



WASHOE COUNTY

Planning and Building

INTEGRITY COMMUNICATION SERVICE

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To: Washoe County Board of Adjustment

From: Kelly Mullin, Senior Planner
Washoe County Community Services Department
Planning and Building Division
775.328.3608
kmullin@washoecounty.us

Date: Oct. 4, 2017

Subject: Addendum to original staff report for Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Two new exhibits have been attached to this addendum to Special Use Permit Case No. WSUP17-0014 (Gail Willey.) The additional documentation includes:

- **Exhibit C-1:** Additional Public Comment Letters
- **Exhibit F:** Draft Minutes of South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) Meeting of Sept. 14, 2017

From: Michele Hagan
To: [Mullin, Kelly](#)
Subject: HEAVY INDUSTRIAL USE STEAMBOAT/PLEASANT VALLY AREA
Date: Friday, September 29, 2017 12:04:15 PM

Hello,

I would like to respectfully ask that you do not approve this re-zoning. Our area is just not equipped for a business such as this to co-exist within our area. It is already unsafe when you turn off of 395 to Andrew Lane. We have a number of Equestrian Centers in our valley and there are numerous trips in and out with horse trailers. While we love having them in our valley it does make it difficult at times to get down the road without having to just stop and let them get by. We have to dodge mailboxes, wild horses, dogs, etc. If you allowed this zoning that also allowed trucks hauling rock and soil I can only imagine that it would be very dangerous for all involved.

Thank you,

Michele Hagan
19665 Paddlewheel Lane
Reno, NV 89521

From: Beth Schuler
To: [Mullin, Kelly](#)
Subject: Gail Wiley project
Date: Wednesday, September 27, 2017 9:24:21 AM

Dear Ms. Kelly Mullin

My husband and I have lived in Steamboat valley since 2006. We have been extensively involved in the neighborhood and have chosen to live in the rural unincorporated Washoe County for a variety of reasons. It is very shocking to discover that a special use permit may be issued for heavy industrial off of old 395 and Andrew lane. I have read about this and am shocked that anyone would even think of permitting this to occur. The flooding that occurred in this area last winter from Steamboat creek is not the first time and this property is in this area. The trucks and all will be a major issue on the roads. We already have school buses and children in this area and the danger of wild horses to contend with. The increased heavy truck traffic , noise and air pollution is unacceptable with no buffers for the residents. The homes in this area have been here for a long time and I question why Mr Wiley purchased this property to carry out this endeavor knowing the residential areas all around??? Please do not permit this Heavy Industrial Use in our general rural area.

Thank you and please feel free to contact me with any questions. I am unable to attend the meeting or I would be there to speak.

Elizabeth "Beth" Schuler
Monroe-Schuler Foundation
Beth@renoseven.com
775-852-3427 home office
775-842-8656 cell

From: Lani Wilkes
To: TahoeHills@att.net; [Stanley, Brad](#); [Lawrence, Lee](#); [Thomas, Clay E](#); [Toulouse, Kim](#); [Lani Wilkes](#); [Mullin, Kelly](#)
Subject: Deny Gail Willey's Permit
Date: Sunday, October 01, 2017 9:08:27 PM

Dear Washoe County Board of Adjustments,

My name is Lani Wilkes and I own the property at 136 Andrew Lane. This is a third generation home and I am very aware of the valley, as it has been part of my life for all of my 64 years. Gail Willey's property is south of my property and we share an adjoining fence. I am disappointed that the south valley must address his personal desires once again. Mr. Willey was denied a permit 18 or so years ago. Then he repurchased the property after selling it and tried to "sneak" in a county wide zoning change which was denied and then he appealed that and now he is trying to get a special use permit. The CAB unanimously agreed that it should also be denied and now here we are again.

My biggest concern is that Mr. Willey is trying to build in a FEMA flood zone. I have personally experienced every flood that has come thru the valley in the last 60+ years. The county is also aware of the flood zone and put a "dip" in the road many years ago to help alleviate the flood waters. In the last flood this January, the flood waters went passing through my property and headed west carrying railroad ties, tree branches, dirt, and field debris. All this flooding comes from the property that GW now owns. Steamboat Creek forks off in two additional creeks that supply water for irrigation and everyone downstream. We do not need his bins and his colored rocks washing into our beautiful valley. Please do not allow him to build in this area.

Just recently, the county addressed the flooding in the north valleys and the government is trying to purchase the property so it can be left vacant. 60 Minutes even showed the flooding from Hurricane Harvey and Hurricane Maria and said we should not build in flood zones. So far, every county person does not agree with Mr. Willey's poor choice of land use and the residents of the South Valleys are very opposed to his special permit. Please, help us save the rural valley and deny Mr. Willey from bringing unwanted heavy industrial use to the General Rural Zone. One person should not be able to change the lives of many people because of personal gains, especially in a FEMA flood zone. Thank you for reading this. Lani Wilkes



Looking toward GW's property 1/17



Looking west on Andrew Lane. The white fence is parallel to the road GW was using.



South Truckee Meadows/Washoe Valley Citizens Advisory Board

MEMORANDUM

Date: October 2, 2017
To: Kelly Mullen, Washoe County Planner
Re: **Special Use Permit Case Number WSUP17-0014 (Gail Willey)**
From: Misty Moga, Recording Secretary

The following is an excerpt from the South Truckee Meadows/Washoe Valley September 14, 2017.

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:
www.washoecounty.us/comdev/da/da_index.htm.

7A. Special Use Permit Case Number WSUP17-0014 (Gail Willey) – Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment on a special use permit application to permit the business operation of Gail Willey Landscaping and Color Rock, which the applicant has described as a wholesale nursery facility. A separate special use permit (not yet submitted) would be necessary to facilitate proposed access to the operation, which would include construction of a vehicle bridge across Steamboat Creek, an identified Significant Hydrologic Resource.

Special Use Permit Case Number WSUP17-0014 (Gail Willey)

- Applicant/ Property Owner: Willey land, LLC
- Location: 134 Andrew Lane, approximately 500 feet south of its intersection with Highway 395
- Assessor’s Parcel Number: 017-430-01
- Staff: Planner Kelly Mullin, 777-328-3608, kmullin@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, October 5, 2017

Garret Gordon, land use attorney, representing Gail Willey, Colorock

- Existing business, landscaping, for over 20 years.
- Located in city of Reno via lease. The landlord is in attendance. They want to re-located. The current location is surrounded by businesses. There has not been a traffic accident. Residential property is along the property line. Not once has there been a complaint or citation at Mr. Willey for dust or noise. That will speak to how they will operate in new location.
- Wholesale nursery. Award winning company.
- New location has limited to space
- In the past, they were selling more sod, grass, which wasn’t drought friendly. Now, they have a variety of color rocks for water conservation. They have been able to coexist with neighbors with the water trucks to keep the dust down and compliance with Reno and County dust codes. They want to keep the color rock site, but want to expand for landscaping. They don’t conduct rock crushing at site.
- Hours of operations are: 7am-5pm weekdays; 8am-2pm Saturday, closed Sundays.
- Retail landscape companies rely on Gail Willey. Their livelihood is because of Gail Willey. Most of the traffic is these companies getting product.
- Proposed location – Andrew Lane dead-end at property. It is not the access. Easement for fire access only.
- He said the Willey’s already own the property. They want to operate and beautify. 1,400 feet from the next property. There is a hill in the way. They won’t see the bins.
- Proposed site plan: neighbors in north, open space in east, big ditch bordering the site. Erosion is taking place on property. The Willey’s are planning on cleaning it up. This location would be emergency access. All access would come off of 395; met with NDOT with traffic study. Positive conversation with NDOT regarding access point. 3,000 office building. The bins will be in south of property. Traffic on southend of property. Nursery will be trees with landscape to mitigate the impact.

- Traffic: under 80 peak trips a day; it's not required to have a study per Washoe County. How much will this project generate? He said the traffic engineer studied the current location and operations so there are real life counts and meshes with the manual. 25% truck traffics. It's a non-event.
- Safety issues: no traffic impacts; additionally, the crash history indicates not issues in the future.
- Improvements proposed: driveway design; cattle guard; deceleration lane; mitigation for mud prior to entering highway.
- 18 years ago, the Willey's proposed this, but that was before the new Carson City freeway. Current service level A; non-event with traffic trips. The current location, its 55 mph speed limit. At the proposed speed limit, it's 50 mph. They don't foresee any conflicts.
- It's important to the Willey's to move and improve this area. They have already invested money in Cardno engineering.
- Garret read a letter regarding flood water retention, stream restoration and mitigation. They will work with Army Corp engineering. They will receive a Water quality certification. Project anticipates FEMA inspection and permits secured for construction next spring. It's not included in the wetlands. Army Corp determined no wetland designation on the property. Current zoning is General Rural, special use permit is for whole sale nursery.

PUBLIC COMMENT:

Delia Greenhalgh said she lives on Andrew Lane; she said the special use permit isn't not compatible with area plan. heavy industrial use is not allowed in General Rural zone. She said she worked on the plan and it would have a negative impact on the scenic corridor. We feel this wholesale tree business for a whole sale rock business. You are bringing in heavy industrial rock.

Ginger Pierce said Pleasant Valley, Steam Boat President; she said why is there a for sale sign on property if it's not for sale. It's a flood plain. As of yesterday, it's still wetlands according to Army Corp of engineer. She said she spoke to Washoe County. She said she spoke to NDOT, and they said they are not done. Willey hasn't told them how many trucks. You don't have enough water rights. They sold some rights to Ormat. There is a brand new city by White Lake by Border Town. They want more industrial businesses out there. Why build here if you could go out there.

Merijke Bekken said she lives in Andrew Lane and has a Master in public health; worked in ground water and air resource with California. She said she is qualified to speak about this topic. She hasn't completed a report. There are issues with use of parcel for this purpose. People do not go that speed on the highway. Rural residential like this is not appropriate for this project. It belongs in industrial; Reno/Sparks vicinity area would be more appropriate.

Frank Cadjew said Gail Willey has leased his property. He said had his rent in on time. We have had a business licenses to a variety of manufactures. Gail Willey keeps his word. He will call and meet with anyone. The management team is family. They are all there to help if you have a problem. South Virginia and south meadows parkway is the current location – they haven't had an issue with traffic. They are safe. They have signs everywhere. They enforce their 5 mph. they use water to control the dust. He said their dust is on the property and are never bothered. He said they asked for a better buffer, and Gail Willey planted 6 trees to create a buffer. He said their home is near the current property. It's an efficiently ran company. They are leaving because they want to own their own property. He said Gail is an honest man. Don't begrudge his chance to move.

Julie Cadjew said she hears concerns; she said they live 200 feet from the operation. Only thing that separates the properties is an 8 foot fence and 6 trees. It's not a bustling operation. When you call Gail, it' gets handles personally and immediately. She said Colorock worked at a site with a landslide; they met with homeowners and met their concerns, and did it in a respectful and honest manner. She said we will miss them. They are good people.

Smithers Marquez said she is the Cadjews office managers. She said there are 6 tenants. All the tenants get along. She said she gets along with all the Colorock drivers. They have a various amount of fleet that are well coordinated. The mitigate the dust and noise. They are landscaping people and they have trees to create buffers. They do their due diligence. Everyone had flooding this year, Colorock supplied sand for the flooding. Gail, John, Parker is always available

to take a phone call to solve any issue. It's a pleasure to work with them. It's a family company, not an industrial company. We will miss them if they leave.

Garry Houk said Washoe Valley Alliance; when this goes to Planning Commission, he asked if this would be time certain for 6pm. He said he was the CAB chair person for 10 years and helped with the Area Plan. He said he concerned about industrial south of Rhodes Road. We are worried about the precedent this would set. There are wild horses still present in the area. That should be a condition of approval. He asked about the open space conditions – will it be protected, give to the County, we need more information on that.

Anne Pierce said she lived out there for 45 years. We are opposed to this. We do not where you formally where you came from; we are happy there are nice accolades from your neighbors, but not appropriate for our area. It would be intrusive. She said wild horses and bicyclists that are on the old 395. It was mentioned for 25% will be heavy equipment which is a lot. They stated it's a nonevent in the traffic world, but it's a big event in our world.

Marilyn Naylor said she worked on area plan, character area plan, and scenic and corridor – non-residential use, the use has to be considered for the benefit of the area and how it contributes to the scenic area plan. The Colorock website does not currently sell trees. She spoke about their fleet of trucks. She provided pictures. Are their trucks part of the traffic study. We worked hard for this, and it's not allowed as part of the area plans.

Lani Wilkes she said she is adjacent to Mr. Willey's property. This is opposition to what he wants to do to the valley. She said we met about it in 1988. She said it was denied in April. She said her biggest concern it's in a FEMA flood zone, and her property. She said the flooding is so bad at times; the County had to move Andrew Lane. She said flooding makes Andrew Lane impassable. The water carried large debris as a raging current. The bridge on Andrew Lane has had to be re-built. To have this operation at this location would be irresponsible. In the north valley, the government wants to buy flood zone areas and keep vacant, so why would we want to put it in the south valleys.

Marilyn Cebe said she lives on Andrew Lanes. She said it will set precedent on our scenic highway. It's the wrong place to have it.

Seline Sing said she understand he wants to move his business. She said she is across from the subject property. She said she is concerned about noise and truck traffic. She said one reason she bought the property is the lack of noise and traffic. The noise reverberates the noise. She said she likes where she lives and is very concerned.

Kathy Howard said she is long time resident on Andrew. To Attorney's comment, she said she is thrilled about their safety record. She said they have stop lights that help with the traffic. She said the Andrew is a 9% grade and a blind curve. She said it's a tough situation. We will have an accident. Please reconsider. Business hour of 7am start is a too early for a neighborhood.

Paul Howard said we lived there for 2, 100 year floods at the time they lived there. There were extreme channel cutting on Mr. Willey's property and did nothing. Paul said he lived that access. He said we expect more floods because we have extreme climate change happening. Paul said Mr. Willey has a business that he is in favor of; his family had the same business in California. It's a wrong location for that business. We get wind velocities coming through there that pushed a rebar construction over 90%. The hillsides constricts the wind and causes to accelerate, not decelerate. He is downwind from the material bins which will damage. He said there is lack of maintenance on the access road. He hopes Mr. Willey will find a wonderful location for his business not in that location.

Jesse French said he lives on Old Washoe Estates; he said he is a Fire Fighter for Reno. He said it hurts his heart to see this scare on that mountain. He said the special permit with marijuana plant going in out there. He said he said he doesn't want to see it. Do you want to see that. We worked hard to get out there. We use their product to build out there. Please find it in your heart not to ruin it.

Jerome Fritz said he has first hand experiences. He said they started to re-route the trucks on the 580 to 395; he said he hears the truck go by which cause his house to shake. If Colorock goes in, then it will be daily to have trucks go by. He doesn't want to deal with it.

Bill Naylor said he wants to go to findings – Master Plan, not allowed on General Rural. It's in a flood plain and has to be protected. There is no acceleration lane. What is the turn radius of the trucks. Sanitation – how do you put in a septic tank on the flood plain. He spoke about water rights registration. It's a hazardous road with a blind corner. Need a bridge; how big does it have to be for a dump truck. steamboat creek is polluted. They are trying to mitigate the mercury from the mills. Site suitability is a flood plain and historical location; there is not historical artifacts conditions. It's a safety and noise hazard.

Susan Stevens said she lives in Washoe Valley to be in the country. She said we don't choose to live in the city with pollution. We live in Pleasant Valley. This won't be pleasant with this. We got the traffic down to a manageable degree. You got a good business with a landlord that likes you, stay in the city.

Andrea Nichols said she echoes everyone's concerns. The zoning is not compatible. As a mother, the traffic between Andrew and Pleasant Valley Elementary doesn't have a traffic light. Parents have to turn south on 395, with trucks, it will make it impossible to make a left turn there.

Ginny Ramsdale included a letter for the Washoe County

A public member said he has been out there for 60 years. There have been a lot of floods. Last year's flood was nothing. Virginia lake was empty and the water had a place to go. He said in the past, the flood was worst. He said there were 6 inches of water. He said the material bins will get washed away. The floods have washed out the highway in '96. Everyone talks about how great Gail Willey is. He sold his irrigation water for construction use. He don't have dams in our reservoir; our ditches were dried by July and no one down the valley was getting water. He said he has a problem with that.

Patricia Phillips asked the Attorney the vehicle count; how many additional vehicles are expected and how many will be the trucks. Garrett said they don't expect no increase. Same amount of traffic and trucks. Same operations that are currently operated will be the same. Pat asked how much is the increase with the in addition of the rocks. Garrett said there weren't any separations; it's the same. Jim said there is a different in inventory, but same amount of operations.

A public member asked when the traffic count pictures were taken. Garrett said the count was at the current location, not at Pleasant Valley. They studied the current location to analyze what will happen at the new location. The public member said the current location has traffic lights, but not at the proposed location. Garrett said NDOT wanted to know. Garrett said it's a one day traffic count. A public member said it's not a daily average. Garrett said the Willey's are the busiest they ever been. It's their peak period with highest numbers calculated. A public member asked for a 24 hour or annual traffic count. A public member asked about the date conducted of the traffic count. Garrett said it's not required to conduct a traffic study. He said we are trying to be transparent and upfront with the information. A public member said she travels that road every day. When schools are in, the buses can't see around the corner for big trucks. It's asking for accident. Garrett said the school district will give feedback as well. A public member said the groundwater is close to the surface, the trucks will be next to the pasture, there needs to be a wall to be able to drive across the pasture. Garrett said we would have to get a grading permit and approval by county, FEMA, and NDEP. A public member asked about a traffic study about how many days 395 was closed due to flooding. Garrett said that came up in their discussion with NDOT. A public member asked about the number of fleet. Gail Willey answered 20 trucks, but not all trucks. Approximately 11 big trucks and the rest of pick up trucks. They rest on site at night. Someone asked if the 60 parking spots will be for the trucks. Garrett showed a map regarding parking and trucks. It will accommodate staff and trucks. The current location has 40 parking spots. Gail Willey said they only have enough parking for ½ workforce. The trucks are at site at night at the current site. Ginger Pierce said NDOT said Gail Willey said he refuses to report how many trucks he has. Garrett said that's not accurate. Ginger said half of the paper work is done. Garrett said that is why it's a special use permit with lots of conditions. He said they will bring more information at the upcoming meeting. A public member

asked the dump location. Garrett said on location; not food scrap dumping on site. He said he will update the site plan on the 5th. He said he will make sure to have an answer for the questions. Environmental impact studies. Garrett said not at this time, there hasn't been any studies required. He said they will have to conduct one in the future if this processes conditions. A public member asked about water trucks; where will they get the water. Garrett said we have letters state engineer and permits required and county and what would be required and will have to go through for the processes required to obtained. A public member asked about the lighting. John said we want to light for security reasons. A public member said it's dark at night and in the morning. A public member said what we say is being disregarded because you don't care. We will have to keep out to speak our concern. A public member said this area has been drying up for hundreds of years. A public member said you will put a noise buffer on Andrew Lane, what about the South Lane. Garrett said we will look into it. A public member asked about security, will this bring a new criminal element to this area. We will meet at board of adjustment on October 5th. Our request is to have a meeting in the evening to give input. A public member talked about flood plain; Garrett said it's not a wetlands designation, but it is in the flood plain. A public asked about noise mitigation. Garrett said the tree farm will buffer the noise.

Kelly Mullen said she is the planner who is reviewing this project; we welcome any and all comments. Please provide written comments and will get included in the packet to Board of Adjustment, Thursday, October 5th at the County Chambers. She said her email and contact info is on the Agenda.

MOTION: Pat Phillips said Mr. Willey's has a good reputation, but with regards to rural zoning, this is not the appropriate location to take place. Jason Katz seconded the motion to deny. Motion passed unanimously.

Board Discussion: Jim Rummings said he agreed with Patricia's motion. He said we need to pay more attention to development in rural and urban areas. From everything stated tonight, it's totally inappropriate to locate this business there. It's not anything against the business or how it's managed; they seem excellent at what they do. What they want to do to that proposed property, the land in event of floods and storms and surrounding area of residential rural, it's not appropriate.