

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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Washoe County Development Application
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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.

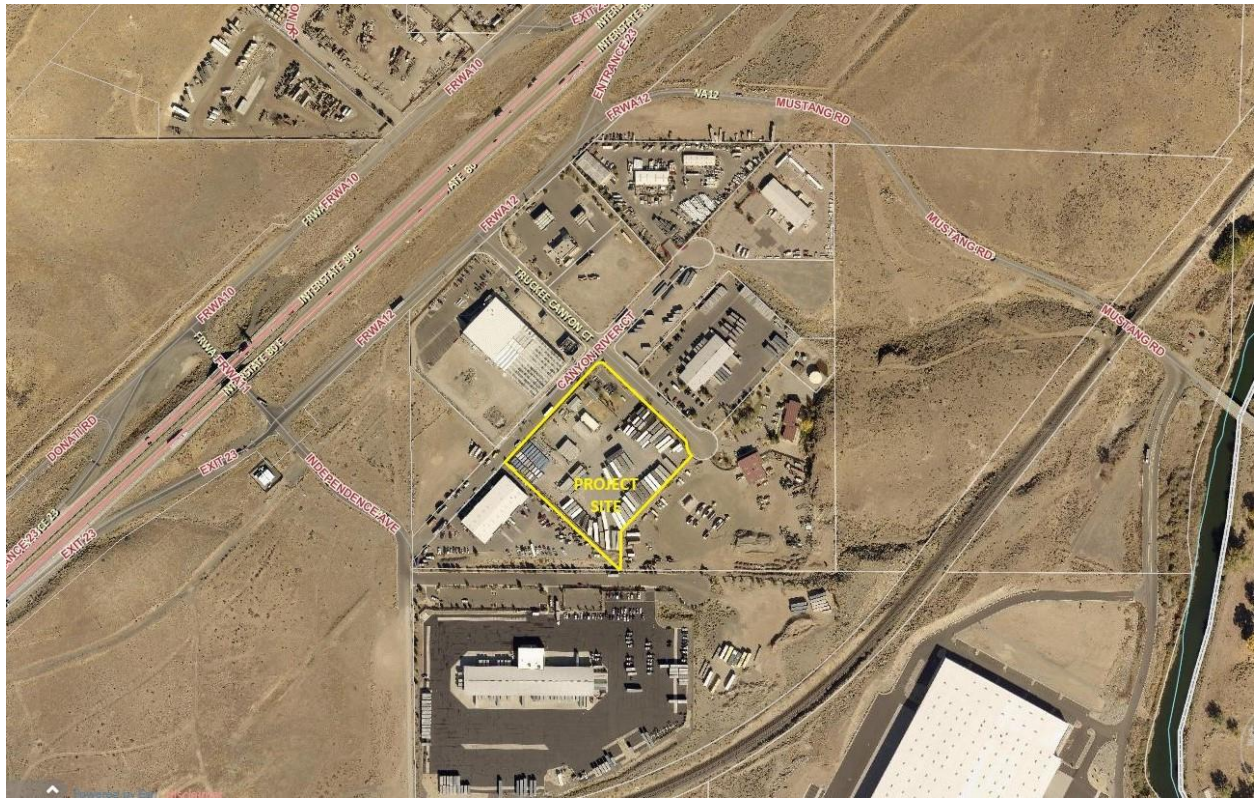


Figure 1 – Vicinity Map



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

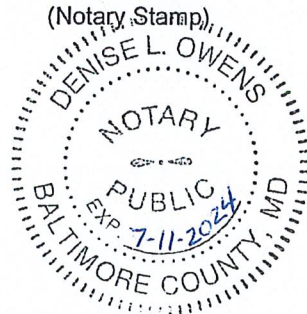
Signed Samantha Bishop

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

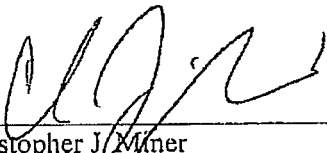


SECRETARY'S CERTIFICATE

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.