

**Washoe County Board of Adjustment**



**WSUP21-0033**  
**(Williams Scotsman)**

**May 5, 2022**

# WSUP21-0033

## Williams

## Scotsman





# Request

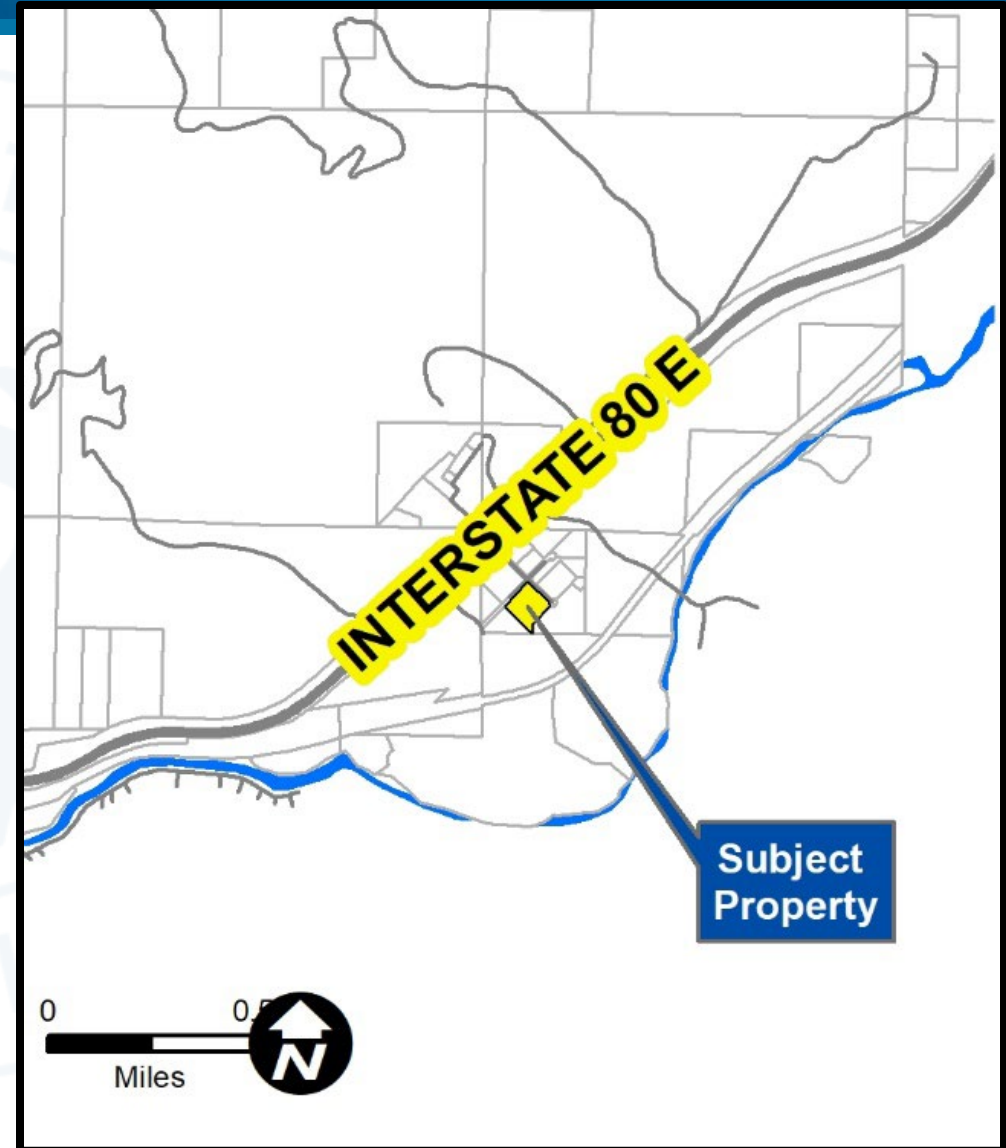


- Special use permit to allow for storage of manufactured home style portable buildings within an Industrial regulatory zone & to vary standards:
  - To waive the requirement to pave the driveways & storage yard
  - To waive additional screening
  - To waive improvements to stormwater drainage
  - To waive additional landscaping
- 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.

# Vicinity Map



The project site 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.





# Site Plan



# Project Site



- 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 under a previous owner.

# Project Site



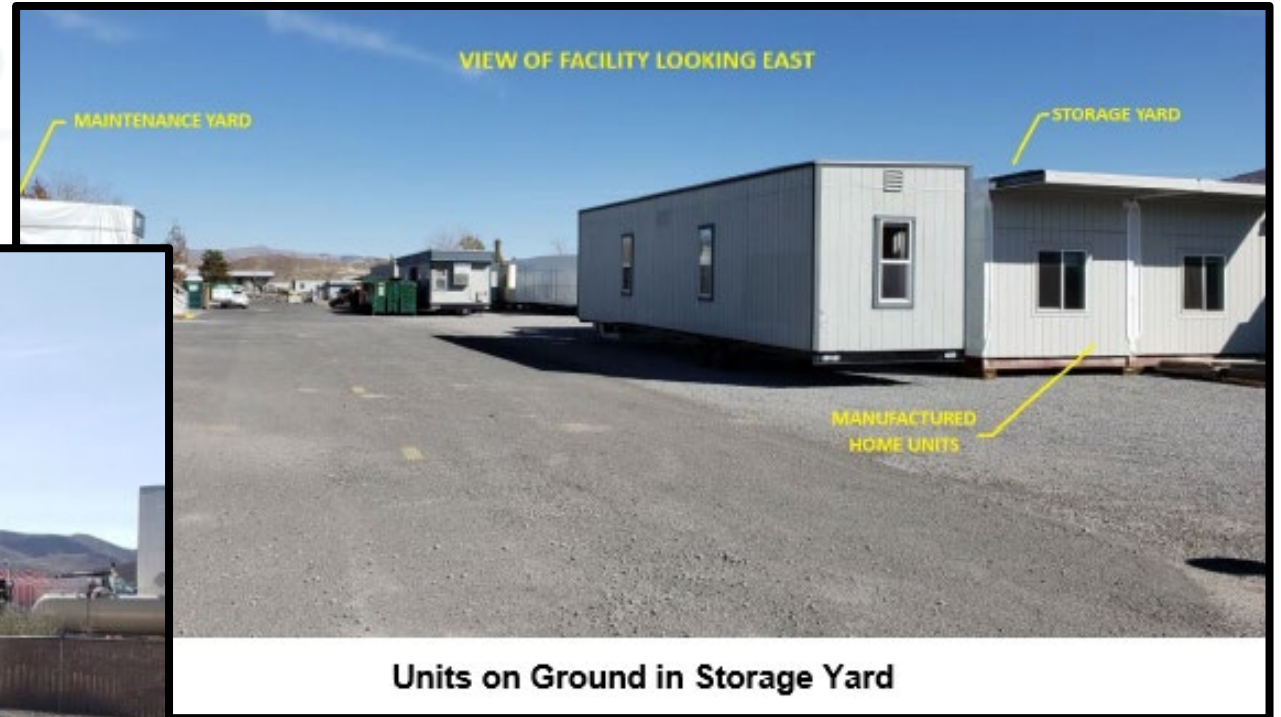
- The site acts as a storage facility for rental modular buildings between deliveries to job sites – used as office & job site trailers, not residential
- Two types of modular units are stored temporarily:
  - Units permanently attached to a chassis and towed to job sites
  - Units that sit on the ground and are transported via trailer



# Modular Units



Units on Chassis in Storage Yard



Units on Ground in Storage Yard



# Analysis



- The business was previously owned by Resun Modspace Inc. and was purchased by Williams Scotsman, Inc. in 2018.
- When the previous business license expired in 2020, the applicant began applying for a new business license under the current WillScot business name.
- During the licensing process, the applicant learned 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 – WCC Table 110.302.05.4

# Analysis



- The applicant is not changing 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. Truckee Meadows Fire Protection District provided conditions of approval, which are included in Exhibit A.

# Analysis – Condition Removal



- The Conditions of Approval (Exhibit A) submitted with the staff report included Condition 3.a. from Washoe County Water Rights.
- Condition 3.a. required the applicant to provide written approval or will-serve from TMWA.
- The site is already served by TMWA – Planning staff reached out to Water Rights & asked if the condition is necessary.
- Water Rights staff confirmed that the condition is not necessary. **Condition 3.a. can be removed.**
- Amended conditions were emailed & posted online.



# Emails



## Water Rights' approval to resolve Condition 3.a.

**To:** Weiss, Timber A. <[TWeiss@washoecounty.gov](mailto:TWeiss@washoecounty.gov)>  
**Cc:** Behmaram, Vahid <[VBehmaram@washoecounty.gov](mailto:VBehmaram@washoecounty.gov)>; Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>  
**Subject:** RE: Water Rights Comments - Special Use Permit Case Number WSUP21-0033 (Williams Scotsman)

Hi Timber,

I have a question about the request to provide written approval or will-serve from TMWA. This business has been in operation at this site (under a different owner) for over 10 years. In fact, the current owner has been operating the business for several years. The already receive water from TMWA. I currently have your item listed as one of the conditions for this case (see below), but I'm wondering if it's actually necessary. What do you think? Thanks!

### 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](mailto:tweiss@washoecounty.gov)**

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

**From:** Weiss, Timber A. <[TWeiss@washoecounty.gov](mailto:TWeiss@washoecounty.gov)>

**Sent:** Monday, April 18, 2022 9:40 AM

**To:** Stark, Katherine <[KRStark@washoecounty.gov](mailto:KRStark@washoecounty.gov)>

**Cc:** Behmaram, Vahid <[VBehmaram@washoecounty.gov](mailto:VBehmaram@washoecounty.gov)>

**Subject:** RE: Water Rights Comments - Special Use Permit Case Number WSUP21-0033 (Williams Scotsman)

Hello,

That is okay to resolve this requirement, as it is not necessary.

Kindly,

Timber Weiss

# Requests & Analysis



## Request to waive the requirement to **pave the driveways & storage yard**

- WCC Section 110.410.25(e) requires that all parking spaces, driveways & maneuvering areas shall be paved & permanently maintained with asphalt or cement.
- The applicant has indicated that driveways in & out of the facility are paved & maintained.
- The internal yard area has an all-weather surface, composed of compacted road base consisting of midsize gravel.

# Requests & Analysis



## Request to waive the requirement to pave the driveways & storage yard

- Business operations require reconfiguration of internal yard areas on a daily basis – drive aisles are relocated frequently, which would make the paving of internal driveways problematic.
- 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.



# Requests & Analysis



## Request to waive the requirement to pave the driveways & storage yard

- The applicant has indicated that they have no dust control permit violations.
- 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 & erosion do not occur.
- Staff recommends approval of the applicant's request to waive paving requirements for internal driveways & the storage yard.

# Requests & Analysis



## Request to waive additional screening beyond the slatted chain link fence surrounding the site

- WCC Section 110.412.55(a) requires the following screening for open storage areas:
  - 1) Open storage areas – enclosed by a screen at least 6 ft. & not more than 7 ft. in height
  - 2) Items stored within 100 ft. of a street – not stacked higher than required screen
  - 3) Screens to enclose storage areas between adjoining side or rear yards may be deleted by mutual agreement of the property owners involved
  - 4) Exterior electrical cage enclosures & storage tanks – screened from view from adjacent street
  - 5) Trash enclosures & gates – of solid construction & in accordance with County standards & International Fire Code

# Requests & Analysis

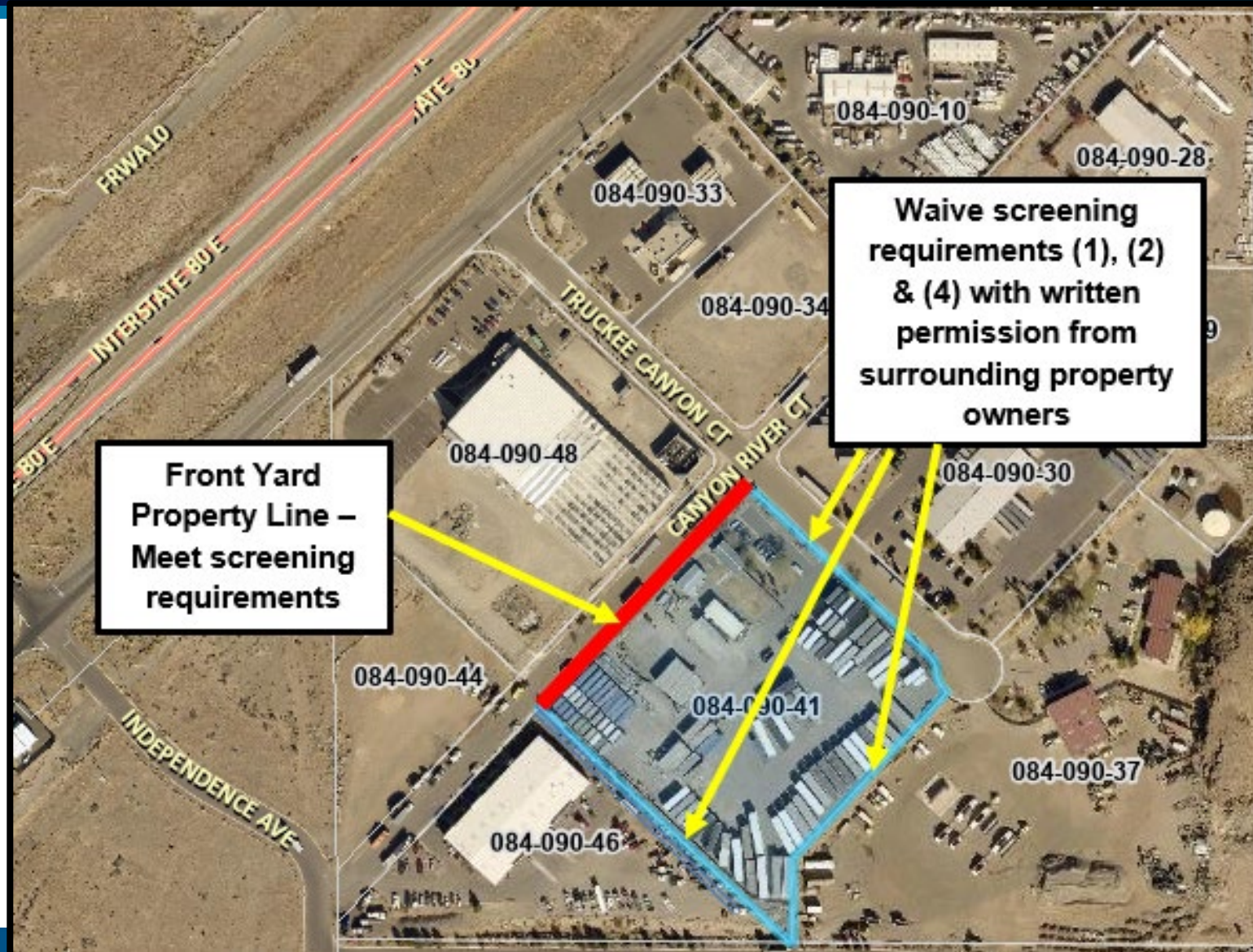


Request to waive additional screening beyond the slatted chain link fence surrounding the site

- Staff recommends that the applicant should meet screening requirements (1), (2), (4) & (5) as required by code for the front yard along Canyon River Ct. (shown in red in the image).
  - This front-yard property line (Canyon River Ct.) faces Interstate 80, and preservation of the view from Interstate 80 is required in the Truckee Canyon Area Plan.



# Requests & Analysis



# Requests & Analysis

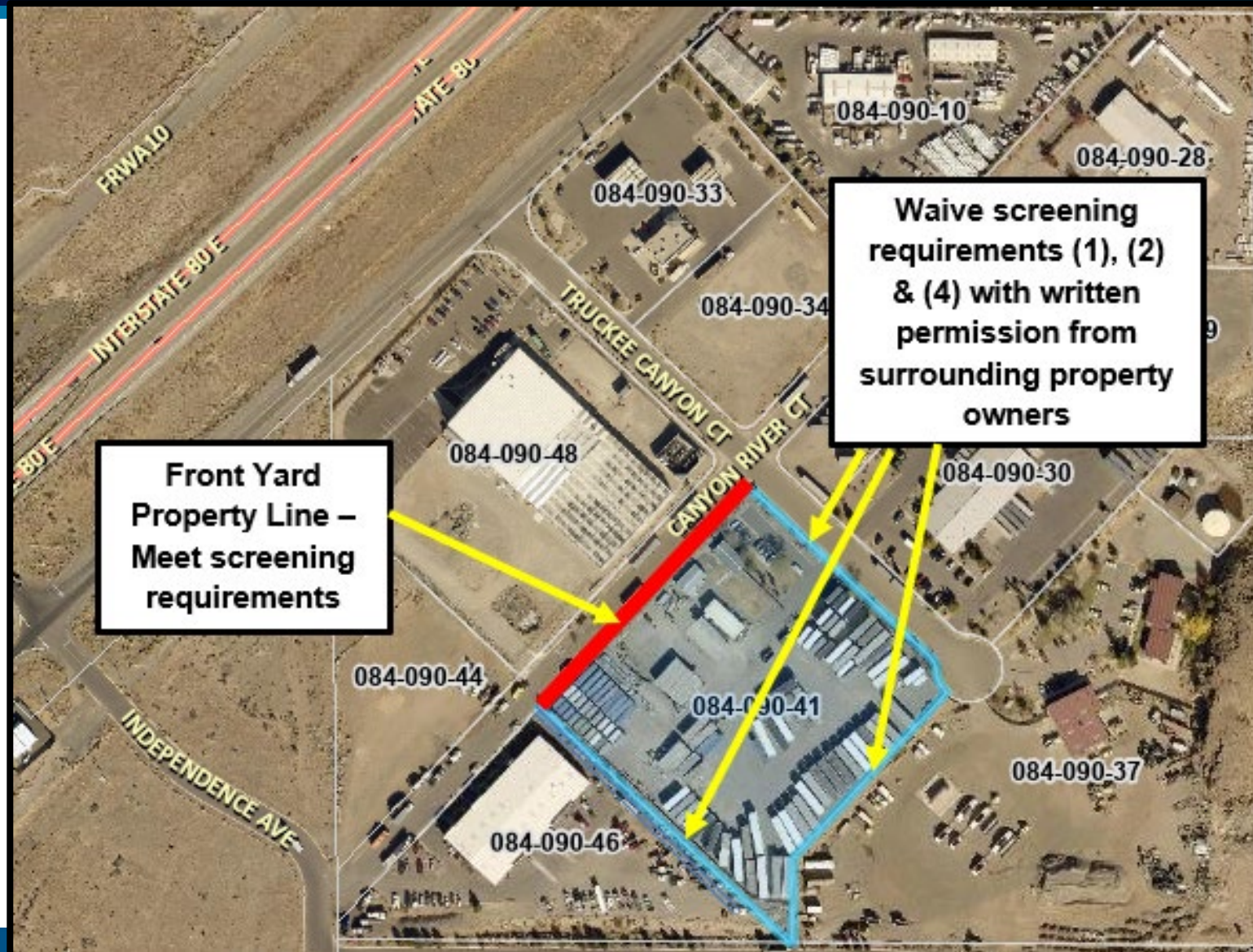


## Request to waive additional screening beyond the slatted chain link fence surrounding the site

- 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) if the applicant obtains written approval from parcels 084-090-29, 084-090-30, 084-090-37, and 084-090-46.
- WCC Section 110.412.55(a)(3) – Screens may be deleted by mutual agreement of the property owners involved.
- Staff recommends that requirement (5) for trash enclosures must be met on all front, side, and rear yards of the property.



# Requests & Analysis



# Requests & Analysis



## Request to waive improvements to stormwater drainage

- WCC Section 110.412.70(e) requires that all landscaping and screening shall meet five listed requirements in order to minimize stormwater runoff in landscaped areas. (staff report page 8)
- Staff believes the applicant should meet these stormwater runoff requirements as required by code. If the project site already meets these requirements, then no further action is required.



# Requests & Analysis



Request to waive additional landscaping beyond the existing landscaping along both road frontages

- WCC Section 110.412.45 lists the landscaping requirements for Industrial and Agricultural use types.
- Staff believes that these portions of Section 110.412.45 apply to the project site & believes the applicant should meet these requirements, per code:
  - Landscape a minimum 10% of the total developed land area
  - All required yards which adjoin a street shall be landscaped & shall include at least 1 tree for every 50 linear feet
  - Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating

# Requests & Analysis



## Request to waive additional landscaping beyond the existing landscaping along both road frontages

- The applicant has indicated that the street frontages of the site are fully landscaped & internal landscaping adjacent to the office & visitor parking areas is provided.
- Code does not require the applicant to plant trees or provide landscaping along the property lines abutting the industrial parcels. (only yards adjoining a street)
- The applicant has requested to plant any additional required trees and/or shrubs within the existing landscape areas. Staff agrees with this request.

# Truckee Canyon Area Plan



Staff believes that the project complies with all pertinent policies from the Truckee Canyon Area Plan.

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



Various agencies reviewed the application.  
Conditions are included in Exhibit A.

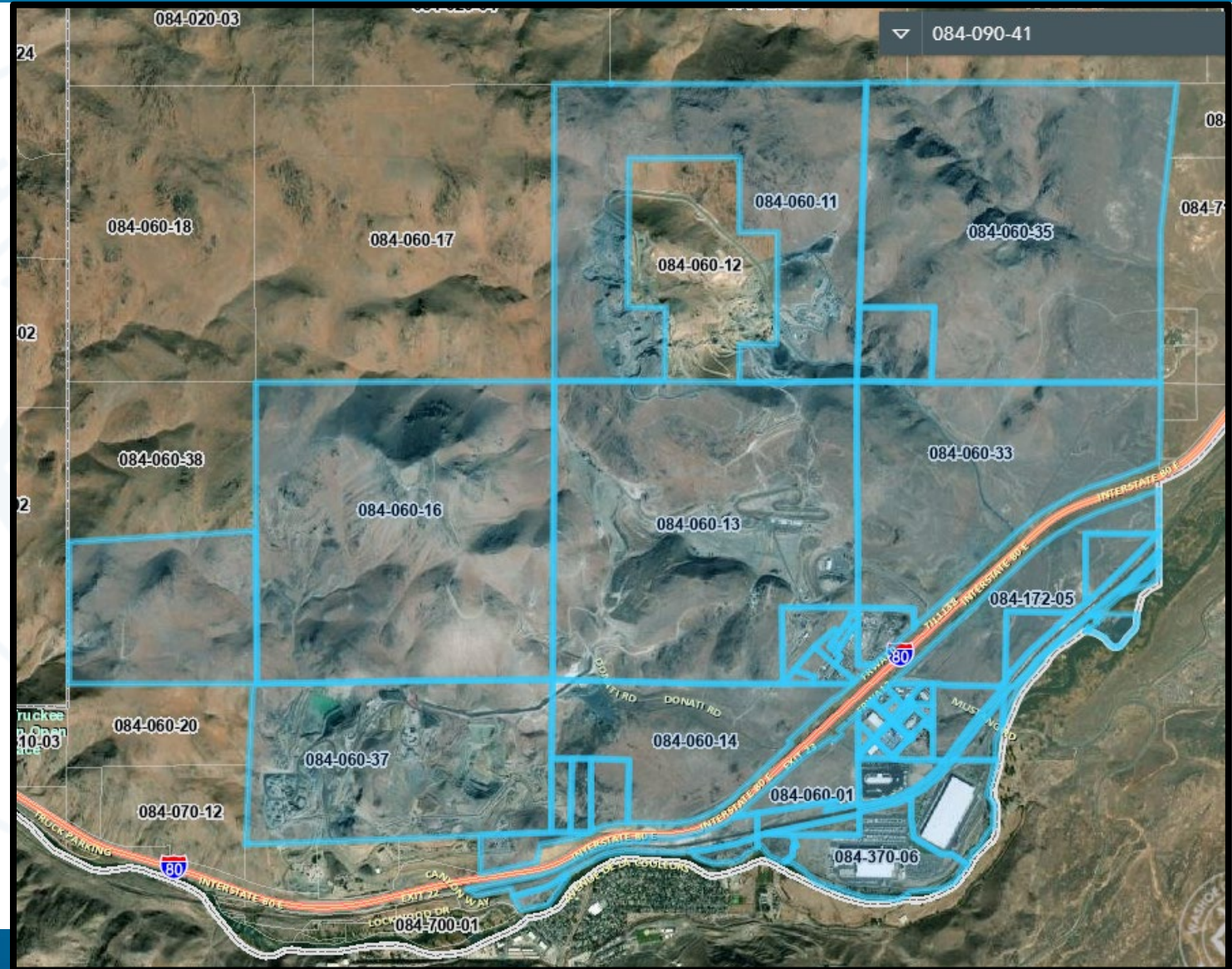
Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alex Wolfson / <a href="mailto:awolfson@dot.nv.gov">awolfson@dot.nv.gov</a>
Washoe County Building & Safety	<input 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 / <a href="mailto:skirschenman@washoecounty.gov">skirschenman@washoecounty.gov</a>
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vahid Behmaram / <a href="mailto:vbehmaram@washoecounty.gov">vbehmaram@washoecounty.gov</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Robert Wimer / <a href="mailto:rwimer@washoecounty.gov">rwimer@washoecounty.gov</a>
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 / <a href="mailto:grosa@washoecounty.gov">grosa@washoecounty.gov</a>
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	David Kelly / <a href="mailto:DAKelly@washoecounty.gov">DAKelly@washoecounty.gov</a>
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson / <a href="mailto:jlawson@washoecounty.gov">jlawson@washoecounty.gov</a>
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a>
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 / <a href="mailto:shafferjam51@gmail.com">shafferjam51@gmail.com</a> & <a href="mailto:brettyler2@gmail.com">brettyler2@gmail.com</a>



# Public Notice



Notices were sent to 53 parcels at 6,500 feet.



# Special Use Permit Findings



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;
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 storage of manufactured home style portable buildings 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.

# Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Special Use Permit Case Number WSUP21-0033 and the nature of the stringent recommended conditions of approval and partially approve the requested Special Use Permit.



# 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, approval to waive paving requirements for the internal driveways and the storage yard, and approval to vary 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.



# Thank you

Katy Stark, Planner  
Washoe County CSD – Planning Division  
[krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)  
775-328-3618

