daily basis, which would make the paving of internal driveways problematic, because the locations of drive aisles are subject to frequent relocation. The internal yard area has an all-weather surface, composed of compacted road base consisting of midsize gravel. The applicant has stated that paving the yard area would require the addition of significant impervious surface, which could have impacts to site drainage. Drainage has proven to function under the current conditions, even in 100-year storm events. The applicant has also indicated that they have no dust control permit violations, and the trailers in the storage yard do not contain any hazardous fluids, which removes concerns related to vehicle fluids absorbing into the ground. The entire yard area is covered to ensure dust control provisions are met and that mud, puddling, and erosion do not occur. Staff recommends approval of the applicant's request to waive paving requirements for internal driveways and the storage yard.

The applicant is requesting to waive additional screening beyond the slatted chain link fences surrounding the site for the southern and eastern portions of the yard. WCC Section 110.412.55(a) requires the following screening for open storage areas:

- (1) Open storage areas shall be enclosed by a screen at least six (6) feet but not more than seven (7) feet in height;

Staff recommends that the BOA not waive this code requirement unless the applicant obtains written approval from adjacent property owners as described in the paragraph and image below.

- (2) Items stored within one hundred (100) feet of a street or residential use shall not be stacked higher than the required screen;

Staff recommends that the BOA not waive this code requirement unless the applicant obtains written approval from adjacent property owners as described in the paragraph and image below.

- (3) Screens to enclose storage areas between adjoining side or rear yards may be deleted by mutual agreement of the property owners involved;

Staff has provided a recommendation in the paragraph and image below for how the applicant could obtain this mutual agreement via written approval from parcels 084-090-29, 084-090-30, 084-090-37, and 084-090-46.

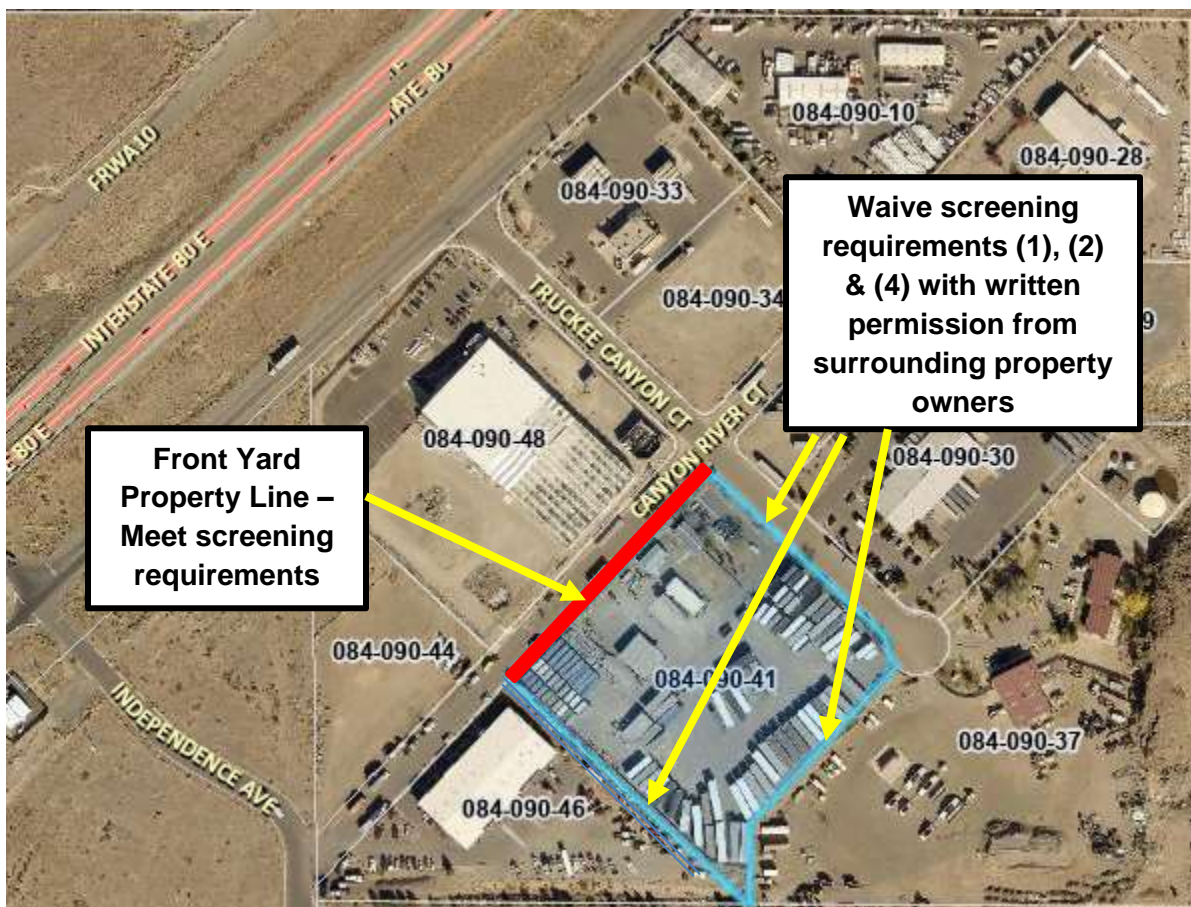
- (4) Exterior electrical cage enclosures and storage tanks shall be screened from view from an adjacent street and residential use; and

Staff recommends that the BOA not waive this code requirement unless the applicant obtains written approval from adjacent property owners as described in the paragraph and image below.

- (4) The location of trash enclosures, as specified on the site plan, shall be subject to the approval of the Director of Planning and Building. Such enclosures and gates shall be of solid construction and shall be in accordance with County standards and the latest adopted International Fire Code.

Staff recommends that the BOA not waive this code requirement.

Staff recommends that the applicant should meet screening requirements (1), (2), (4) and (5), as required by code, for the front yard along Canyon River Ct. (shown in red in the image below). This front-yard property line faces Interstate 80, and preservation of the view from Interstate 80 is required in the Truckee Canyon Area Plan. Requirement (3) in this section of code states that screens between adjoining side or rear yards may be deleted by mutual agreement of the property owners involved. The applicant has indicated that the areas in which they are requesting a screening waiver about outdoor industrial storage yards that exist on the adjoining parcels, and the applicant believes screening in these areas serves no purpose. Staff recommends that the applicant may maintain the site's current level of screening and waive requirements (1), (2) and (4) for the remaining yards (shown in blue in the image below) if the applicant obtains written approval from parcels 084-090-29, 084-090-30, 084-090-37, and 084-090-46. The yard facing Truckee Canyon Ct. is considered a second front yard, because this is a corner parcel. However, Truckee Canyon Ct. ends in a cul-de-sac at the end of the applicant's parcel, and this cul-de-sac is only surrounded by Industrial parcels. Staff recommends that the front yard screening requirements could be waived along Truckee Canyon Ct. as described above with written permission from surrounding parcels. In addition, staff recommends that requirement (5) for trash enclosures must be met on all front, side, and rear yards of the property. Specifically, wherever a trash enclosure is located: "Such enclosures and gates shall be of solid construction and shall be in accordance with County standards and the latest adopted International Fire Code."



The applicant is requesting to waive improvements to stormwater drainage. WCC Section 110.412.70(e) requires that all landscaping and screening shall meet these requirements in order to minimize stormwater runoff in landscaped areas:

- (1) Stormwater detention/retention basins not integrated with paved areas shall be landscaped to enhance the natural configuration of the basin and plants located within the lower one-third (1/3) portion of the basin must withstand periodic submersion;

Staff recommends that the BOA not waive this code requirement.

- (2) Where appropriate, grading and landscaping shall incorporate on-site stormwater runoff for supplemental on-site irrigation;

Staff recommends that the BOA not waive this code requirement.

- (3) Where water is dispersed to natural ground or channels, appropriate energy dissipators shall be installed to prevent erosion at the point of discharge;

Staff recommends that the BOA not waive this code requirement.

- (4) Runoff from disturbed areas shall be detained or filtered by earth berms, planting strips, catch basins or other appropriate methods to prevent sedimentation from the disturbed area from obstructing natural or artificial channels or deposition on paved areas; and

Staff recommends that the BOA not waive this code requirement.

- (5) No earth, organic or construction material shall be deposited in or placed where it may be directly carried into a stream, lake or wetlands area.

Staff recommends that the BOA not waive this code requirement.

The applicant has stated that the current site is fully developed and no changes are proposed. The applicant also stated that the project site has adequately mitigated stormwater flows under the current design, including during large storm events. Staff believes the applicant should meet the stormwater runoff requirements as required by code. However, if the project site already meets these requirements, then no further action is required.

The applicant is requesting to waive additional landscaping beyond the existing landscaping along both road frontages (Canyon River Court and Truckee Canyon Court). WCC Section 110.412.45 lists the landscaping requirements for Industrial and Agricultural use types. The code indicates that any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. Staff believes that these portions of Section 110.412.45 apply to the project site:

- (a) Coverage. A minimum ten (10) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated.

Staff recommends that the BOA not waive this code requirement.

- (b) Required Yards Adjoining Streets. All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.

Staff recommends that the BOA not waive this code requirement.

- (f) Landscaping. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

Staff recommends that the BOA not waive this code requirement.

Staff believes the applicant should meet the code requirements for landscaping as listed above. The additional requirements (c, d and e) in this section of code apply to buffers/screening with adjoining Residential uses and community gardens – neither of which applies to the applicant's project site. The applicant has indicated that the street frontages of the site are fully landscaped with healthy and aesthetically pleasing improvements, and internal landscaping adjacent to the office and visitor parking areas is also provided. The applicant has also stated that landscaping

on the south and east sides of the site would not be visible to the public and serves no purpose. Staff agrees that any existing landscaping on the project site can contribute to meeting the above requirements. The code does not require the applicant to plant trees or provide landscaping along the property lines abutting the industrial parcels; the requirement is for yards which adjoin a street (Canyon River Court and Truckee Canyon Court). The applicant has indicated that if additional trees and/or shrubs are required to meet Washoe County Development Code standards, then they would like to add these trees/shrubs within the existing landscape areas. Staff recommends that any additional trees/shrubs required to meet the above code coverage requirements can be added in the existing landscape areas, as requested by the applicant.

Truckee Canyon Area Plan Evaluation

The subject parcel is located within the Truckee Canyon Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
TC 1.1	Ensure that the scenic views of the Truckee Canyon planning area remain unobstructed.	Yes	The applicant is not proposing changes to the site or expansion. The current scenic views would not be altered by the proposed use.
TC 1.3	Proposed developments shall be reviewed to ensure the view from Interstate 80 is preserved. Height limitations and setbacks will help preserve the visually predominant ridges and escarpments.	Yes	The applicant is not proposing changes to the site or expansion. The view from Interstate 80 would not be altered by the proposed use.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alex Wolfson / awolfson@dot.nv.gov
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman / skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss / tweiss@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Robert Wimer / rwimer@washoecounty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Genine Rosa / grosa@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	David Kelly / DAKelly@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson / jlawson@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com
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All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment 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 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 Truckee Canyon Area Plan.

Staff Comment: Staff has reviewed the Master Plan and the Truckee Canyon Area Plan, and the proposed use is consistent with the action programs, policies, standards and maps.

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: Adequate utilities, roadways, sanitation, water supply, drainage, and other necessary facilities are already in place and have been utilized for many years to run this business under different ownership. Washoe County Engineering, Washoe County Water Rights, and the Washoe County Health District all reviewed the proposed project, and none of these departments provided conditions. The Truckee Meadows Fire Protection District provided a condition requiring the evaluation of the fire flow of existing hydrants, which is included in the Conditions of Approval (Exhibit A).

3. Site Suitability. That the site is physically suitable for storage of manufactured home style portable buildings and for the intensity of such a development.

Staff Comment: The site is located in the Industrial regulatory zone, and the proposed use is consistent with all surrounding businesses. All abutting parcels are zoned Industrial; there are no abutting residential uses. The site is primarily flat and has been used to operate this business for many years under a different owner.

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 proposed use 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. The property has been used for many years to run this business under different ownership, and the surrounding area is zoned Industrial.

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 within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0033 is being recommended for partial approval with conditions. 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 conditions Special Use Permit Case Number WSUP21-0033 for Williams Scotsman, Inc., with the conditions included as Exhibit A to this matter. This partial approval includes approval of the proposed heavy industrial use and varying the screening standards with written approval from abutting property owners for all yards except the front yard on Canyon River Ct. but requiring code to be met for screening of trash enclosures, completing or maintaining improvements to stormwater drainage, and meeting all required landscaping code requirements. All five findings can be met in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for storage of manufactured home style portable buildings and for the intensity of such a development;
- (d) 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;
- (e) 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.

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

Applicant/Owner: Williams Scotsman, Inc., Attn: David Wood
David.wood@willscot.com

Consultant: Christy Corporation, LTD, Attn: Lisa Nash
Lisa@christynv.com



Conditions of Approval

Special Use Permit Case Number WSUP21-0033

The project approved under Special Use Permit Case Number WSUP21-0033 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 5, 2022. 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.

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.

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The business license will be obtained to for the new use.
- e. The following **Operational Conditions** shall be required for the life of the business:
 - 1) This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - 2) Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - 3) The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - 4) This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- f. The applicant shall adhere to the screening requirements for open storage areas listed in WCC Section 110.412.55(a), according to the guidelines listed here:
 - a. The front yard along Canyon River Ct. shall be enclosed by a screen at least six (6) feet but not more than seven (7) feet in height. Items stored within one hundred (100) feet of Canyon River Ct. shall not be stacked higher than the

- required screen. Exterior electrical cage enclosures and storage tanks shall be screened from view from Canyon River Ct.
- b. Trash enclosures and gates shall be of solid construction and shall be in accordance with County standards and the latest adopted International Fire Code.
 - c. The code requirements indicated below can be waived for all property lines/yards except the front yard along Canyon River Ct. if the applicant obtains signed approval from parcels 084-090-29, 084-090-30, 084-090-37, and 084-090-46 and submits this signed approval to Washoe County Planning staff:
 - 1) Open storage areas shall be enclosed by a screen at least six (6) feet but not more than seven (7) feet in height;
 - 2) Items stored within one hundred (100) feet of a street or residential use shall not be stacked higher than the required screen;
 - 4) Exterior electrical cage enclosures and storage tanks shall be screened from view from an adjacent street and residential use;

Truckee Meadows Fire Protection District

2. The following condition is a requirement of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain – Prevention, 775.326.6079, blemon@tmfpd.us

 - a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
 - b. The applicant shall contact Truckee Meadows Water Authority (TMWA) in order to evaluate the fire flow of existing hydrants and ensure compliance with IFC.
 - c. Fire apparatus access must be maintained around stored manufactured homes in compliance with IFC.
 - d. Ensure that property line distances are maintained.

Washoe County Water Rights

3. The following conditions are requirements of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, PE, 775.954.4626, tweiss@washoecounty.gov

 - a. Provide written approval or will-serve from Truckee Meadows Water Authority (TMWA) prior to permit issuance.

***** End of Conditions *****

From: [Wolfson, Alexander](#)
To: [Stark, Katherine](#)
Subject: RE: WSUP21-0033
Date: Tuesday, December 21, 2021 9:42:40 AM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Katy,

Upon review, NDOT has no comments on WSUP21-0033 Williams Scotsman.

Thank you for the opportunity to review.

Alex Wolfson, P.E., PTOE, RSP1

Engineering Manager – District 2

Nevada Department of Transportation

o 775.834.8304 | m 775.301.8150

e awolfson@dot.nv.gov | w dot.nv.gov

From: Fagan, Donna <DFagan@washoecounty.gov>

Sent: Tuesday, December 14, 2021 2:51 PM

To: D2 Traffic DL <D2Traffic@dot.nv.gov>

Subject: December Agency Review Memo I

NDOT,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've been asked to review items #1, #2, and #3. Click on the highlighted item description for a link to the application.

Please send any questions, comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan

Account Clerk II

Finance | Community Services Department

dfagan@washoecounty.gov | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89512-2845

WSUP21-0033
EXHIBIT B


From: [Kirschenman, Sophia](#)
To: [Stark, Katherine](#)
Subject: Parks Comments Re: WSUP21-0033
Date: Monday, December 27, 2021 4:45:20 PM
Attachments: [Outlook-5melhvyi.png](#)
[Outlook-ti41i3oz.png](#)
[Outlook-pe15fluo.png](#)
[Outlook-mhywxsxk.png](#)
[Outlook-oxb1noah.png](#)

Hi Katy,

I've reviewed WSUP21-0033 (Williams Scotsman) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512


Please consider the environment before printing this e-mail.

December 16, 2021

TO: Katy Stark, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Special Use Permit Case Number WSUP21-0033 (Williams Scotsman)

Project description:

For hearing, discussion and possible action to approve a special use permit to allow for storage of manufactured home style portable buildings (Use Type: General Industrial, Heavy) within an Industrial regulatory zone. The project site is currently occupied by a modular building business and the site would act as a storage facility for rental modular buildings between deliveries to job sites. These modular rental units are utilized as office and job site trailers.

Location: 12050 Truckee Canyon Court, Washoe County, Assessor's Parcel Number:
084-090-41.

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

Comments:

This parcel is within TMWA service area and currently receives municipal water service from TMWA. There is no anticipated increase in water consumption associated with the request in this SUP.

Conditions:

There are no conditions of approval for this SUP or ADMIN permits.

Date: December 22, 2021

To: Katy Stark, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***Williams Scotsman WSUP21-0033***
APN 084-090-41

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for storage of manufactured home style portable buildings within an industrial zone and is located on approximately 4.23 acres in the south side of the intersection of Truckee Canyon Court and Canyon River Court (State Route 447), southeast of Interstate 80E, west of Exit 23 Eastbound.

The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval

From: [Rosa, Genine](#)
To: [Stark, Katherine](#)
Cc: [Restori, Joshua](#)
Subject: December Agency Review Memo I
Date: Wednesday, December 22, 2021 10:08:56 AM

Special Use Permit Case Number WSUP21-0032 (Mineikis Property)

No comments

Special Use Permit Case Number WSUP21-0033 (Williams Scotsman)

No comments

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)

-



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December 16, 2021

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

RE: Williams Scotsman Inc; 084-090-41
Special Use Permit; WSUP21-0033

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly

1. EHS has no issues with the special use permit as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.us regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#); [Aaron Abbott](#); [Kammann, Joseph R](#)
Subject: FW: December Agency Review Memo I
Date: Tuesday, December 28, 2021 10:55:09 AM
Attachments: [December Agency Review Memo I.pdf](#)
[image001.png](#)

Good morning,

Sorry this is also late.

The EMS Program has reviewed December Agency Review Memo I for Special Use Permit Case Number WSUP21-0033 (Williams Scotsman) and has no concerns based on the information provided.

REMSA and TMFR are cc'd on this email for informational purposes.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washoecounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)

From: Fagan, Donna <DFagan@washoecounty.gov>
Sent: Tuesday, December 14, 2021 3:08 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>
Subject: December Agency Review Memo I

Genine, Josh, Jim, Wes, David, and EMS,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've each been asked to review the items as indicated below. Click on the highlighted item

description for a link to the application.

Genine/Josh: Items #1, #2, and #3

Jim/Wes/David: Items #1 thru #4

EMS: Items #1 thru #4

Please send any questions, comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan

Account Clerk II

Finance | Community Services Department

dfagan@washoecounty.gov | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89512-2845

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WSUP21-0033 (Williams Scotsman) Conditions of Approval
Date: Monday, December 20, 2021 3:07:46 PM
Attachments: [image001.png](#)

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

We will need the fire flow of existing hydrants evaluated to ensure compliance with IFC. Fire apparatus access also needs to be maintained around stored manufactured homes in compliance with IFC.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

December 19, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21-0033 Williams Scotsman

Dear Katy,

In reviewing the special use permit for storage of manufactured home style portable buildings, the Conservation District has the following comment.

The District supports the recommendation for additional screening that will provide softening of this industrial site.

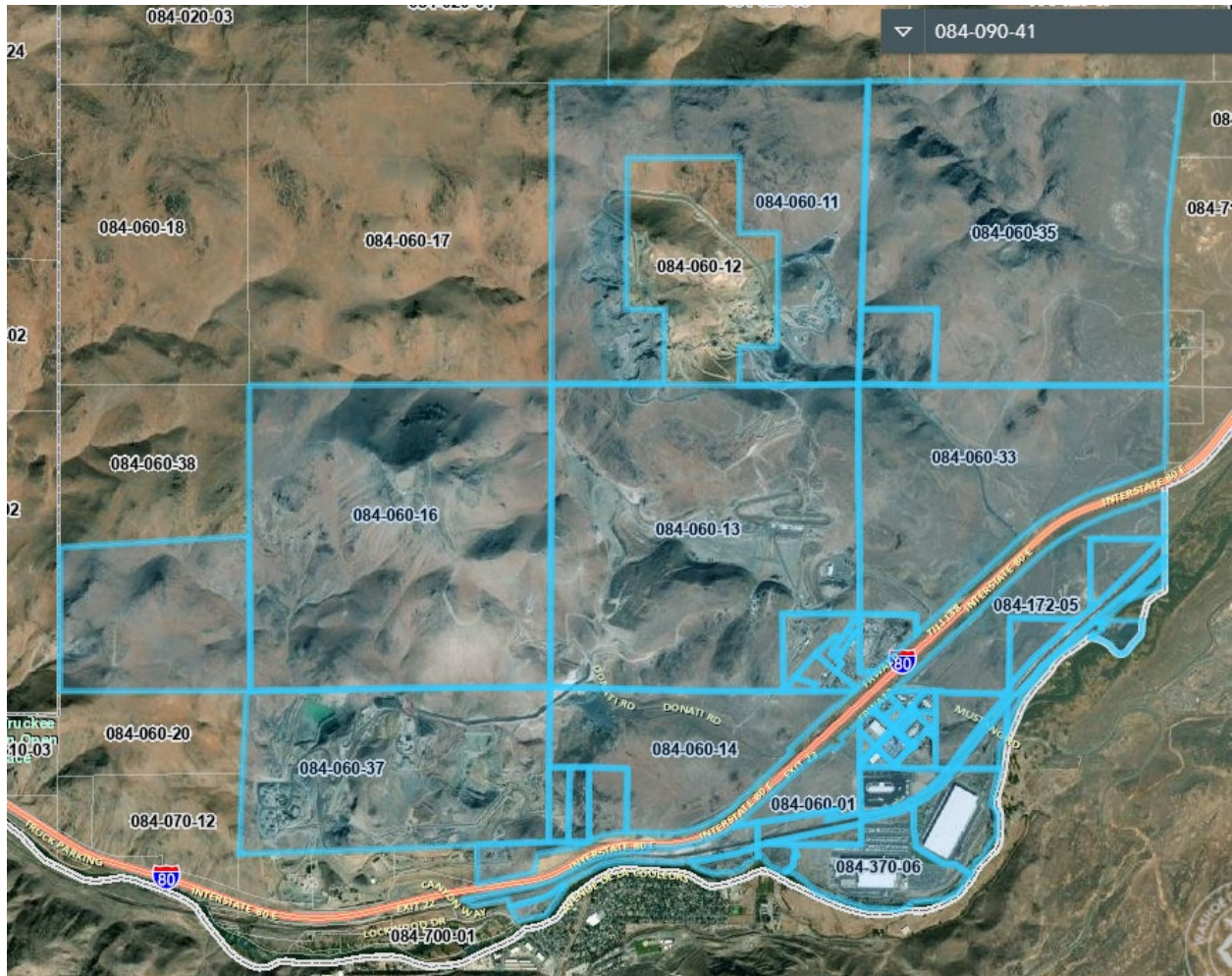
Thank you for providing us the opportunity to review the project that may have impacts on our natural resources any questions call us at (775)750-8272.

Sincerely,

J Shaffer

Public Notice

WSUP21-0033 (Williams Scotsman)



53 parcels at 6500 feet

WILLIAMS SCOTSMAN, INC.

SPECIAL USE PERMIT



Prepared by:



December 8, 2021

WILLIAMS SCOTSMAN, INC

Special Use Permit

Prepared for:

Williams Scotsman, Inc
901 S. Bond Street, Suite 600
Baltimore, MD 21231

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

December 8, 2021



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Appendices:

- Washoe County Development Application
- Owner Affidavit Forms
- Special Use Permit Application
- Property Tax Verification

Introduction

This application includes the following request:

- A **Special Use Permit** to allow for storage of manufactured home style portable buildings within an industrial zone.

Project Location

The project site (APN # 084-090-41) includes 4.23± acres located at 12050 Truckee Canyon Court in Washoe County. Specifically, the subject property is located on the south side of the intersection of Truckee Canyon Court and Canyon River Court (State Route 447), southeast of Interstate 80E, west of Exit 23 Eastbound. Figure 1 (below) depicts the project location.

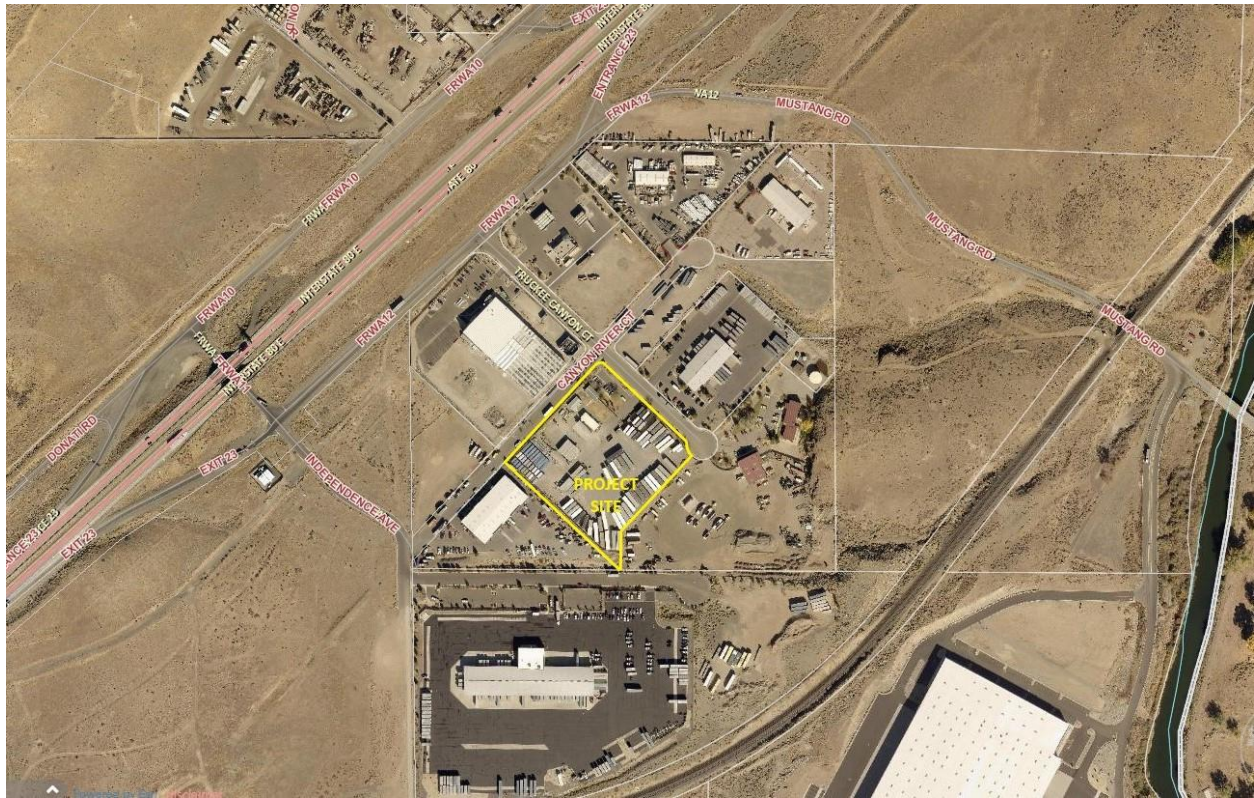


Figure 1 – Vicinity Map



Existing Conditions

The project site has been developed with industrial uses and is currently occupied by a modular building business (formerly Resun Modspace Inc.). The property is surrounded by industrial businesses on all sides.

The site is operated as a storage facility for rental modular buildings between deliveries to job sites. There are two types of modular units stored temporarily on site; one is permanently attached to a chassis and the second is portable buildings that sit on the ground and are transported via trailer. Figure 2 (below) depicts the existing onsite conditions.





Figure 2 – Existing Conditions

The project site is designated as Industrial in the Washoe County Master Plan and is zoned Industrial (I). Figure 3 (below) depicts the existing site zoning.



Figure 3 – Zoning Map



Site History/Permitting Background

The site has been operating as a storage facility for rental modular buildings between deliveries to job sites. The business was previously owned by Resun Modspace Inc. before being acquired by Williams Scottsman, Inc. (WillScot) in 2018. The site and business were previously operating under the business license for Modular Space Corporation until 2020 when that license expired and the applicant began the process of obtaining a new business license for the site under the current business name.

In the process of applying for the new business license, the applicant was informed by the Planning Department that the existing site usage would require a Special Use Permit (SUP) to allow for manufactured home storage in the Industrial Zone.

The use of the property has not changed with the acquisition in 2018 and has continued operating with an office building, maintenance work areas and storage of modular units. The modular units include two types of units: one type is permanently attached to a chassis and towed to job sites and the second type are portable buildings that sit on the ground and are transported via trailer. These modular rental units are not for residential use, only utilized as office and job site trailers. The SUP request is to address that the buildings not permanently attached to a chassis are considered manufactured home storage and that use is listed as heavy industrial.

Project Description/Request

The SUP included with this application will allow for the use of manufactured home storage at the site. Essentially, the SUP would allow for the existing uses to continue as they have been used for the past 14+ years. Per Table 110.302.05.4 of the Washoe County Development Code, storage of operable vehicles is an allowed use while manufactured home storage is a heavy industrial permitted use within the Industrial zone, subject to review and approval of a SUP by the Board of Adjustment.

The request is to bring the existing uses into compliance with the Washoe County Development Code and obtain a business license under the WillScot business. The site is not changing any operations or expanding. This application will address the portable building units that are not covered under operable vehicle rules and are classified under code as manufactured home storage.

This application includes a request to waive the requirements of paving the driveways and storage yard, additional screening beyond the slatted chain link fence surrounding the site, improvements to the stormwater drainage and additional landscaping beyond the existing landscaping along both road frontages

Access to the site is from the existing property entrance along Truckee Canyon Court located at the northeast side of the site. The units on a chassis are stored along the outside edge of the property with the mobile buildings (manufactured home type units) storage in the center of the site.

The office and associated parking is located in the north corner of the site. Landscaping is provided along both road frontages and around the existing office building. The drive entrance and parking area associated

with the office space is paved.

Figure 4 (below) depicts the site plan for the project site.



Figure 4 – Existing Site Plan

The project site is currently served by TMWA municipal water service and an on-site septic system. No changes or expansions to the existing utilities are proposed. The site will continue operations as already operating.

The site location is ideal for this existing business to continue operating in the same fashion as it has done so for many years. The existing use of the property is compatible with the commercial and industrial uses of the surrounding properties.



Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold face** type.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

The manufactured home storage use is permitted with a SUP in the Industrial zone which encumbers the property. The plan advances goals and policies of the Area Plan in terms of economic development for the area as well as consistency with surrounding uses. It is also important to consider that the parcel has been operating with this business for many years.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

All necessary infrastructure and services needed to serve the facility are in place and are continuing to serve the existing business.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The subject property is flat and well suited for the type and intensity of the existing uses. No new grading or site expansion is proposed.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

No negative impacts are anticipated with the granting of this SUP request. The site has been in operations for over 14 years. The project is an existing industrial use that is situated in the middle of an industrial development. Traffic generated by the project is minimal and will not result in any change in impact to area roadways. Lastly, the project is consistent with the underlying Master Plan and zoning designations as well as provisions of the Washoe County Development Code.

APPENDICES

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Williams Scotsman, Inc Special Use Permit Application			
Project Description: • A Special Use Permit application to allow for storage of manufactured home style portable buildings within an industrial zone.			
Project Address: 12050 Truckee Canyon Court, Washoe County			
Project Area (acres or square feet): 4.23 acres			
Project Location (with point of reference to major cross streets AND area locator): South side of the intersection of Truckee Canyon Court and Canyon River Court (State Route 447), west of Exit 23 Eastbound I80			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-090-41	4.23		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Williams Scotsman, Inc		Name: Christy Corporation, LTD	
Address: 901 S Bond Street, Suite 600		Address: 1000 Kiley Parkway	
Baltimore, MD	Zip: 21231	Sparks, NV	Zip: 89436
Phone: 410-931-6000	Fax:	Phone: 775-502-8552	Fax:
Email: David.wood@willscot.com		Email: Lisa@christynv.com	
Cell: 775-762-1393	Other:	Cell: 908-763-6576	Other:
Contact Person: David Wood		Contact Person: Lisa Nash	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above		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: Williams Scotsman, Inc., on behalf of Resun Modspace, LLC (Successor to Resun Modspace, Inc.)

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, Samantha Bishop (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 Building.

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

Assessor Parcel Number(s): 084-090-41

* Williams Scotsman, Inc. is the ultimate parent to Resun Modspace, Inc., which was converted to Resun Modspace, LLC on 4/3/2019 in Nevada

Printed Name Samantha Bishop

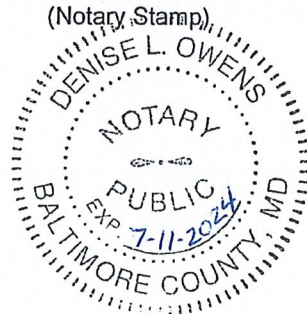
Signed Samantha Bishop

Address 901 S. Bond Street, Suite 600, Baltimore, MD 21231

Subscribed and sworn to before me this 5th day of November, 2021.

Denise L. Owens Notary Public in and for said county and state

My commission expires: 07-11-2024



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

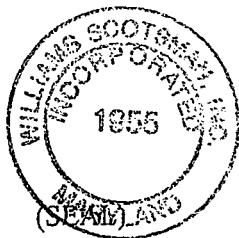
- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating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

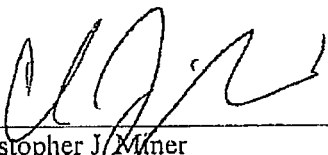


SECRETARY'S CERTIFICATE

I, Christopher J. Miner, hereby certify that I am Secretary of Williams Scotsman, Inc., a Maryland corporation, and that Samantha Bishop is Assistant Secretary of Williams Scotsman, Inc. and has the authority to sign the Property Owner Affidavit for Washoe County, NV regarding Parcel No 084-090-41.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Seal of the corporation, this 5th day of November, 2021.





Christopher J. Miner
Secretary - Williams Scotsman, Inc.



March 8, 2022

Trevor Lloyd
Katie Stark
Washoe County Community Services Department
1001 E. Ninth Street, Building B – 2nd Floor
Reno, Nevada 89512

RE: WillScot Special Use Permit (case # WSUP21-0033)

Dear Trevor and Katie,

The purpose of this letter is to provide further clarifications on the waivers requested as part of the Williams Scotsman (WillScot) Special Use Permit (SUP) submitted to Washoe County on November 8, 2021 (case # WSUP21-0033). As detailed in the submitted materials, WillScot is requesting a SUP to allow for the storage of manufactured home style portable buildings within the Industrial zone. The project was scheduled for a hearing before the Washoe County Board of Adjustment on February 3, 2022. Although Washoe County Planning staff recommended approval of the SUP request, concerns were raised related to waivers associated with paving, drainage, screening, and landscaping. After consultation with staff, a request to postpone processing of the application was granted to allow for additional analysis of the requested waivers. Thus, this letter provides for further clarification/analysis related to the minor code deviations proposed.

Project Background

The site has been operating as a storage facility for rental modular buildings for over 10 years. The business was previously owned by Resun Modspace Inc. (Modspace) before acquisition by WillScot in 2018. The site and business were previously operating under the business license for Modular Space Corporation until 2020. When that license expired, the applicant began the process of obtaining a new business license for the site under the current business name.

In the process of applying for the new business license, the applicant was informed by the Planning Department that the existing site usage would require a Special Use Permit (SUP) to allow for manufactured home storage in the Industrial Zone.

The use of the property did not change with the acquisition in 2018 and has continued operating with an office building, maintenance work areas, and storage of modular units. The modular units include two types of units; those permanently attached to a chassis and towed to job sites along with portable buildings that sit on the ground and are transported via trailer. These modular rental units are not for residential use and are only utilized as office and job site trailers. The SUP request is to address that the fact that buildings not permanently attached to a chassis are considered “manufactured home storage.” They are considered a “heavy industrial” use in the Development Code, thus triggering the SUP request.

The project site is fully developed and operational. Site improvements were legally permitted through Washoe County with the establishment of the previous Modspace tenant. This included applicable building permits, grading permits, etc. The improvements met all Washoe County development standards, inspections were completed, and the use was legally operating. Operations by WillScot at the site are virtually identical to what was occurring with Modspace. The only difference is that some of the modular buildings are considered manufactured homes under the code. From an outside observer’s point of view, nothing has changed whatsoever in terms of site configuration, intensity, operations, etc.

Waivers

With the WillScot SUP, it requested to keep the site as-is without any changes to the current configuration and improvements. The use has demonstrated that it is able to properly function under the current conditions without generating any negative impacts to surrounding properties. Intensity of uses and site operations have not changed with the WillScot take-over.

WillScot is requesting consideration of the following waivers/deviations from code:

- 110.410.25(e)

Staff is recommending that all driveways and the storage yard be paved. Currently, driveways in and out of the facility are paved (refer to previously submitted report for pictures). The internal yard area consists of an all-weather surface and is proposed to remain as such. The all-weather surface has proven to work well with the WillScot operations. The nature of operations requires reconfiguration of internal yard areas on a daily basis. Thus, paving of driveways internal to the site is problematic since the locations of drive aisles are subject to frequent relocation. Additionally, paving of the yard area would require the addition of significant impervious surface which could have impacts to site drainage. Under the current conditions, drainage has proven to function, even in 100-year storm events.

The current yard improvements were previously allowed by Washoe County and are requested to remain. As noted, all primary access entries/drives are paved and maintained in good order. The yard area is entirely screened, and access in and out of the of the yard area is minimal in terms of inbound/outbound trips. Maintaining an all-weather surface allows for easier storage configuration and creates no impacts to surrounding properties. In fact, the existing pervious yard base is more environmentally friendly than paving.

To date, WillScot (and Modspace) have no dust control permit violations. Additionally, trailers in the storage yard do not contain any hazardous fluids. Therefore, any concerns related to vehicle fluids absorbing into the ground, etc. are non-existent, making the all-weather surface logical.

The all-weather surface proposed is what currently exists. This includes a compacted road base consisting of midsize gravel. The entire yard area is covered to ensure dust control provisions are met and that mud, puddling, and erosion do not occur.

- 110.412.55(a)

The second waiver would eliminate any new screening at the site. As currently constructed, screening of all yard areas exists. Street frontages include a solid fence and attractive landscape improvements. A waiver is being requested for the southern and eastern portions of the yard area. Here, an existing slatted chain link fence provides screening to adjoining properties. However, it is particularly important to note that these areas abut outdoor industrial storage yards that exist on the adjoining parcels. Thus, providing any additional screening in these areas serves absolutely no purpose. Not only would the screening measures be hidden from view of any public right-of-way, but there is also no reason to provide screening between two identical use types.

- 110.412.70(e)

The previously issued staff report included a condition for new stormwater improvements. As noted previously, the current site is fully developed, and the design/improvements were permitted by Washoe County. No changes are proposed. Thus, no additional stormwater improvements are necessitated with this request. The project site has proven to adequately mitigate stormwater flows under the current design/configuration, including during large storm events.

Stormwater improvements at the site would only be necessary if paving of the yard were to be required. If paving occurred, additional onsite detention would be necessary to account for increased runoff from new impervious surfaces. However, if staff is agreeable to permit the yard areas to remain as previously approved, new stormwater improvements are not necessary.

- 110.412.45

Staff has indicated the need for additional onsite landscaping. As noted in the previously submitted materials (pictures also included), the street frontages of the site (Canyon River Court and Truckee Canyon Court) are fully landscaped with healthy and aesthetically pleasing improvements. Additionally, internal landscaping adjacent to the office and visitor parking areas is also provided. No new landscaping is proposed. Landscaping on the south and east sides of the site would not be visible from the public and serves no purpose. Although not anticipated, if additional trees and/or shrubs are required to meet Washoe County Development Code standards, these can be added within the existing landscape areas, with no objection from the applicant.

In summary, it is important to stress that operations at the site are not changing from what exists today. The only change that necessitates this SUP is the classification of the type of trailer being stored at the site. There are no new impacts, operational changes, etc. The requested waivers have absolutely no impact upon adjoining properties and will not pose any threat to the public's health safety or welfare.

WillScot has proven to be a viable use that has operated at the site for years without complaints, dust violations, or code enforcement action. The property is maintained in an orderly fashion and will continue to function in the same manner with the approval of this SUP and the requested waivers/deviations.

Thank you for your consideration of the WillScot SUP and the minor deviations outlined in this letter. If you have any further questions, concerns, or need any additional information/analysis, please do not hesitate to contact me at lisa@christynv.com or (775) 502-8552. We look forward to working with you as the SUP process moves forward. Thank you.

Sincerely,



Lisa Nash
Planner

cc: William Scotsman, Inc.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

March 24, 2022

TO: Katy Stark, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Special Use Permit Case Number WSUP21-0033 (Williams Scotsman)

Project description:

The applicant is proposing to approve a special use permit to allow for storage of manufactured home style portable buildings (Use Type: General Industrial, Heavy) within an Industrial regulatory zone. The project site is currently occupied by a modular building business and the site would act as a storage facility for rental modular buildings between deliveries to job sites. These modular rental units are utilized as office and job site trailers.

Location: 12050 Truckee Canyon Court, near Interstate 80 Exit 23 in Mustang, Assessor's Parcel Number: 084-090-41

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

Comments:

Recommendation of approval of this permit.

This parcel is within TMWA service area. Provide written approval or will-serve from TMWA prior to permit issuance.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: March 28, 2022

To: Katy Stark, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Williams Scotsman WSUP21-0033**
APN 084-090-41

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for storage of manufactured home style portable buildings within an industrial zone and is located on approximately 4.23 acres in the south side of the intersection of Truckee Canyon Court and Canyon River Court (State Route 447), southeast of Interstate 80E, west of Exit 23 Eastbound.

The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WSUP21-0033
EXHIBIT F

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WSUP21-0033 (Williams Scotsman) Conditions of Approval
Date: Tuesday, March 22, 2022 11:35:01 AM
Attachments: [image001.png](#)

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

For this project, they will need to ensure that property line distances are maintained and that fire apparatus access throughout the site is also maintained.

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

December 19, 2021

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21-0033 Williams Scotsman

Dear Katy,

In reviewing the special use permit for storage of manufactured home style portable buildings, the Conservation District has the following comment.

The District supports the recommendation for additional screening that will provide softening of this industrial site.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources any questions call us at (775)750-8272.

Sincerely,

J Shaffer