



# Board of Adjustment Staff Report

Meeting Date: February 03, 2022

Agenda Item: 8C

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

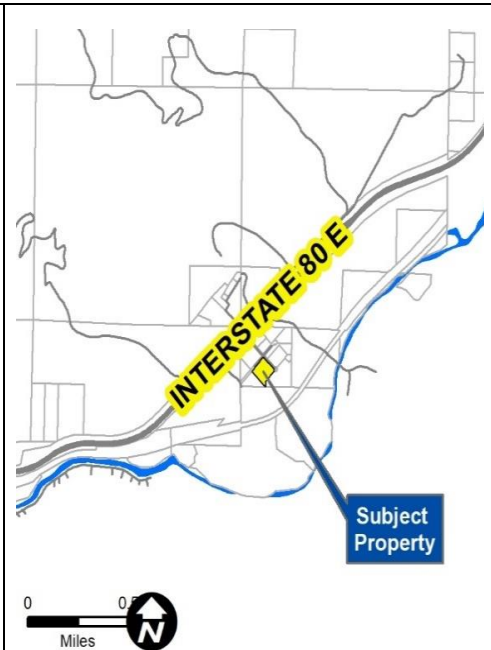
BRIEF SUMMARY OF REQUEST: A special use permit for storage of rental modular buildings between deliveries to job sites

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 varying 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, paving the driveways and storage yard, 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 10)*

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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:

<b>Variance(s) Requested</b>	<b>Relevant Code</b>
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 14 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 and to ensure that fire apparatus access is maintained around stored manufactured homes.

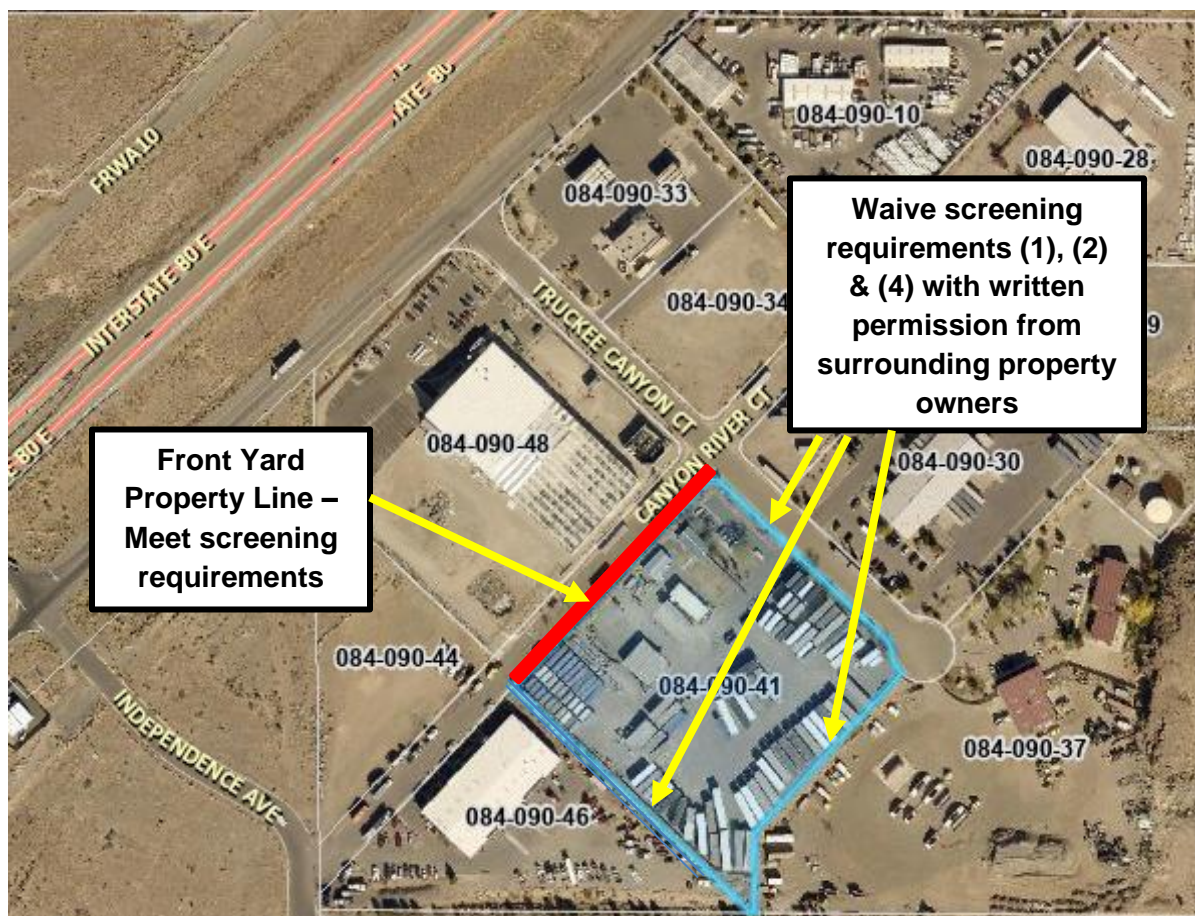
The applicant is also requesting to vary several standards. The applicant has requested to waive the requirement to pave the driveways and storage yard. Washoe County Code (WCC) Section 110.410.25(e) requires that all parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Considering the nature of the business and the movement of large modular buildings on and off the property, staff does not recommend waiving the paving requirement.

The applicant is requesting 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 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;
- (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 and storage tanks shall be screened from view from an adjacent street and residential use; and
- (5) 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 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. 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;
- (2) Where appropriate, grading and landscaping shall incorporate on-site stormwater runoff for supplemental on-site irrigation;
- (3) Where water is dispersed to natural ground or channels, appropriate energy dissipators shall be installed to prevent erosion at the point of discharge;
- (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
- (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 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.

The applicant is requesting 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. 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.
- (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.
- (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 believes the applicant should meet the code requirements for landscaping as listed above. Any existing landscaping on the project site can contribute to meeting the above requirements. 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.

**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	Yes	The applicant is not proposing changes to the site or expansion. The view from



view from Interstate 80 is preserved. Height limitations and setbacks will help preserve the visually predominant ridges and escarpments.	Interstate 80 would not be altered by the proposed use.
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### **Reviewing Agencies**

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

<b>Agency</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
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 type="checkbox"/>	Vahid Behmaram vbehmaram@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

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 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 varying 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, paving the driveways and storage yard, 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:

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.

**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., David Wood  
Email: David.wood@willscot.com

Consultant: Christy Corporation, LTD., Lisa Nash  
Email: 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 February 3, 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 surfacing requirements of Washoe County Code (WCC) Section 110.410.25(e). All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement.
- g. 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;
- h. The applicant shall adhere to the stormwater runoff requirements listed in WCC Section 110.412.70(e).
- i. The applicant shall adhere to these landscaping requirements for industrial use types as listed in WCC Section 110.412.45:
  - 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.
  - 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.
  - f. Landscaping. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

### **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](mailto: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.

\*\*\* 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](#)

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[**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](mailto:awolfson@dot.nv.gov) | w [dot.nv.gov](http://dot.nv.gov)

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**From:** Fagan, Donna <[DFagan@washoecounty.gov](mailto:DFagan@washoecounty.gov)>

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

**To:** D2 Traffic DL <[D2Traffic@dot.nv.gov](mailto: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](mailto:dfagan@washoecounty.gov) | Office: 775.328.3616

1001 E. 9<sup>th</sup> 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](#)


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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.





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

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.



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

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



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

**WSUP21-0033**  
**EXHIBIT B**

**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](mailto: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](http://www.OurCleanAir.com) | [Subscribe to get Air Quality Updates!](#)

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

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](mailto: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](mailto: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](#)

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**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

**WSUP21-0033**  
**EXHIBIT B**

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](mailto:dfagan@washoecounty.gov) | Office: 775.328.3616

1001 E. 9<sup>th</sup> 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](mailto: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.

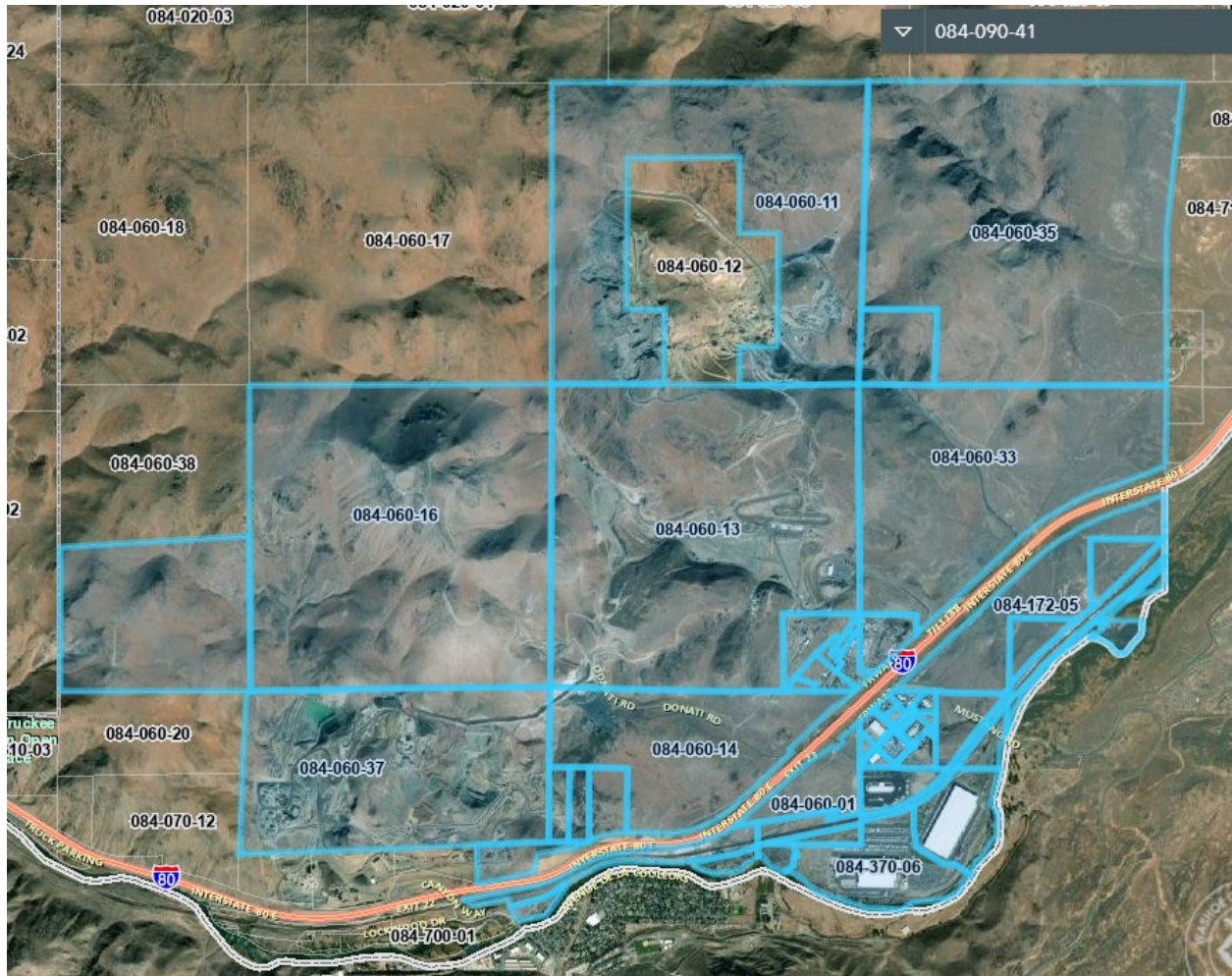
Sincerely,

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.

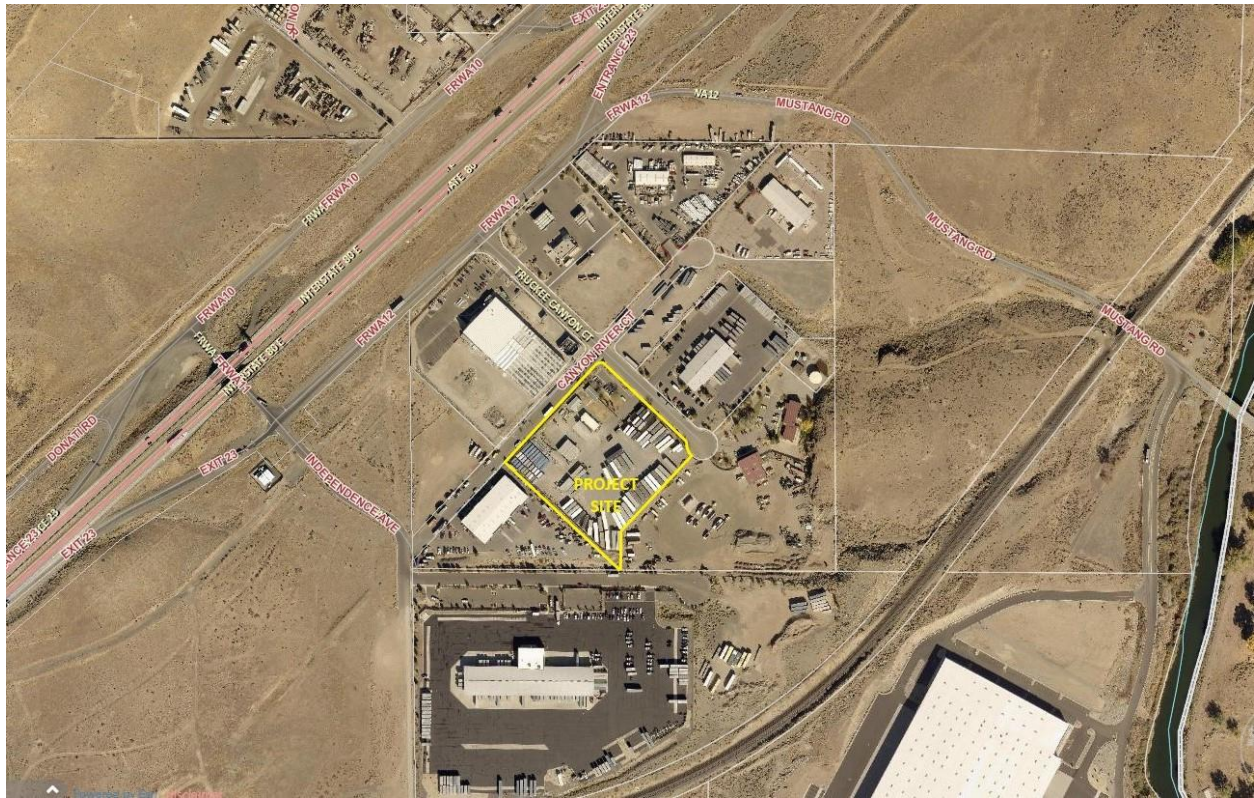


Figure 1 – Vicinity Map





## 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**



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## **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.





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## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Williams Scotsman, Inc Special Use Permit Application</b>			
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 <b>AND</b> 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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
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	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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

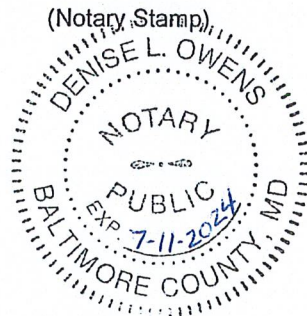
Address 901 S. Bond Street,

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

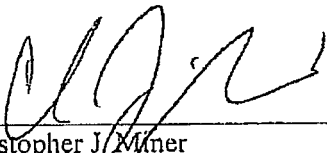
I, Christopher J. Miner, hereby certify that I am Secretary of Williams Scotsman, Inc., a Maryland corporation, and that Samantha Bishop is Assistant Secretary of Williams Scotsman, Inc. and has the authority to sign the Property Owner Affidavit for  

---

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.