



WSUP21-0017

Silver Strike Concrete Batch Plant – Lockwood



Washoe County Board of Adjustment

July 1, 2021

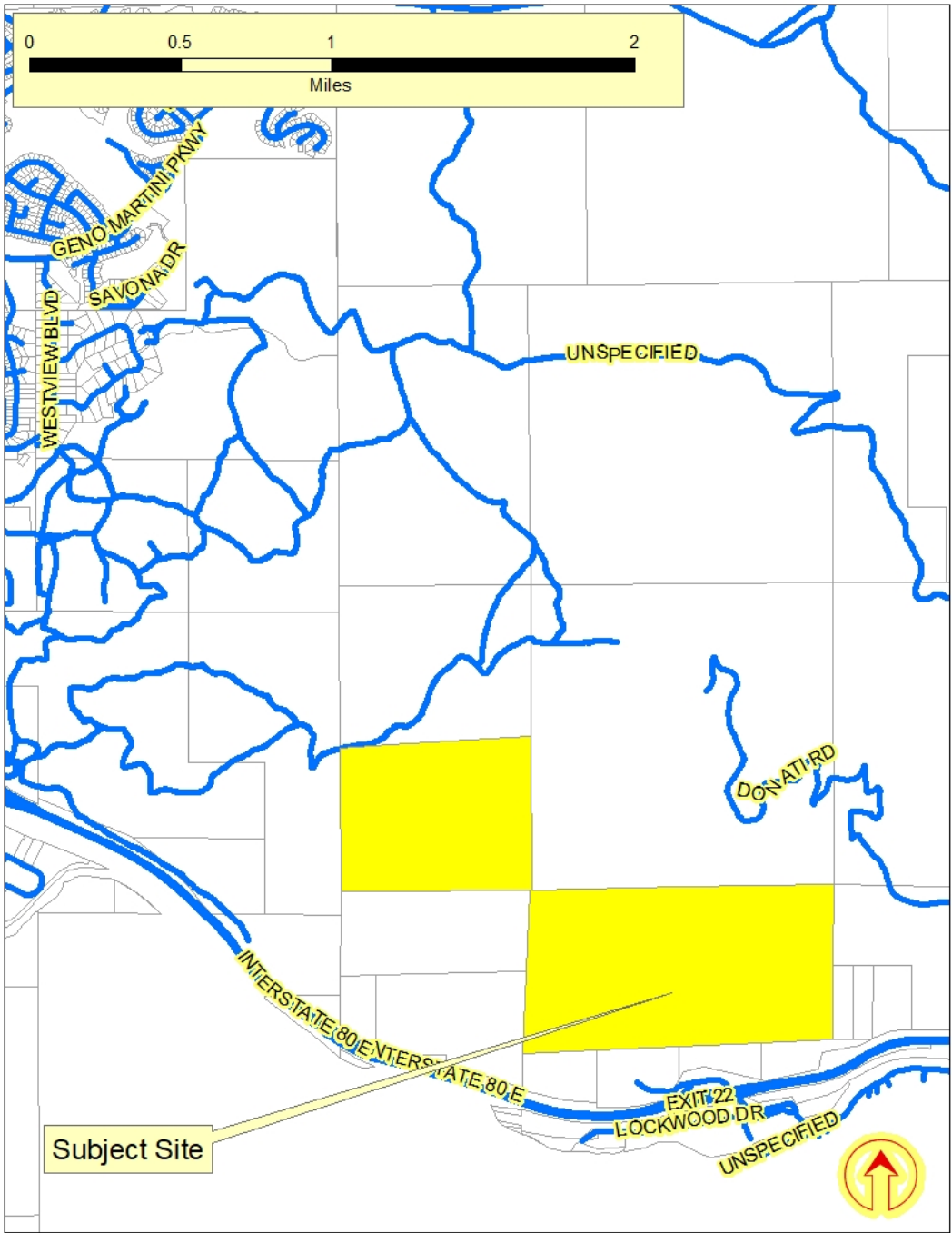


Request

Special use permit for a ready mix, concrete batch plant (Aggregate Facilities Use Type). The proposed concrete batch plant is located and operated completely within a pre-existing and operating materials and aggregate mine.

The concrete batch plant under consideration has already been constructed and is in operation.

Vicinity Map





Site Plan





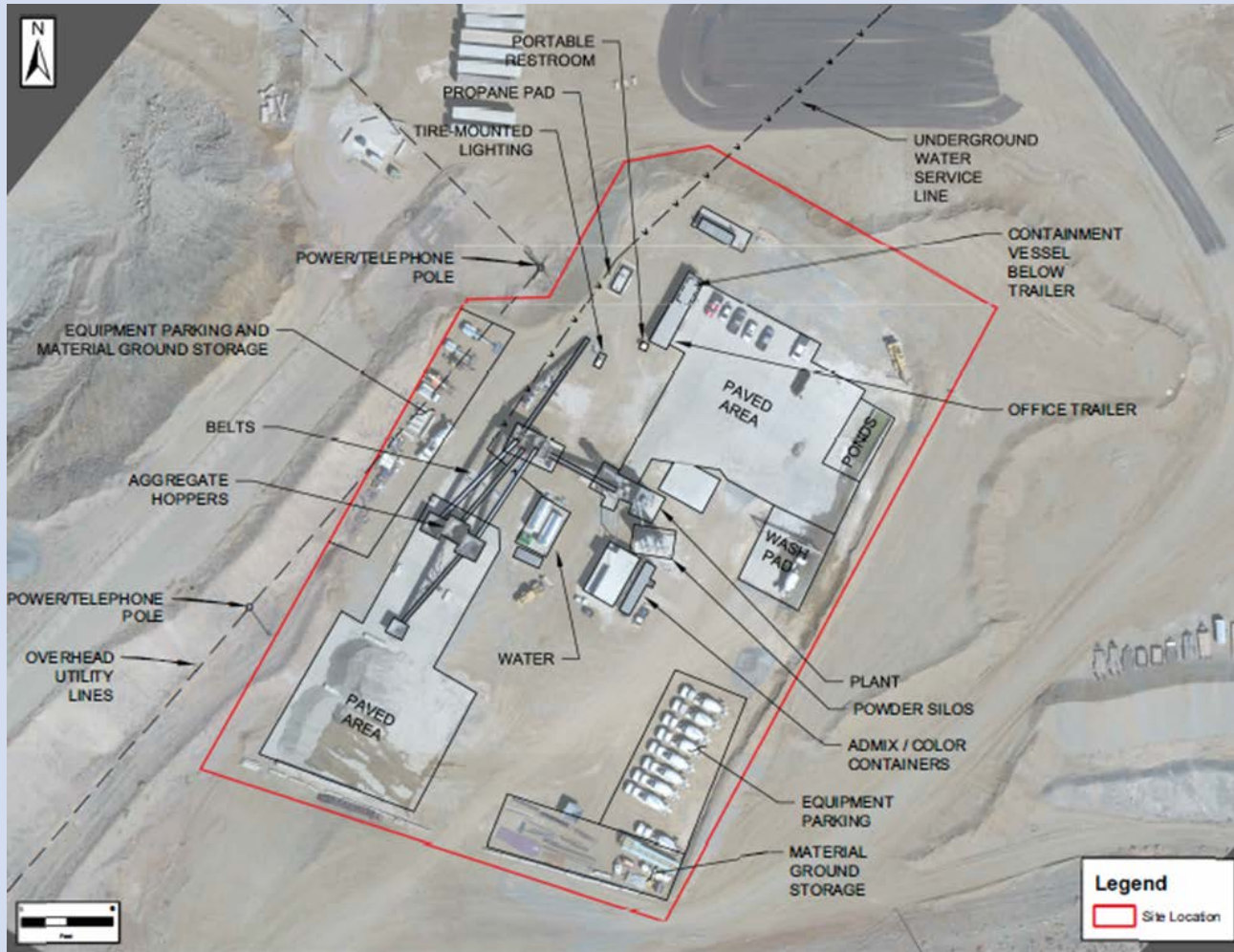
Site Plan I-80



Interstate 80



Site Plan





Analysis

- Project location within operating materials & aggregate mine is appropriate – compatible uses
- Project site previously graded under Granite Construction's permits for storage
- No sewer or septic – water supplied by Granite
- Batch plant is located off Interstate 80 – trucks do not pass through residential areas to access concrete batch plant
- Cannot see the batch plant from Interstate 80



Analysis

- Operating hours are approximately 5:00 a.m. to 5:00 p.m.
- Downlighting for early or late hours – cannot be seen directly from Interstate 80
- Applicant is requesting to **waive the landscaping requirement** – no residential uses adjoin project site, site cannot be seen from the highway & vegetation in surrounding hills is sparse



Site Photos





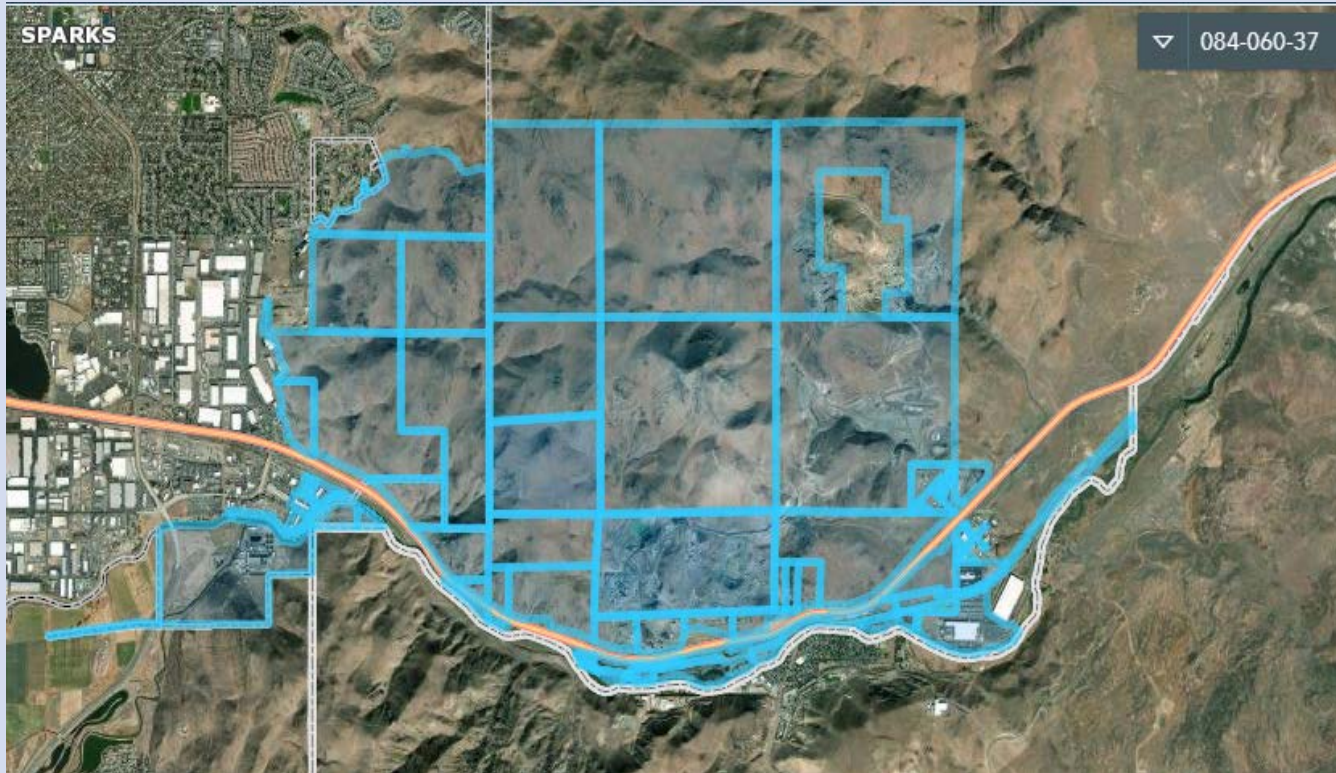
Site Photo





Public Notice

- Notices were sent to 70 parcels at 5500 feet





Citizen Advisory Board

- **The East Truckee Citizen Advisory Board meeting of June 8th was cancelled. Individual responses were requested from all CAB members. One response was received from the CAB's Vice Chair, who saw no problem with the project.**



Reviewing Agencies

- **Various agencies reviewed the application; their comments are included in the staff report**
- **Agencies with conditions are included in the Conditions of Approval**



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 a ready mix, concrete batch plant, 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 WSUP21-0017 and the nature of the stringent recommended conditions of approval and 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 approve with conditions Special Use Permit Case Number WSUP21-0017 for Silver Strike Concrete, Inc., with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.