

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

**WSUP23-0012
(United Site Services)**

July 6, 2023

Case Description

A special use permit to legalize the prior construction and operation of a facility for Storage of Operable Vehicles, Wholesale Storage and Distribution – Heavy and General Industrial - Heavy use types, and to eliminate all paving standards, landscape standards, screening standards, lighting standards and the requirement for commercial uses to operate from a commercial structure.

Vicinity Map



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Existing Conditions



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Gerlach

Subject Site

Exterior of existing site (looking southerly)

Existing Conditions



Existing Conditions

Interior of existing site (looking westerly)

Existing Conditions



Existing Conditions

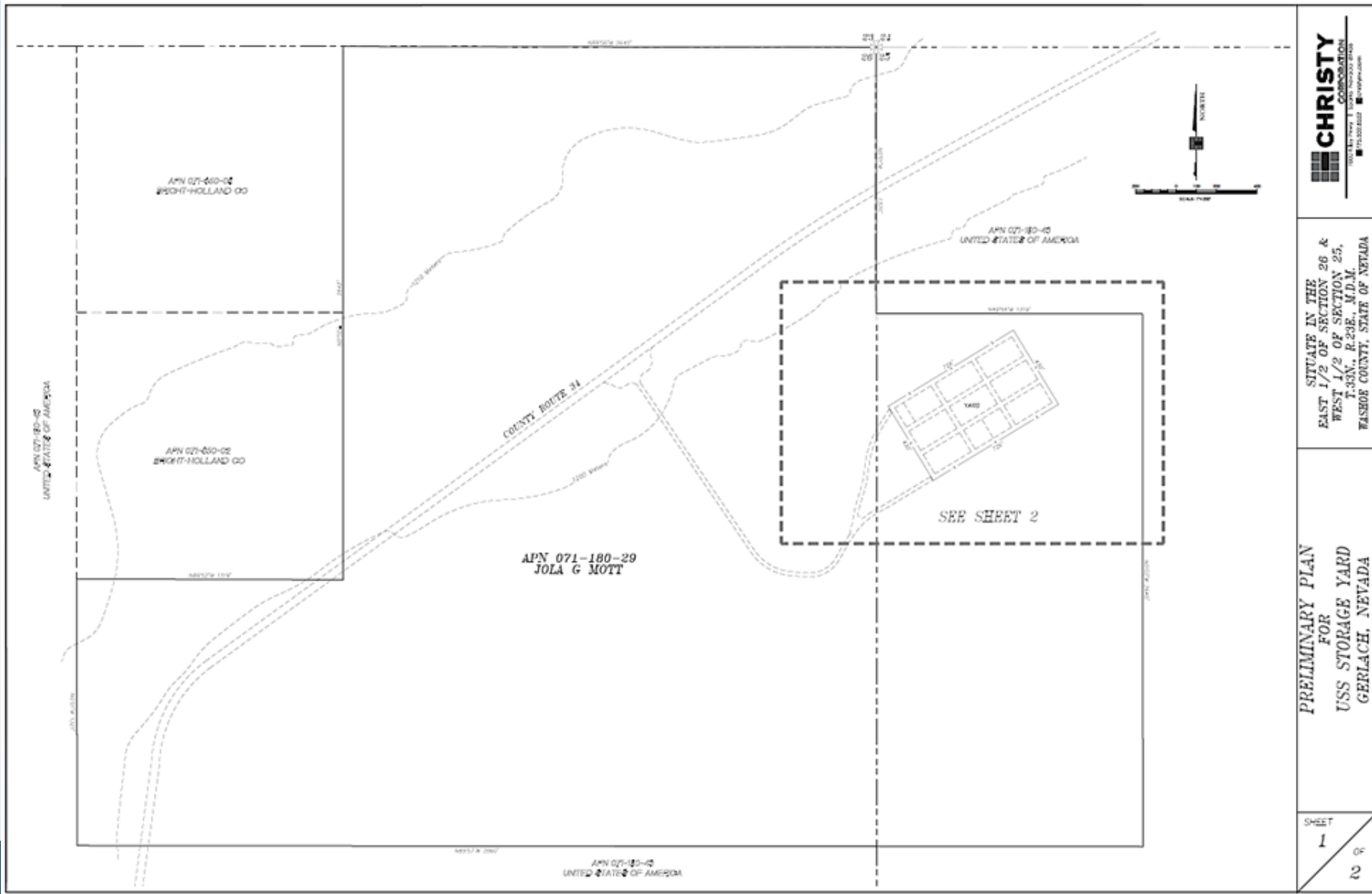


Interior of existing site (looking northwesterly)

Proposed Overall Site Plan



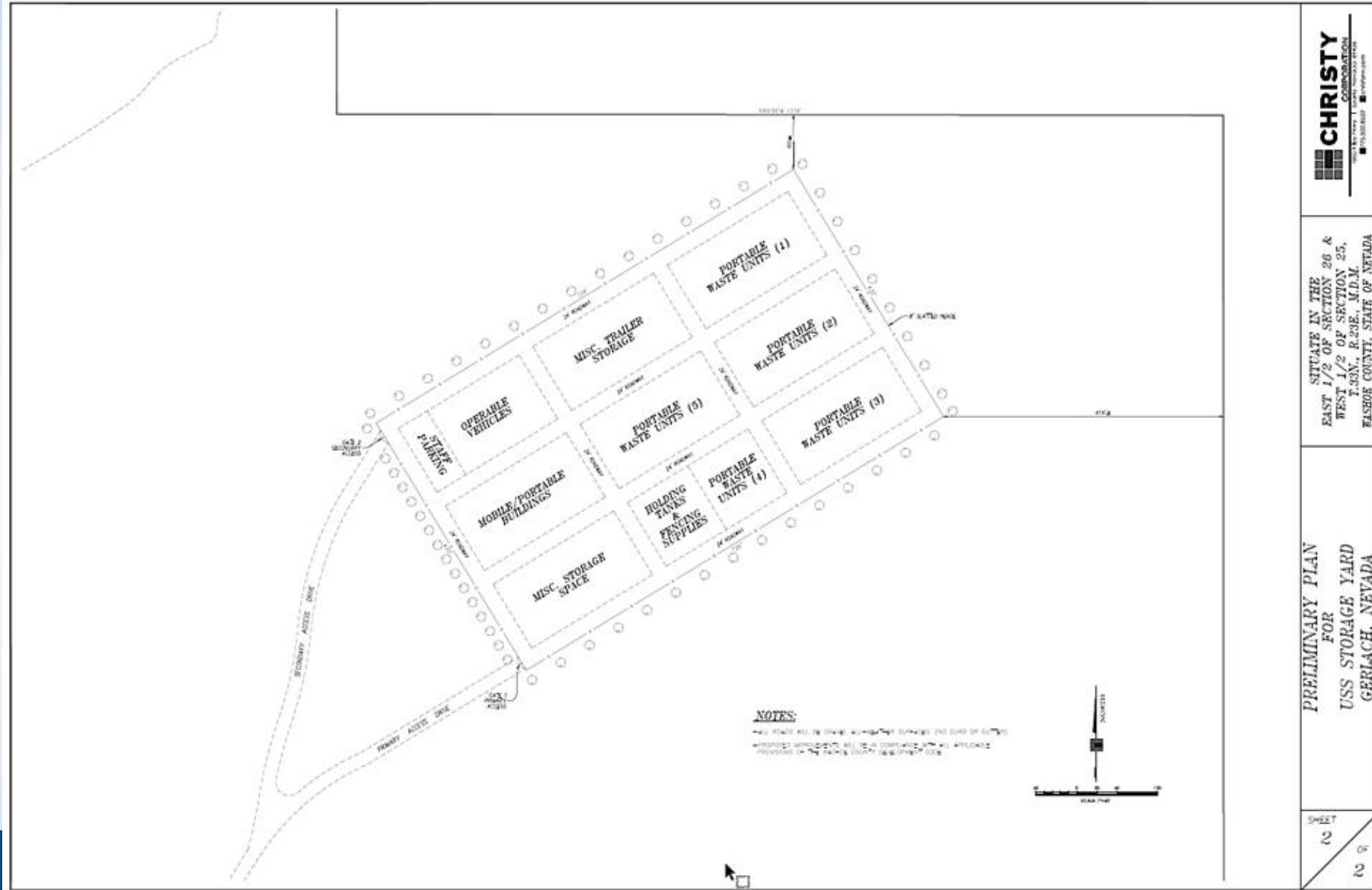
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Proposed Detail Site Plan



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SITUATE IN THE EAST 1/2 OF SECTION 26 & WEST 1/2 OF SECTION 25, T.33N., R.23E., M.D.M. WASHOE COUNTY, STATE OF NEVADA

PRELIMINARY PLAN FOR USS STORAGE YARD GERLACH, NEVADA

SHEET 2 OF 2

- High Desert Area Plan:
 - allows for significant commercial and industrial uses in the General Rural zone, this is unique to this planning area
 - calls for mitigation of such development
 - calls for a finding of conservation of the community character
 - calls for a finding of no significant detriment to air quality
 - calls for use of drought tolerant plants

Project Evaluation

- Conditions of approval have been recommended to address all area plan considerations
- General considerations for establishment of a commercial and industrial facility have been evaluated
- The uses may be found to be compatible with the area only when all generally applicable development standards are required

Variance Requests

- Eliminate requirement that all permanent commercial uses are required to operate from a commercial structure.
- Eliminate all required landscaping and screening for commercial and industrial uses.
- Eliminate all required paving of driveways, as well as parking, loading and maneuvering areas.

Evaluation of Variance Requests



- Elimination of commercial structure (office).
- Recommended denial.
- Full evaluation on pages 12 and 13 of staff report.
- Requirement of generally applicable Code is appropriate in this case.

Evaluation of Variance Requests



- Elimination of all landscaping.
- Recommended denial.
- Full evaluation on pages 10 and 11 of staff report.
- Trees are critical to mitigate visual impact of facility.
- Requirement of generally applicable Code is appropriate in this case, with the exception of ground cover.
- Revegetation is appropriate.
- Required findings cannot be made without required mitigation.

Evaluation of Variance Requests



- Elimination of all pavement.
- Recommended denial.
- Full evaluation on pages 11 and 12 of staff report.
- Pavement inhibits dust and petrochemicals leaking into the ground.
- Requirement of generally applicable Code is appropriate.
- Requirement is consistent with recent approvals for other similar facilities.

Recommended Conditions of Approval



Required findings cannot be made without required mitigation, mitigation is specified in the recommended conditions of approval, including (at Exhibit A):

- Complete building plans
- Obtain business license
- Construction hours limited to 7AM – 7PM, Monday through Saturday
- Properly permitted gate at State Route 34
- Trees between the facility and the state route
- Revegetation of disturbed areas
- Control of noxious weeds
- Construction of a driveway to, and drive isles within the facility
- Pavement of parking, loading and maneuvering areas
- Signs to instruct vehicles to stay on pavement and to keep tall items in the center of the facility
- Construction of a proper screening fence
- Installation of a commercial office/building

Required Findings



- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan.

Staff Comment: The proposed uses are permissible in the General Rural zone of the High Desert planning area, conditions of approval have been recommended to ensure compliance with area plan policies and to mitigate identified impacts.

- (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.

Staff Comment: Conditions of approval have been recommended to ensure that adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, on this otherwise unserved location.

Required Findings



- (c) Site Suitability. That the site is physically suitable for an industrial storage and distribution facility and for the intensity of such a development.

Staff Comment: Staff believes, that with imposition of the recommended conditions of approval, that seek to mitigate the identified impacts created, that the site is suitable for the proposed uses.

- (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.

Staff Comment: Staff believes, that with imposition of the recommended conditions of approval, that seek to mitigate the identified impacts created, 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.

Required Findings



- (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.

Staff Comment: There is no military installation within the required notice area for this project.

- (f) Compliance with Area Plan: In accordance with High Desert Area Plan Policy HD2.13, the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: Conditions of approval have been recommended to conserve the community character as described in the Character Statement.

Recommendation



After a thorough analysis and review, Special Use Permit Case Number WSUP23-0012 is being recommended for approval with appropriate conditions, and generally subject to typical development standards.

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 WSUP23-0012 for United Site Services, to allow the legal establishment of a facility for Storage of Operable Vehicles, Wholesale Storage and Distribution – Heavy and General Industrial - Heavy use types, and to allow the use of compacted road-base material for the storage area only, and to eliminate the required shrubs in the required landscape area, subject to all other generally-applicable requirements of the Development Code including, but not limited to, all other paving standards, all other landscape standards, screening standards, lighting standards and the requirement for commercial uses to operate from a commercial structure, 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, and the additional finding that the community character can be adequately preserved.

Thank you

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