

# **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:**

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1000 Kiley Parkway  
Sparks, Nevada 89436  
(775) 502-8552

**December 8, 2021**



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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.

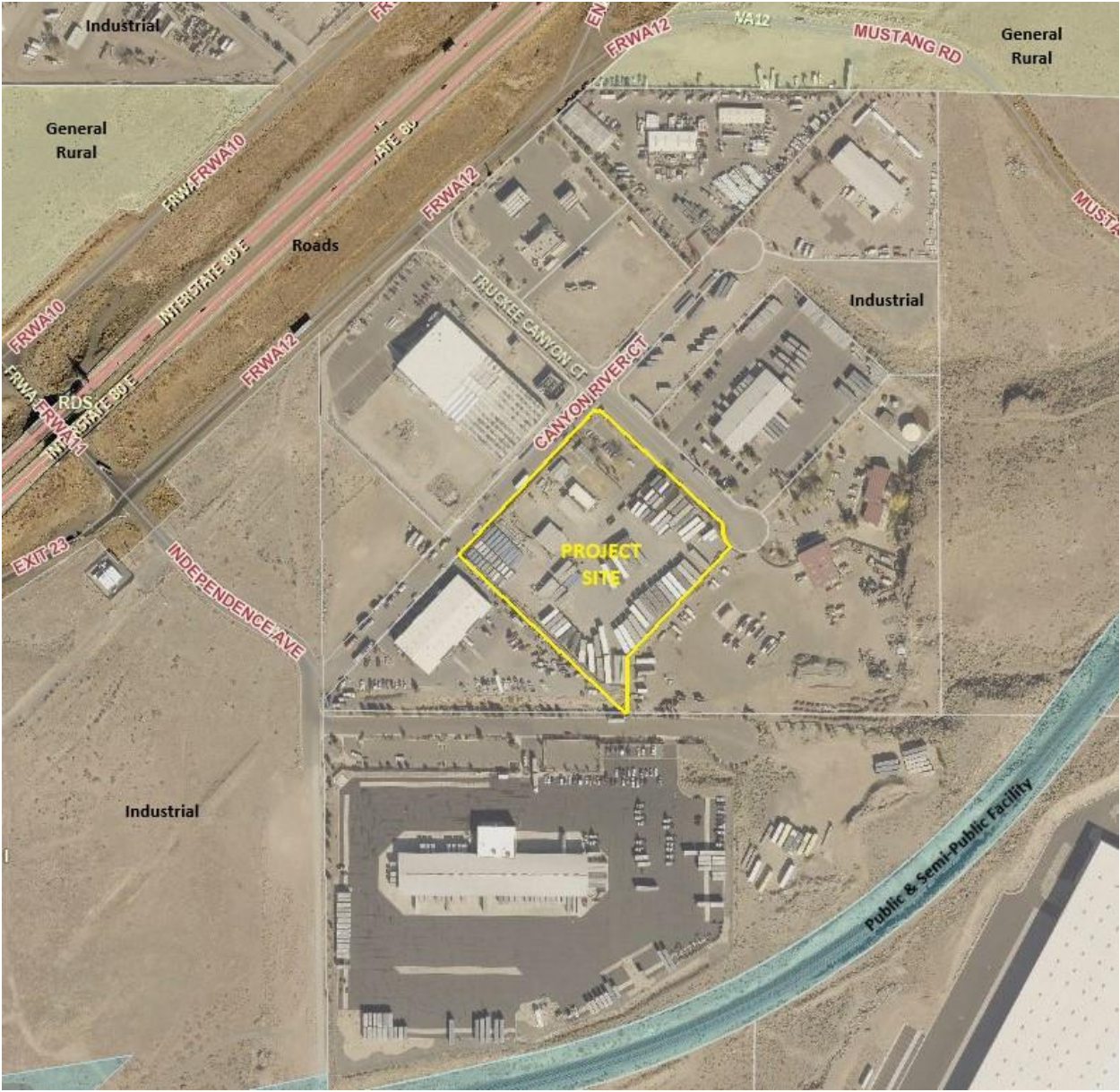
The site is operated as a storage facility for rental modular buildings between deliveries to job sites. There are two types of modular units stored temporarily on site; one is permanently attached to a chassis and the second is portable buildings that sit on the ground and are transported via trailer. 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**



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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

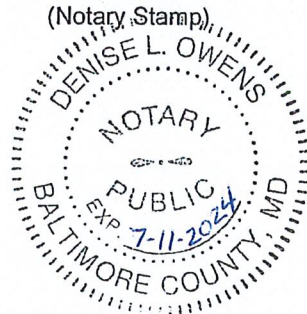
Signed Samantha Bishop

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



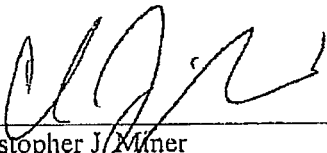
SECRETARY'S CERTIFICATE

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.

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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.



March 8, 2022

Trevor Lloyd  
Katie Stark  
Washoe County Community Services Department  
1001 E. Ninth Street, Building B – 2<sup>nd</sup> Floor  
Reno, Nevada 89512

**RE: WillScot Special Use Permit (case # WSUP21-0033)**

Dear Trevor and Katie,

The purpose of this letter is to provide further clarifications on the waivers requested as part of the Williams Scotsman (WillScot) Special Use Permit (SUP) submitted to Washoe County on November 8, 2021 (case # WSUP21-0033). As detailed in the submitted materials, WillScot is requesting a SUP to allow for the storage of manufactured home style portable buildings within the Industrial zone. The project was scheduled for a hearing before the Washoe County Board of Adjustment on February 3, 2022. Although Washoe County Planning staff recommended approval of the SUP request, concerns were raised related to waivers associated with paving, drainage, screening, and landscaping. After consultation with staff, a request to postpone processing of the application was granted to allow for additional analysis of the requested waivers. Thus, this letter provides for further clarification/analysis related to the minor code deviations proposed.

### **Project Background**

The site has been operating as a storage facility for rental modular buildings for over 10 years. The business was previously owned by Resun Modspace Inc. (Modspace) before acquisition by WillScot in 2018. The site and business were previously operating under the business license for Modular Space Corporation until 2020. When that license expired, 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 did not change 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; those permanently attached to a chassis and towed to job sites along with portable buildings that sit on the ground and are transported via trailer. These modular rental units are not for residential use and are only utilized as office and job site trailers. The SUP request is to address that the fact that buildings not permanently attached to a chassis are considered “manufactured home storage.” They are considered a “heavy industrial” use in the Development Code, thus triggering the SUP request.

The project site is fully developed and operational. Site improvements were legally permitted through Washoe County with the establishment of the previous Modspace tenant. This included applicable building permits, grading permits, etc. The improvements met all Washoe County development standards, inspections were completed, and the use was legally operating. Operations by WillScot at the site are virtually identical to what was occurring with Modspace. The only difference is that some of the modular buildings are considered manufactured homes under the code. From an outside observer’s point of view, nothing has changed whatsoever in terms of site configuration, intensity, operations, etc.

### **Waivers**

With the WillScot SUP, it requested to keep the site as-is without any changes to the current configuration and improvements. The use has demonstrated that it is able to properly function under the current conditions without generating any negative impacts to surrounding properties. Intensity of uses and site operations have not changed with the WillScot take-over.

WillScot is requesting consideration of the following waivers/deviations from code:

- 110.410.25(e)

Staff is recommending that all driveways and the storage yard be paved. Currently, driveways in and out of the facility are paved (refer to previously submitted report for pictures). The internal yard area consists of an all-weather surface and is proposed to remain as such. The all-weather surface has proven to work well with the WillScot operations. The nature of operations requires reconfiguration of internal yard areas on a daily basis. Thus, paving of driveways internal to the site is problematic since the locations of drive aisles are subject to frequent relocation. Additionally, paving of the yard area would require the addition of significant impervious surface which could have impacts to site drainage. Under the current conditions, drainage has proven to function, even in 100-year storm events.

The current yard improvements were previously allowed by Washoe County and are requested to remain. As noted, all primary access entries/drives are paved and maintained in good order. The yard area is entirely screened, and access in and out of the of the yard area is minimal in terms of inbound/outbound trips. Maintaining an all-weather surface allows for easier storage configuration and creates no impacts to surrounding properties. In fact, the existing pervious yard base is more environmentally friendly than paving.



To date, WillScot (and Modspace) have no dust control permit violations. Additionally, trailers in the storage yard do not contain any hazardous fluids. Therefore, any concerns related to vehicle fluids absorbing into the ground, etc. are non-existent, making the all-weather surface logical.

The all-weather surface proposed is what currently exists. This includes a compacted road base consisting of midsize gravel. The entire yard area is covered to ensure dust control provisions are met and that mud, puddling, and erosion do not occur.

- 110.412.55(a)

The second waiver would eliminate any new screening at the site. As currently constructed, screening of all yard areas exists. Street frontages include a solid fence and attractive landscape improvements. A waiver is being requested for the southern and eastern portions of the yard area. Here, an existing slatted chain link fence provides screening to adjoining properties. However, it is particularly important to note that these areas abut outdoor industrial storage yards that exist on the adjoining parcels. Thus, providing any additional screening in these areas serves absolutely no purpose. Not only would the screening measures be hidden from view of any public right-of-way, but there is also no reason to provide screening between two identical use types.

- 110.412.70(e)

The previously issued staff report included a condition for new stormwater improvements. As noted previously, the current site is fully developed, and the design/improvements were permitted by Washoe County. No changes are proposed. Thus, no additional stormwater improvements are necessitated with this request. The project site has proven to adequately mitigate stormwater flows under the current design/configuration, including during large storm events.

Stormwater improvements at the site would only be necessary if paving of the yard were to be required. If paving occurred, additional onsite detention would be necessary to account for increased runoff from new impervious surfaces. However, if staff is agreeable to permit the yard areas to remain as previously approved, new stormwater improvements are not necessary.

- 110.412.45

Staff has indicated the need for additional onsite landscaping. As noted in the previously submitted materials (pictures also included), the street frontages of the site (Canyon River Court and Truckee Canyon Court) are fully landscaped with healthy and aesthetically pleasing improvements. Additionally, internal landscaping adjacent to the office and visitor parking areas is also provided. No new landscaping is proposed. Landscaping on the south and east sides of the site would not be visible from the public and serves no purpose. Although not anticipated, if additional trees and/or shrubs are required to meet Washoe County Development Code standards, these can be added within the existing landscape areas, with no objection from the applicant.

In summary, it is important to stress that operations at the site are not changing from what exists today. The only change that necessitates this SUP is the classification of the type of trailer being stored at the site. There are no new impacts, operational changes, etc. The requested waivers have absolutely no impact upon adjoining properties and will not pose any threat to the public's health safety or welfare.

WillScot has proven to be a viable use that has operated at the site for years without complaints, dust violations, or code enforcement action. The property is maintained in an orderly fashion and will continue to function in the same manner with the approval of this SUP and the requested waivers/deviations.

Thank you for your consideration of the WillScot SUP and the minor deviations outlined in this letter. If you have any further questions, concerns, or need any additional information/analysis, please do not hesitate to contact me at [lisa@christynv.com](mailto:lisa@christynv.com) or (775) 502-8552. We look forward to working with you as the SUP process moves forward. Thank you.

Sincerely,



Lisa Nash  
Planner

cc: William Scotsman, Inc.