

The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on November 28, 2017.
by Community Services Dept
for Agenda Item No. 22
and included here pursuant to NRS 241.020(8).



Special Use Permit WSUP17-0014

Washoe County Commission

November 28, 2017

GAIL WILLEY APPEAL

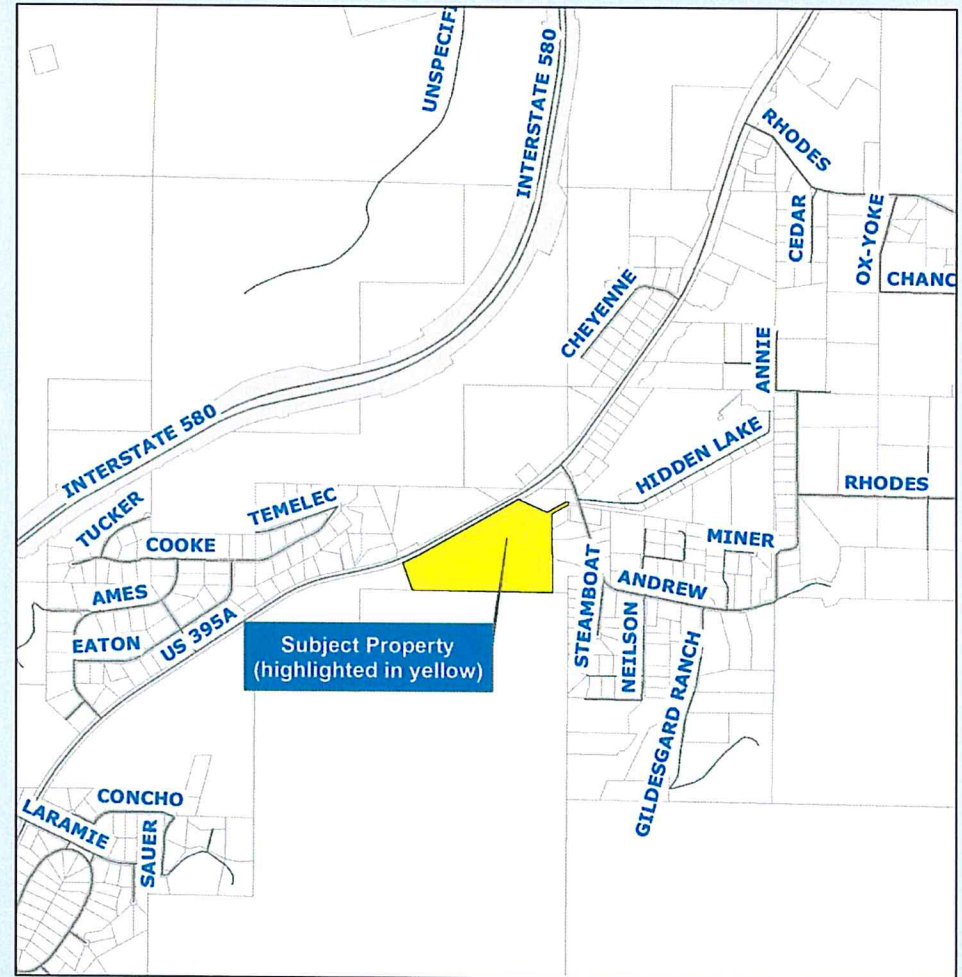


BCC 11-28-17 #22
Community Services Department



Vicinity Map

- Pleasant Valley
- 134 Andrew Lane
- General Rural
- 35.9-acres





Overview of Request

- **Relocate two existing businesses from 9825 S. Virginia to this property**
 - Gail Willey Landscaping
 - Colorock
- **Add additional plant material for sale**



Overview of Use Types

- Applicant asserts the businesses fall under the wholesale nursery use type
- Several uses can be present on a property; each must be separately evaluated for potential impacts
- Only a portion of proposed business is a wholesale nursery; remainder of uses not allowed on GR property:
 - Construction Sales and Services
 - Wholesaling, Storage and Distribution - Heavy



Summary of BOA Decision

- **Board of Adjustment (BOA):**
Two of the use types not allowed in GR
- **Even if allowed, not appropriate due to variety of factors**
- **BOA partially approved request:**
 - Allowed sales of plants, trees & flowers
 - Denied all other uses



Existing Location





Gail Willey Landscaping





Gail Willey Landscaping





Gail Willey Landscaping





Gail Willey Landscaping

- **Construction Sales and Services refers to “establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures.”**
- Use is **not allowed** in General Rural



Colorock Operations

- **Wholesaling, storage and distribution of boulders, rock, gravel, sand, base, and mulch**
- **Also offers:**
 - Boulder pick-up/placement
 - Snow removal
 - Equipment transport
 - Trucking delivery services (ex. construction material)
 - On-site dumping of construction/landscape debris
- **Fleet includes flatbed, end-dump, transfer, triple-transfer and grapple trucks**



Colorock Operations





Colorock Operations





Colorock Operations





Colorock Operations

- **Wholesaling, Storage and Distribution** “refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including, but not limited to, open air handling of material and equipment other than live animals and plants.”
 - Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.
- This industrial use **not allowed** in General Rural.



Wholesale Nurseries

- **Nursery Sales use type** refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:
 - Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.
 - Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.
- This use allowed in **General Rural** with a special use permit.



Previous Requests by Applicant

- **1998: special use permit request to establish same uses on property.**
 - BCC allowed for wholesale nursery but not rock sales.
 - Project never completed. Permit expired.
- **2017: request to amend Code to allow Wholesaling, Storage & Distribution – Heavy in General Rural with special use permit.**
 - Planning Commission ultimately denied request.



Project Specifics

MAIN OFFICE: 775.653.0733

SITE APN 017 - 430 - 01

LAND USE DESIGNATION GR

PROJECT SUMMARY

LAND AREA: 35.903 ACRES

BUILDING AREA:
 GAIL WILLEY LANDSCAPING, INC. 3600SF
 COLOR ROCK 1200 SF
 MAINTENANCE 3200SF

TOTAL SF: 8000SF

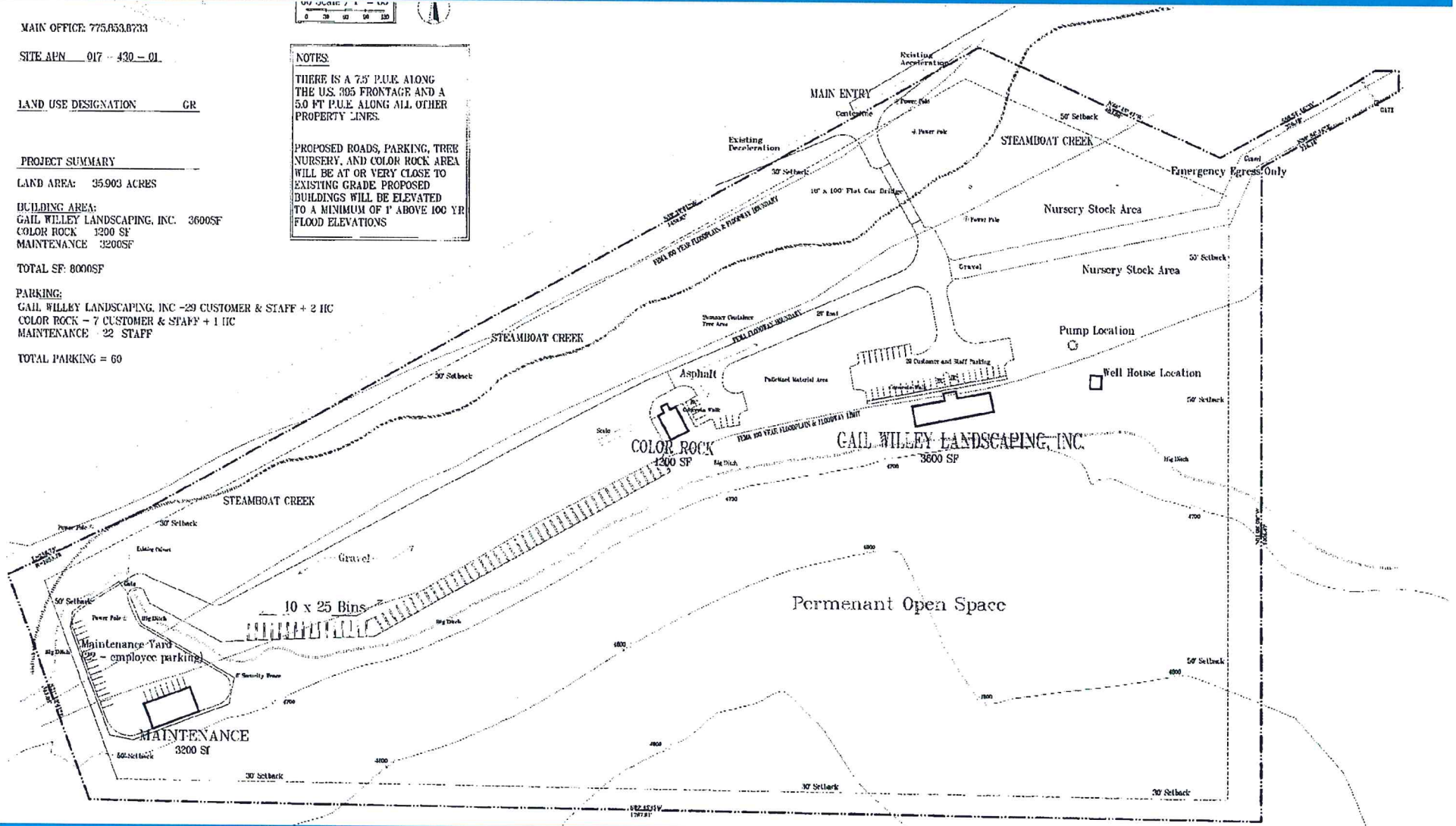
PARKING:
 GAIL WILLEY LANDSCAPING, INC -29 CUSTOMER & STAFF + 2 IIC
 COLOR ROCK - 7 CUSTOMER & STAFF + 1 IIC
 MAINTENANCE - 22 STAFF

TOTAL PARKING = 60

NOTES

THERE IS A 7.5' P.U.E. ALONG THE U.S. 305 FRONTAGE AND A 5.0 FT P.U.E. ALONG ALL OTHER PROPERTY LINES.

PROPOSED ROADS, PARKING, TREE NURSERY, AND COLOR ROCK AREA WILL BE AT OR VERY CLOSE TO EXISTING GRADE. PROPOSED BUILDINGS WILL BE ELEVATED TO A MINIMUM OF 1' ABOVE 100 YR FLOOD ELEVATIONS



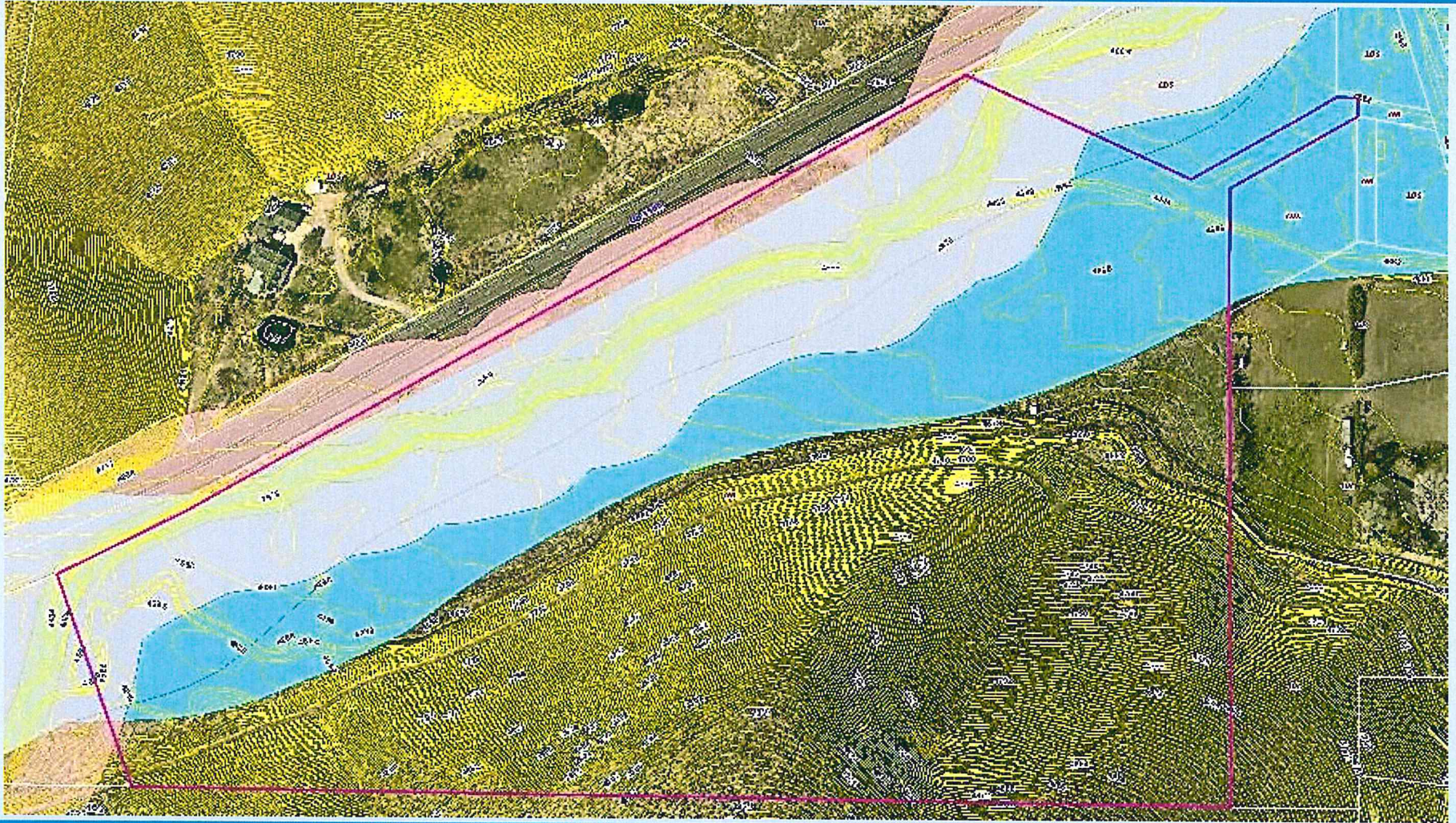


Project Specifics

- **Noise impacts could be significant**
- **Dust controlled via speed limits & water trucks**
- **Hours: 7-5 M-F; 8-2 Sat.; closed Sun.**
- **Security lighting at each structure**



Development Constraints





Site Photos





Site Photos





South Valleys Area Plan

- **Character statement**

“Highway 395, which winds through [the South Valleys] is a scenic corridor offering peaceful, bucolic scenery, pastoral respite and magnificent mountain vistas ... Maintaining the scenic, agricultural and rural character of these valleys will provide an important break between the more urban and suburban landscapes of Reno and Carson City.”

- **Approval requires finding that community character is conserved**



South Valleys Area Plan

- **General nature of Pleasant Valley**

“Pleasant Valley is home to much more limited commercial uses. Commercial endeavors in Pleasant Valley are often strongly associated with the equestrian and agricultural character of the area. **Future commercial activities will generally continue this trend and will be planned with the pastoral, serene, bucolic, residential nature of the area in mind and designed with consideration of the impact such development would have on the character and charm of the Pleasant Valley. All non-residential activities should make significant contributions to the character of the Pleasant Valley community as described in this statement.**”



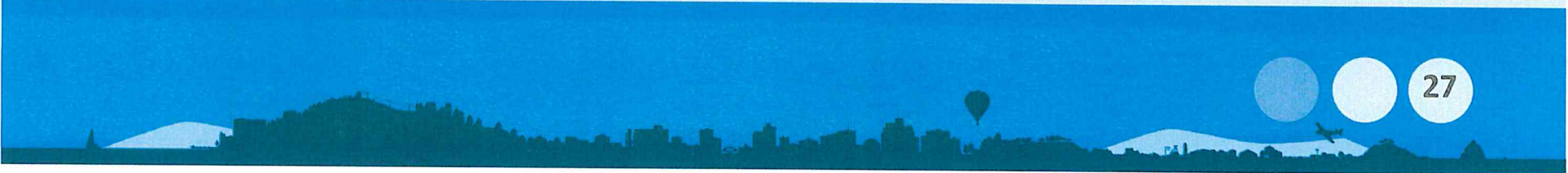
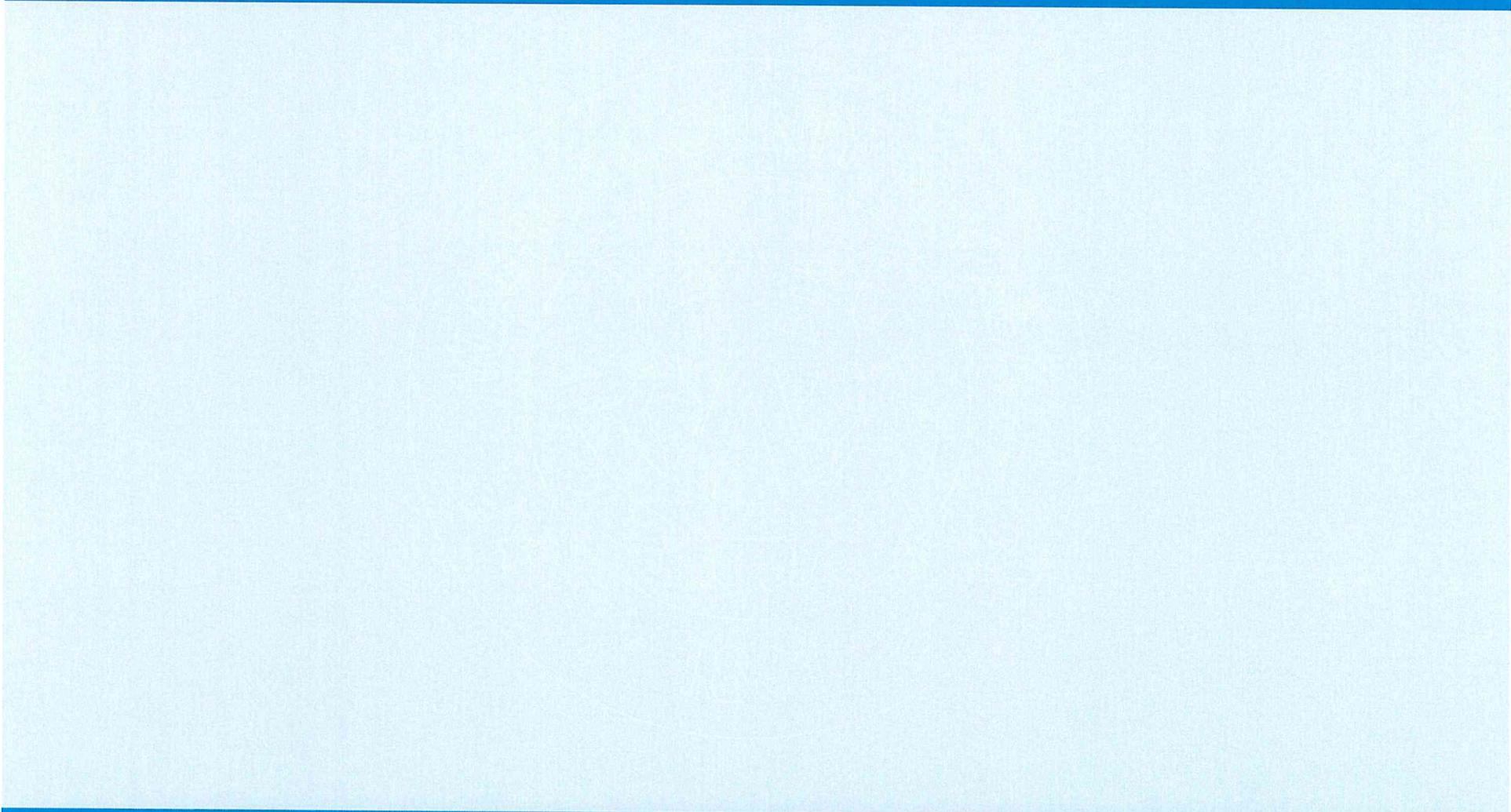
Summary of BOA Evaluation

- **Two of the use types not allowed in GR**
- **Even if allowed, not appropriate:**
 - Physical constraints/characteristics of the property (flood plain, Steamboat Creek, stream buffer areas, steep slopes, Big Ditch, etc.)
 - Potential to negatively impact a protected perennial stream
 - Conflicts with Area Plan policies/character statement
 - Stark contrast between proposed industrial/commercial uses and pastoral character of Pleasant Valley



Board Options

- **Affirm Board of Adjustment's partial approval**
 - Approve wholesale nursery portion
 - Deny Construction Sales & Services use type and Wholesaling, Storage and Distribution – Heavy use type (Colorock operations)
- **Modify and approve with updated conditions**
- **Reverse and deny**





ADDITIONAL INFORMATION



Site Photos



The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on November 28, 2017.
by Manager's Office
for Agenda Item No. 22
and included here pursuant to NRS 241.020(8).

Gary Schmidt
Deborah Wenig
Elaine Carrick
Orion Bobo
Robert Floyd
Jenny Ramsdell
Kellie Freeman
Patricia Bobo
Suzanna Stephens
Randy Johnson
Kim Wallin
Donna Ballard
Jim Phelan
Gary Kerk
George Del Carlo
Laurie Smith
Marilynn Cebe
Jim & Barbara Spain
Jack & Lynda Bell
Michelle Carlini
Zulah Eckert
Brenda Ashworth
Nancy Brewster-Meredith
Jim Morrow
Reed Williams
Delia Greenhalgh
Belle Eckert
Isabelle Eckert
Lani Bonar
Patty Needham
Bill Summers
Judy Price
T Worthing
Suzanna W. Taylor
Sallie Ratnnom
Amy Casey
Michael Wilkin
Susan K. Neilson
Jack GreenHalgh
Albert A. Neilson
Jeff Cates
Emma Lair
Christins Nellenarn
Gail Farrell
Albert G. Peralta
William Harvey

BCC 11-28-17 #22
Manager's Office

Slaughter, John

From: gary schmidt <nobullschmidt@hotmail.com>
Sent: Monday, November 27, 2017 5:33 PM
To: Slaughter, John
Subject: Gail Willey application/appeal

I, Gary Schmidt, do not oppose the issuance of a a Special Use Permit on the subject property for a Whole Sale Nursurey as is defined by the Development Code and affirmed by the Department of Community Development within the Staff Report as long as the integrity of Steamboat Ditch is maintained; noise, flooding, air quality conditions, traffic and access concerns are mitigated; normal and reasonable hours of operation are maintained; and there is a reasonable setback from adjoining residential properties.

Any Industrial Use as defined by the Development Code and the Community Development Staff such as the Wholesale Distribution of hardscape material such as rock and other inorganic ground cover, heavy decorative rock, railroad ties and other heavy timbers, building and construction materials, cement and/or sand and gravel, topsoil and/ or fill materials, fertilizer and soil nutrients and supplements, and the like; I categorically oppose. I understand that wholesale distribution of these types of materials is currently restricted by the Development Code to Industrial Property or General Rural property of 40 acres or more with a Special Use Permit. This is, at least in part, because of the necessity of the substantial use of heavy equipment and it's potential impact on neighboring properties and community. Any such industrial use (with heavy equipment operation) would be highly inappropriate for the subject property and is not permissible under the current Code under any circumstances since it is a General Rural parcel of under 40 acres.

I believe that the current appeal of the actions of the Board of Adjustment decision on a Special Use Permit application, in an attempt to modify the Development Code or it's interpretation, is not the appropriate or legal process that is due and has not been properly noticed under the Open Meeting Law. The appropriate process would be to notice a hearing for a change in the Development Code before the Planning Commission or an Appeal Hearing before the Board of Adjustment to challenge the interpretation of the current code; NOT through or within a Special Use Permit process. These processes would potentially allow these industrial uses on any and all General Rural property and would be of interest to all residents throughout the entire County. If the County Commission is to consider changing the Development Code or the Community Development interpretation thereof, that effort, by law, MUST begin with the Planning Commission in the former case or with the Board if Adjustment in the latter. Under the Open Meeting Law statutes such action must be specifically noticed as an effort to change the Code or the interpretation thereof. This would effect anyone throughout the County that lives in any proximity to any General Rural property.

In addition, I believe that the code is specific enough in these matters that it should not be subject to interpretation. I believe the only viable process to allow such industrial type uses in a General Rural zone (under 40 acres) would be a change in the Development Code, not a change in interpretation. I also believe that the applicant's previous failed attempt to modify the Development Code, through the appropriate process starting with the Planning Commission, is an adverse admission by the applicant in support of my position in said regards.

Gary Schmidt

Property owner contiguous to the subject applicant property connected by public land

Sent from my iPhone

To All Washoe County Commissioners:

Marsha Berkgigler, Bob Lucey, Kitty Jung, Vaughn Hartung, Jeanne Herman, and John Slaughter,

Re: Appeal of Special Use Permit Case #WSUP17-0014 (Gail Willey)

Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

*****I am writing to voice my opposition to the Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)**

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I STRONGLY OPPOSE this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' Rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.
- The amount of dangerous and deadly accidents that have occurred in the past at the entrance to Andrew Lane have been drastically reduced due to the completion of the freeway and the lessening of traffic on old 395.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this would set a precedent for future violations of the Master Plan in all areas of Washoe County.

therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and DENY Special Use Case No. WSUP17-0014 (Gail Willey).

Sincerely,

Deborah Wenig
275 Theobald Street
Reno NV 89521

Slaughter, John

From: elaine carrick <elaineccarrick@gmail.com>
Sent: Monday, November 27, 2017 10:40 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Oppose Special Permit Colorock Landscaping

Dear Washoe County Commissioners:

I am unable to attend your meeting tomorrow but I would like to comment that I am strongly opposed to giving a Special Permit to Gail Wiley, owner of Colorock Landscaping. This business would distract from the rural, residential environment of the area and could set a precedent for other similar areas. Please do not grant this permit. Thank you.

Elaine Carrick
Reno, NV

Slaughter, John

From: Orion Bobo <orionbobo@yahoo.com>
Sent: Sunday, November 26, 2017 10:50 PM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; vhartung@washoevalley.us; Herman, Jeanne; Slaughter, John
Cc: Patricia Bobo
Subject: Appeal of Special Use Permit Case No. WSUP17-0014
Attachments: WSUP17-0014 Signed Letter from Patricia B.pdf; WSUP17-0014 Signed Letter from Orion B.pdf

Washoe County Commissioners/Manager,

Attached are two signed letters in support of requesting that the County Commission uphold the findings and motion of the Board of Adjustment, and deny the Special Use Permit Case No. WSUP17-0014 (Gail Willey). Thank you.

Orion and Patricia Bobo
1580 Brenda Way
Washoe Valley, NV 89704
c775-232-9090

Slaughter, John

From: Robert Floyd <rtfloyd@gmail.com>
Sent: Saturday, November 25, 2017 10:46 AM
To: Lucey, Robert (Bob) L; Berkbigler, Marsha; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Willey Project

November , 2017 Washoe County Commissioners Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey) Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following: 1. A wholesale nursery type use (for the sale of trees, plants and flowers) 2. Construction Sales and Services 3. Wholesaling, Storage and Distribution (Heavy) The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone. The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services. I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution. I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons: • These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery. • This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site. • The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated. In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above. There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County. **Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).** Very truly yours,

In fact, since he is being so obstinate with regards to this decision, I think you should rescind his approval for his landscape/nursery permit as well. This is not what a good neighbor does!!!

Robert T. Floyd, M.D.
180 Ox-Yoke Lane
Reno, NV 89521
(775)240-7192

Slaughter, John

From: Jenny Ramsdell <ramsdellj@hotmail.com>
Sent: Monday, November 20, 2017 9:23 PM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Special Use Permit Case no. WSUP17-0014 (Gail Willey)

To: Washoe County Commissioners,

Re: Special Use Permit Case no. WSUP17-0014 (Gail Willey)

I have attended the Planning Commission meeting, CAB meeting and Board of Adjustment meeting and the request for a change to the Development code-table of allowed uses was denied each time. I do not oppose the sale of trees and flowers but I am very much against the sale of Heavy Industrial Rock/Gravel in a general rural zoned residential area. I am opposed to the selling of rock, gravel, cement, sand, heavy timbers building and construction materials. There is also the use of lot's of heavy equipment like, dump trucks, triple trailers, crushers, separators, front end loaders and I can't imagine all the noise and dust this would bring to this quiet area. I live off of Paddlewheel Lane, please consider all of the problems we had with flooding last year. My children attend Pleasant Valley School and I am also concerned about the large trucks on the road. There are no stop lights and people travel 50 miles an hour and faster out here!

This is a very Scenic/Historical area, let's keep it this way. Please, support us.

Thank You
Jenny Ramsdell.

Slaughter, John

From: Kellie Freeman <kmrbfree@yahoo.com>
Sent: Saturday, November 18, 2017 10:38 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Cc: Kellie Freeman
Subject: RE: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Attachments: Scan 4.pdf; Scan 5.pdf

Please see attachments.

We are pleasant valley residents and have been here for 27 years. We moved to this area of Washoe County for it's country and rural setting. By allowing this type of land use goes against what the majority of residents in this area moved here for. This is not the appropriate place for industrial operations. As a member of the Board of Commissioners it is your job to look out for the county residents in protecting land values, life stiles, and an even balance of land use. Industry and commercial businesses belong together not split up and placed in residential areas where families live and play. It is your duty to follow the general rural regulatory zone and keep it as it was written by not allowing Gail Willey (Case #WSUP176-0014) to bring construction sales, services and whole sale distribution and the many 18 wheel trucks and heavy equipment that will be in this peaceful residential area.

Thank you for your time in reading this and your consideration.

Sincerely,

Mitchell and Kellie Freeman
Voters and Constituants

Date: October/November 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

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Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Name MITCHELL & KELLIE FREEMAN
Address 291 SURREY CT.
City RENO, NV 89521

Please, sign and forward this email to the Washoe County Commissioners/Manager

Commissioner **Marsha Berkbigler**- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner **Bob Lucey**- PHONE: 775-328-2012
EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner **Kitty Jung**- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: **Vaughn Hartung** -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner **Jeanne Herman**- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: **John Slaughter**- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

Date: October/November 2017

Washoe County Commissioners

**Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone**

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The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

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Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Name Patricia Bobo 
Address 1580 Brenda way
City Washoe Valley, NV

Please, sign and forward this email to the Washoe County Commissioners/Manager

Commissioner **Marsha Berkgigler**- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner **Bob Lucey**- PHONE: 775-328-2012
EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner **Kitty Jung**- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: **Vaughn Hartung** -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner **Jeanne Herman**- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: **John Slaughter**- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

Date: October/November 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

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The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:


- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development code-Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Name ORION BOBO 
Address 1580 FREEDA WAY
City WASHOE VALLEY, NV 89704

Please, sign and forward this email to the Washoe County Commissioners/Manager

Commissioner **Marsha Berkbigler**- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner **Bob Lucey**- PHONE: 775-328-2012
EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner **Kitty Jung**- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: **Vaughn Hartung** -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner **Jeanne Herman**- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: **John Slaughter**- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

Slaughter, John

From: Robert Floyd <rtfloyd@gmail.com>
Sent: Saturday, November 25, 2017 10:46 AM
To: Lucey, Robert (Bob) L; Berkbigler, Marsha; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Willey Project

November , 2017 Washoe County Commissioners Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey) Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following: 1. A wholesale nursery type use (for the sale of trees, plants and flowers) 2. Construction Sales and Services 3. Wholesaling, Storage and Distribution (Heavy) The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone. The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services. I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution. I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons: • These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery. • This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site. • The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated. In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above. There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County. **Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).** Very truly yours,

In fact, since he is being so obstinate with regards to this decision, I think you should rescind his approval for his landscape/nursery permit as well. This is not what a good neighbor does!!!

Robert T. Floyd, M.D.
180 Ox-Yoke Lane
Reno, NV 89521
(775)240-7192

CONFIDENTIALITY NOTICE: This Communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipients(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

Slaughter, John

From: Jenny Ramsdell <ramsdellj@hotmail.com>
Sent: Monday, November 20, 2017 9:23 PM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Special Use Permit Case no. WSUP17-0014 (Gail Willey)

To: Washoe County Commissioners,

Re: Special Use Permit Case no. WSUP17-0014 (Gail Willey)

I have attended the Planning Commission meeting, CAB meeting and Board of Adjustment meeting and the request for a change to the Development code-table of allowed uses was denied each time. I do not oppose the sale of trees and flowers but I am very much against the sale of Heavy Industrial Rock/Gravel in a general rural zoned residential area. I am opposed to the selling of rock, gravel, cement, sand, heavy timbers building and construction materials. There is also the use of lot's of heavy equipment like, dump trucks, triple trailers, crushers, separators, front end loaders and I can't imagine all the noise and dust this would bring to this quiet area. I live off of Paddlewheel Lane, please consider all of the problems we had with flooding last year. My children attend Pleasant Valley School and I am also concerned about the large trucks on the road. There are no stop lights and people travel 50 miles an hour and faster out here!

This is a very Scenic/Historical area, let's keep it this way. Please, support us.

Thank You
Jenny Ramsdell.

Slaughter, John

From: Kellie Freeman <kmrbfree@yahoo.com>
Sent: Saturday, November 18, 2017 10:38 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Cc: Kellie Freeman
Subject: RE: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Attachments: Scan 4.pdf; Scan 5.pdf

Please see attachments.

We are pleasant valley residents and have been here for 27 years. We moved to this area of Washoe County for it's country and rural setting. By allowing this type of land use goes against what the majority of residents in this area moved here for. This is not the appropriate place for industrial operations. As a member of the Board of Commissioners it is your job to look out for the county residents in protecting land values, life stiles, and an evan balance of land use. Industry and commercial businesses belong together not split up and placed in residential areas where families live and play. It is your duty to follow the general rural regulatory zone and keep it as it was written by not allowing Gail Willey (Case #WSUP176-0014) to bring construction sales, services and whole sale distribution and the many 18 wheel trucks and heavy equipment that will be in this peaceful residential area.

Thank you for your time in reading this and your consideration.

Sincerely,

Mitchell and Kellie Freeman
Voters and Constituants

Date: October/November 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development code-Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Name MITCHELL & KELLIE FREEMAN
Address 291 SURREY CT.
City RENO, NV 89521

Please, sign and forward this email to the Washoe County Commissioners/Manager

Commissioner **Marsha Berkgigler**- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner **Bob Lucey**- PHONE: 775-328-2012
EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner **Kitty Jung**- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: **Vaughn Hartung** -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner **Jeanne Herman**- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: **John Slaughter**- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

Slaughter, John

From: Suzanna Stephens, M.A. <s.stephens.ret.un@gmail.com>
Sent: Friday, November 17, 2017 8:53 PM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Slaughter, John; Herman, Jeanne
Subject: My opposition to industry in the South Valleys

To: Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17 - 0014 (Gail Willey) Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone. The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County, with the potential to obliterate the rural way of life in areas such as ours. Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17 - 0014 (Gail Willey).

Very truly yours,

Suzanna Stephens, M.A.

245 McClellan Drive

Washoe Valley, NV 89704

Slaughter, John

From: Randy <johnson1530@gmail.com>
Sent: Thursday, November 16, 2017 6:16 PM
To: Slaughter, John
Subject: Appeal of Special Use Permit Case No. WSUP-0014 (Gail Willey)

From: Randy Johnson
130 Andrew Ln
Reno, NV 89521

Re: Appeal of Special Use Permit Case No. WSUP-0014 (Gail Willey)

Date: 11/13/2017

Gail Willey's appeal is to try and convince the County Commissioners that his business classifications are not "Commercial Wholesaling, Storage and Distribution – Heavy (not allowed in General Rural, and Construction Sales and Services (not allowed in GR).

In 1998 The Board of County Commissioners allowed the wholesale nursery but denied the sale of rock on the property. In April 2017 the Planning Commission heard a request by Gail Willey to amend the Development Code, again he was denied. On October 5th of this year Gail Willey asked for another reclassification and the Board of Adjustment approved the wholesale nursery but denied the other two uses, finding that they are not allowed with the General Rural regulatory zone.

I must ask a few questions to each commissioner. How does this Heavy Industrial fit with the Washoe County Master Plan? How can current code be ignored and allow for Heavy Industrial in General Rural? How can a special use permit be accepted when the code clearly states that it is unacceptable in GR? How does this fit with City of Reno's Master Plan and Steamboat Creek being a sphere of influence? How could the County allow Heavy Industrial in a flood plain?

I urge you to deny Gail Willey from combining his three separate uses 1. Nursery Sales – Wholesale, 2. Wholesaling, Storage, and Distribution – Heavy, and 3. Construction Sales and Services into one Special Use Permit.

It is the commissioner's obligation to not allow this to happen.

Sincerely

Randy Johnson

Sent from [Mail](#) for Windows 10

Slaughter, John

From: Kim Wallin <dkwallin@gmail.com>
Sent: Thursday, November 16, 2017 6:11 PM
To: Slaughter, John
Subject: WSUP17-0014 Gail Willey Appeal
Attachments: slaughter.pdf

Dear Mr. Slaughter:

I am writing to you to let you know that I strongly oppose Mr. Willey's appeal because the type of business he wants to have is not allowed in a General Rural regulatory zone and it is in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan especially in terms of the South Valleys' rural feel and scenery.

The attached letter provides additional reasons that should be considered.

Please uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Thank you for your consideration,

Kim

--

Kim Wallin

Kim R. Wallin
135 Cottontail
Washoe Valley, NV 89704

November 16, 2017

County Manager John Slaughter
Washoe County Commissioner

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

Dear Mr. Slaughter:

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following of which only item 1 is allowed in a General Rural Regulatory Zone:

1. A wholesale nursery type use (for the sale of trees, plants and flowers) (Allowed)
2. Construction Sales and Services (**not allowed in GR**)
3. Wholesaling, Storage and Distribution (Heavy) (**not allowed in GR**)

The Board of Adjustment upon the staff's recommendation approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone. If their primary purpose is to have a wholesale nursery then there should be a limitation on the percentage of space that can be used for rock storage and sales. It should not be a major part of the business.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution to the overall betterment of the community.

Besides being in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan there are other reasons why this use should not be allowed:

1. Part of the property is in a "Regulatory Floodway" according to FEMA. If a property is in a regulatory floodway it means that community leaders (Commissioners) must regulate development in these floodways to ensure that there are not increases in flooding upstream or downstream because the water cannot flow properly. Since they are in a flood zone they will have to buy flood insurance which we all know is bankrupt. As a community we need to stop allowing development in areas that are known to flood.

2. As a former member of the State Transportation Board I am somewhat familiar with NDOT's priorities on various roads. Now that I580 is open, old 395 is not a top priority in funding and maintenance. With the additional traffic and heavy trucks on the road it will need more maintenance than it is currently getting. Furthermore, with the big trucks, increased traffic and the location of where the access will be I am very concerned that we will be creating a safety hazard unless acceleration and deceleration lanes are required to be built. There might not be enough space to build these lanes and they would be where the bicyclists ride which causes another safety problem.

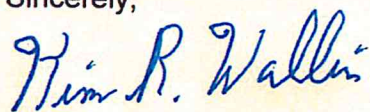
3. Another concern is something I have not heard discussed and that is what is going to be done to mitigate the exposure to mercury that is in the area because of the old mines. It's a known fact that Steamboat Creek has mercury in it from the old mines. When they start digging to build and the fact that they will not be paving the property they will stir up the mercury that is in the soil. I would be concerned about those living downwind who would be breathing that dust, especially those with young children.

4. My final reason is that when you start making exceptions especially in this case where we are stretching it to allow for more than just a nursery (heavy industrial and construction), it will be just a matter of time before Pleasant Valley will be nothing more than an industrial area. I have seen it happen first hand in Las Vegas where they had areas that were zoned rural where people could have horses and other animals. The county started allowing exemptions and the next thing you know, it wasn't rural anymore and the people could not keep their horses and other animals even though they were there first. I really don't want Reno to turn into another Las Vegas. That is why I live here now.

I strongly oppose this appeal and I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Thank you for your consideration in keeping Pleasant Valley rural.

Sincerely,



Kim R. Wallin
(Former Nevada State Controller)

Slaughter, John

From: Donna Ballard <donna-nevada@charter.net>
Sent: Thursday, November 16, 2017 3:11 PM
To: Slaughter, John
Subject: Deny Willey/Colorock Special Use Appeal on 11/28/2017

Do NOT allow Colorock to do business in Pleasant Valley. That type of business needs to be located in an industrial area, not a residential area.

Donna Ballard

Slaughter, John

From: Jim Phelan <jim@tahoecitymarina.com>
Sent: Wednesday, November 15, 2017 11:15 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Cc: 'Delia Greenhalgh'
Subject: WSUP17-0014

November 12,2017

Washoe County Commissioners

Re: Appeal Gail Willey (Color Rock) Special Use Permit application WSUP17-0014

In an attempt to summarize the issues surrounding the above stated application I will simply list the items that should be considered in your review of this appeal :

- A) The number of individuals that appeared at the Board of Adjustment meeting that objected to the change of use for the property involved does show that the property in question should be used consistent with surrounding uses and occupancy as what currently exists.
- B) There is a lot of evidence that the industrial uses proposed will have a negative effect on downstream and downwind properties and population.
- C) It is a flood zone (proven last year)
- D) A question that I have not heard asked as of yet is why is the business moving from its current location? Is it for some of the same reasons that it should not be located in the Pleasant Valley complex? So why create the same issues just in a different location?
- E) It has been my understanding that the Masterplan for the Pleasant Valley is to remain rural in nature with future uses consistent with what already exists. Though the proposed project would be something found in a rural area its industrial nature does not fit with the surrounding uses that currently exist.
- F) There is a more appropriate location up around the Chocolate Factory that would seem to me to be a closer fit to this type of use, also closer to freeway access.
- G) Does Washoe County have an open space program that would be a better use for the subject property that would go a long way in preserving the open space character which is so important to Washoe County's cultural, scenic and historical preservation goals?
- H) I am still unsure of traffic consequences whether the access is Andrew Lane or further south.

I would like a response to Items D, G, and H, please. Thank you, Jim Phelan Paddlewheel lane

Date: October/November 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

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The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

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There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Name Gary K Kest
Address 305 Mc Clellan Dr
City Washoe Valley NV 89704

Please, sign and forward this email to the Washoe County Commissioners/Manager

Commissioner **Marsha Berkbigler**- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner **Bob Lucey**- PHONE: 775-328-2012
EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner **Kitty Jung**- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: Vaughn Hartung -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner **Jeanne Herman**- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: **John Slaughter**- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

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I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development code-Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Name GEORGE DEL CARLO

Address 874 Opbir Peutz Rd

City Incline Village, NV 89451

Slaughter, John

From: George Del Carlo <gdelcarlo@classicfinishesreno.com>
Sent: Tuesday, November 14, 2017 9:08 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail willey)
Attachments: SUP Appeal - WSUP17-0014 (Gail Willey).pdf

Please deny this SUP. My comments are attached.

Thank you,

George



George Del Carlo
Classic Finishes LLC
Office: (775) 470-5218 Fax: (775) 470-5303 Cell: (775) 813-7950
Email: gdelcarlo@classicfinishesreno.com
708 N. Center Street, Suite 300, Reno, NV 89501

Slaughter, John

From: Laurie Smith <galinnevada@yahoo.com>
Sent: Monday, November 13, 2017 11:40 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Hartung, Vaughn; Herman, Jeanne; Jung, Kitty; Slaughter, John
Subject: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Dear Washoe County Commissioners,

I am writing to let you know that my husband, Ed and myself strongly oppose the appeal request of Gail Willey.

Just last month in October, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

We believe that the County Staff findings are accurate and that the proposed operation in a General Rural Regulatory Zone should not be allowed.

The reason we have different levels of government, is to take previous recommendations into account; to rely on other entities opinions. That being said, please follow the Board of Adjustments' findings and motion.

We live in the area to enjoy the peacefulness and tranquility. A business of this sort does not fall within the character of the surrounding area.

Again, we request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey). We will be attending the meeting, Nov 28 and sincerely hope, you will not let us down.

Thank you, Laurie and Ed Smith

Slaughter, John

From: mcebe@aol.com
Sent: Monday, November 13, 2017 9:44 AM
To: Berkgigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Colorock, PLEASE Listen

Washoe County Commissioners

**Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone**

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and **deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).**

Very truly yours,

Marilynn Cebe

305 Andrew lane

Reno, NV 89521

Slaughter, John

From: elaine carrick <elaineccarrick@gmail.com>
Sent: Monday, November 27, 2017 10:40 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Oppose Special Permit Colorock Landscaping

Dear Washoe County Commissioners:

I am unable to attend your meeting tomorrow but I would like to comment that I am strongly opposed to giving a Special Permit to Gail Wiley, owner of Colorock Landscaping. This business would distract from the rural, residential environment of the area and could set a precedent for other similar areas. Please do not grant this permit. Thank you.

Elaine Carrick
Reno, NV

Slaughter, John

From: Donna Ballard <donna-nevada@charter.net>
Sent: Thursday, November 16, 2017 3:11 PM
To: Slaughter, John
Subject: Deny Willey/Colorock Special Use Appeal on 11/28/2017

Do NOT allow Colorock to do business in Pleasant Valley. That type of business needs to be located in an industrial area, not a residential area.

Donna Ballard

Slaughter, John

From: mcebe@aol.com
Sent: Monday, November 13, 2017 9:44 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Colorock, PLEASE Listen

Washoe County Commissioners

**Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone**

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The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and **deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).**

Very truly yours,

Marilynn Cebe

305 Andrew lane

Reno, NV 89521

Slaughter, John

From: Jim & Barbara Spain <spainnopain@charter.net>
Sent: Wednesday, November 8, 2017 9:20 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Colorock- Appeal to Board of County Commission

November , 2017

Washoe County Commissioners

**Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone**

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The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
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There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Jim & Barbara Spain
4335 Drake Way
Washoe Valley, NV 89704

From: snoopythb@charter.net
To: Mullin, Kelly
Subject: Gail Willey, Special use permit WSUP17-0014
Date: Friday, November 10, 2017 5:23:27 PM

Kelly Mullin, County Planner,

I have been a resident of East Washoe Valley since my parents bought the property I still live on in 1960. I purchased my little piece of heaven from them in 1975, built a 1500 square foot home and got rid of the trailer I grew up in. I have watched the valley grow from dirt roads, to paved streets, from open range to no more cows, from being the fifth residence on this side of the valley to many, many new folks moving into this area to get away from "town", traffic, and the hustle and bustle of Reno.

My wife and I love the peace, quiet and serenity of this area, made even nicer by the completion of the 580 freeway, which brought old 395 traffic down to what it was so many years ago,

I oppose Mr. Willey's attempt to move his operation out this way due to dust, noise and God only knows how many trucks of all kinds running old 395 to get to and from his proposed site. There is no advantage to any of us residents out this way, and many are the disadvantages of allowing this proposed special use permit, allowing his proposed business to come this way.

Thank you for your time to read this, and your consideration of our way of life down this way.

Sincerely,

Jack and Lynda Bell
3801 Lyon Lane
Washoe Valley, Nv. 89704
Home Phone 775 849-0143

(We both still work, but our phone has voice mail, should you request a return phone call the following day.)

Slaughter, John

From: mcebe@aol.com
Sent: Friday, November 10, 2017 9:38 PM
To: Slaughter, John
Subject: Colorock meeting time

Mr Slaughter, I would like to put a request for either a late afternoon or evening meeting on November 28th when the council hears the appeal for Colorock. It is a hardship for those of us who work normal business hours to arrange to miss an extended amount of time during the work week.

Your consideration is greatly appreciated.
Thank you,
Marilynn Cebe

Slaughter, John

From: Michelle Carlini <carlini4@sbcglobal.net>
Sent: Thursday, November 9, 2017 7:02 PM
To: Lucey, Robert (Bob) L
Subject: Uphold the findings and motion of the Board of Adjustment and DENY Speial Use PermitCase No. WSUP17-00014 (Gail Willey)

Thank you,
Michelle Carlini
285 Andrew Lane
Reno, NV. 89521
775-843-0216

Slaughter, John

From: Zulah Eckert <zulah_eckert@me.com>
Sent: Wednesday, November 8, 2017 9:07 PM
To: Berkgigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)

November , 2017

Washoe County Commissioners

I am an owner of property in Washoe Valley. My husband and I intend to retire in the near future to Nevada. I personally grew up in Nevada and went to UNLV. I feel very deeply about the Reno/Carson City area where I intend to retire. Please consider my concern about any Heavy industrial use in this rural area.

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their

position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.

This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.

The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-

0014 (Gail Willey).

Thank you for your consideration,
Zulah Eckert (co-owner of a lot on Ethan Lane in Washoe Valley)

Date: October/November 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

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The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

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There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Name Brenda Ashworth
Address 3390 Lyon Ln
City Washoe Valley

Please, sign and forward this email to the Washoe County Commissioners/Manager

Commissioner **Marsha Berkgigler**- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner **Bob Lucey**- PHONE: 775-328-2012
EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner **Kitty Jung**- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: **Vaughn Hartung** -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner **Jeanne Herman**- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: **John Slaughter**- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

Slaughter, John

From: Brenda Ashworth <bjaccontrolledburn@gmail.com>
Sent: Wednesday, November 8, 2017 10:30 AM
To: Slaughter, John
Subject: Case No.WSUP17-0014 (Gail Willey)
Attachments: B Appeal of Spec Use permit _20171108_0001.pdf

attached

Slaughter, John

From: Jim & Barbara Spain <spainnopain@charter.net>
Sent: Wednesday, November 8, 2017 9:20 AM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Colorock- Appeal to Board of County Commission

November , 2017

Washoe County Commissioners

**Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
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I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

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There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Jim & Barbara Spain
4335 Drake Way
Washoe Valley, NV 89704

Slaughter, John

From: Brewster-Meredith, Nancy Sue <NBrewster-Meredith@carrington.edu>
Sent: Tuesday, November 7, 2017 12:49 PM
To: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne
Cc: Slaughter, John
Subject: Please Uphold Decision on Case # WSUP17-0014 (Gail Willey)

November 7, 2017

Washoe County Commissioners

Re: **Appeal** of Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

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The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character, but that, moreover, it does not make a positive contribution.

I **intensely** oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural nature, scenery, and the presence of several bands of Nevada's Wild Mustang population. This area bears the signs of a Scenic Byway, and allowing a business such as Willey's will ruin a great deal of this beautiful area's character. We must preserve the South Valley!

This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.

The other uses would be detrimental to the character of the surrounding area and the negative impacts could NOT be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's

request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

We, the citizens of this beautiful valley, are concerned that this will set a precedent for future violations of the Master Plan in all areas of Washoe County. There is a Master Plan for a reason, and this individual does not deserve to have that plan changed by the very body that is elected to protect Nevada and Nevadans' interest.

Therefore, I request that the **County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014** (Gail Willey).

Respectfully submitted,

Nancy Brewster-Meredith, MSN/ED, RN

185 Cottontail Lane
Washoe Valley, NV 89704
775-849-1088

Slaughter, John

From: Jim Morrow <morrowjw@hotmail.com>
Sent: Tuesday, November 7, 2017 11:25 AM
To: Slaughter, John
Subject: Urge Denial of Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Greetings John Slaughter –

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found the proposed use consists of:

1. A wholesale nursery (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, storage and Distribution (heavy)

The Board of Adjustment approved #1 above but denied #2 and 3 – finding they are not allowed within the General Rural regulatory zone.

I believe the County Staff findings are accurate and that Willey's appeal is a veil to force HEAVY commercialization where General Rural designation does not allow.

I strongly oppose this appeal and request the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board DENY the applicant's request to include Construction Sales and Services AND Wholesaling Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone. They contravene the Character Statement of the Master Plan and the South Valleys Area Plan specifically the rural feel and scenery.
- The property is constrained by a Significant Hydro resource, a 100 year floodplain, potential wetlands, the Big Ditch and other irrigation canals and a over 30% hillside dominating all but 5 acres of the 38 acre parcel.
- The Heavy uses are detrimental to the character of the area and can NOT be adequately mitigated.

In 1998 the applicant applied for substantially the same project on this property and such was denied by the County Commission. On April 4, 2017 the applicant requested a change to the development code allowed uses, and denied by the Planning Commission. On Spet 14 2017 the South Valleys Advisory Board denied the proposal. In all cases the Heavy use were determined incompatible. It is clear the applicant is trying over and over until he gets his way.

If this is approved it can set a precedent for future violations of the Master Plan in all areas of Washoe County. I urge you to uphold the plan we have spent so much time and approval effort on and DENY this appeal.

Best Regards,

Jim Morrow
QFE LLC
75 Hidden Lake Dr
Reno NV 89521
morrowjw@hotmail.com
775-501-0778 voice or text

Slaughter, John

From: Reed Williams <reedwilliams@charter.net>
Sent: Tuesday, November 7, 2017 10:56 AM
To: Slaughter, John
Subject: November 28th County Commissioners Meeting

John,

I am on the board of the Pleasant/Steamboat Valleys Landowners Association. I have just learned that the Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey) will be heard at the November 28, 2017 Commissioners meeting. Is it possible to have this agenda item heard in the afternoon when it would be more convenient for citizens to attend and speak? I would expect a large turnout for this so it would be most helpful to accommodate people's schedule. Please let me know when this meeting's agenda has been determined. Thank you.

Reed Williams
PSVLA

Slaughter, John

From: Delia Greenhalgh <jdsteamboat@gmail.com>
Sent: Tuesday, November 7, 2017 6:46 AM
To: Slaughter, John
Subject: November 28th Commissioners Meeting

Hi John Slaughter, We are very concerned that the citizens of the Pleasant/Steamboat Valley will not be able to attend the Commissioners meeting on November 28th due to it possibly being an all day meeting. We have our concerns about Gail Willey (color rock) and would like our opinions heard. Can you have more of a time certain, so people can take off work, if possible! At least maybe be heard in the afternoon. Please, let me know as soon as possible, so people can plan. Thank You Delia Greenhalgh

Slaughter, John

From: Belle Eckert <belle.eckert@gmail.com>
Sent: Monday, November 6, 2017 6:35 PM
To: Berkbigler, Marsha
Cc: Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne; Slaughter, John
Subject: Opposition to the Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Attachments: Gail Wiley Letter.docx

November 6, 2017

Isabelle Eckert
335 Sparrow Way
Washoe Valley, NV 89704

Washoe County Commissioners
1001 E. Ninth Street
Reno, NV 89512

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone

and are in direct violation to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.

This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.

The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Isabelle Eckert

Slaughter, John

From: Lani Bonar <lanib@sbcglobal.net>
Sent: Monday, November 6, 2017 5:37 PM
To: Slaughter, John
Cc: Berkbigler, Marsha; Lucey, Robert (Bob) L; Jung, Kitty; Hartung, Vaughn; Herman, Jeanne
Subject: Special Use Permit Case No. WSUP17=0014 (Gail Willey)

In the matter of the Application of Gail Willey for a Special Use Permit, the Board of Adjustment provided a partial approval, specifically for the wholesale nursery type use. They ruled that the remaining two requests: 1) construction sales and services, and 2) wholesaling, storage, and distribution (heavy use) are not allowed within the General Rural regulatory zone.

I have heard that Gail Willey has submitted an appeal to this decision, even after being denied by s past County Commissioner, the Planning Commission, and the South Valleys Citizens Advisory Board.

We are requesting that the County Commission support the findings of the Board of Adjustment, and **not approve** the appeal. Keep heavy use out of our South Valleys. These uses are incompatible with the Master Plan, the South Valleys Area Plan, and the Board of Adjustment. findings.

Respectfully,

Jim and Tamarr Bonar
1615 Moon Lane
Reno, NV 89521

Slaughter, John

From: Reed Williams <reedwilliams@charter.net>
Sent: Monday, November 6, 2017 11:29 AM
To: Slaughter, John
Subject: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Dear County Manager Slaughter,

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.

This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.

The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and

Slaughter, John

From: Patty Needham <washoe.zephyr2@gmail.com>
Sent: Friday, November 3, 2017 9:26 PM
To: Slaughter, John
Subject: Deny special use permit case # WSOP17-0014

November , 2017 Washoe County Commissioners Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey) Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following: 1. A wholesale nursery type use (for the sale of trees, plants and flowers) 2. Construction Sales and Services 3. Wholesaling, Storage and Distribution (Heavy) The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone. The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services. I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution. I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons: These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery. This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site. The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated. In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above. There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County. Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Thank you
Patty Needham
4285 Gander Lane
Washoe Valley, NV 89704

Slaughter, John

From: Bill Summers <ibagrip@aol.com>
Sent: Friday, November 3, 2017 4:33 PM
To: Slaughter, John
Cc: Herman, Jeanne; Hartung, Vaughn; Jung, Kitty; Lucey, Robert (Bob) L; Berkbigler, Marsha
Subject: Stop

November , 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, i
General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.

This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.

The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Bill
(Name)

(Address)

89521
(City, State, Zip)

November , 2017

Washoe County Commissioners

Commissioner Slaughter,

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,



Judy Pace
(Name)

555 Du Loma Road
(Address)

Washoe Valley, NV
(City, State, Zip)

89704

To: John Slaughter
Washoe County Manager

From: Randy Johnson
130 Andrew Ln
Reno, NV 89521

Re: Appeal of Special Use Permit Case No. WSUP-0014 (Gail Willey)

Date: 11/13/2017

Gail Willey's appeal is to try and convince the County Commissioners that his business classifications are not "Commercial Wholesaling, Storage and Distribution – Heavy (not allowed in General Rural, and Construction Sales and Services (not allowed in GR).

In 1998 The Board of County Commissioners allowed the wholesale nursery but denied the sale of rock on the property. In April 2017 the Planning Commission heard a request by Gail Willey to amend the Development Code, again he was denied. On October 5th of this year Gail Willey asked for another reclassification and the Board of Adjustment approved the wholesale nursery but denied the other two uses, finding that they are not allowed with the General Rural regulatory zone.

I must ask a few questions to each commissioner. How does this Heavy Industrial fit with the Washoe County Master Plan? How can current code be ignored and allow for Heavy Industrial in General Rural? How can a special use permit be accepted when the code clearly states that it is unacceptable in GR? How does this fit with City of Reno's Master Plan and Steamboat Creek being a sphere of influence? How could the County allow Heavy Industrial in a flood plain?

I urge you to deny Gail Willey from combining his three separate uses 1. Nursery Sales – Wholesale, 2. Wholesaling, Storage, and Distribution – Heavy, and 3. Construction Sales and Services into one Special Use Permit.

It is the commissioner's obligation to not allow this to happen.

Sincerely



Randy Johnson

November , 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

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The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.

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In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

D Worthing

(Name)

1780 East Lake Blvd

(Address)

Washoe Valley, NV 89704

(City, State, Zip)

Contact Information:

Commissioner Marsha Berkgigler- PHONE: 775-328-2005

EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner Bob Lucey- PHONE: 775-328-2012

EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner Kitty Jung- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: Vaughn Hartung -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner Jeanne Herman- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: John Slaughter- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

MAILING ADDRESS:

1001 E. Ninth Street
Reno, NV 89512

November , 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

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The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.

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There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Suzanna W. Taylor Suzanna W. Taylor
(Name)

290 Magpie Way
(Address)

Washoe Valley, NV. 89704
(City, State, Zip) 775-230-3037

Contact Information:

Commissioner Marsha Berkgigler- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner Bob Lucey- PHONE: 775-328-2012
EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner Kitty Jung- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: Vaughn Hartung -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner Jeanne Herman- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: John Slaughter- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

MAILING ADDRESS:

1001 E. Ninth Street
Reno, NV 89512

November , 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.

This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.

The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

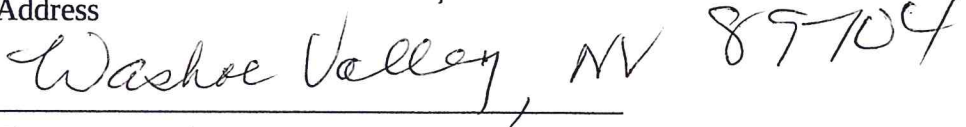
Very truly yours,



(Name)



(Address)



(City, State, Zip)

Contact Information:

Commissioner Marsha Berkgigler- PHONE: 775-328-2005

EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner Bob Lucey- PHONE: 775-328-2012

EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner Kitty Jung- PHONE 775-219-5472
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Commissioner: Vaughn Hartung -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner Jeanne Herman- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: John Slaughter- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

MAILING ADDRESS:

1001 E. Ninth Street
Reno, NV 89512

November , 2017

Washoe County Commissioners

Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

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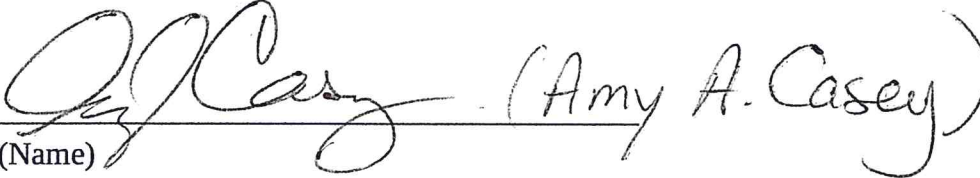
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Very truly yours,


(Name)

20 Bear Street
(Address)

Washoe Valley, NV 89704
(City, State, Zip)

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MAILING ADDRESS:

1001 E. Ninth Street
Reno, NV 89512

Date: October/November 2017

Washoe County Commissioners

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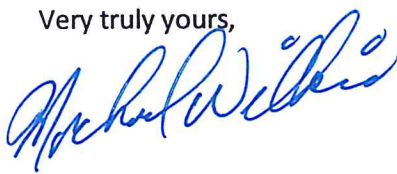
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Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,



Name Michael Wilkin
Address 14430 Spezia Rd
City Reno, NV 89511

Please, sign and forward this email to the Washoe County Commissioners/Manager

Commissioner **Marsha Berkgigler**- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner **Bob Lucey**- PHONE: 775-328-2012
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EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: **John Slaughter**- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

16 November 2017

To: Washoe County Commissioners

RE: Appeal of Special Use Permit case WSUP17-0014

As a Steamboat Valley resident since 1970, I strongly oppose the granting of the above Special Use Permit. The following are just a few reasons for my objections:

- The project would be in the middle of a rural residential neighborhood.
- Property owners will definitely have homes negatively impacted because of the facility.
- The heavy dust and diesel fumes would be unhealthy to everyone in the area.

Please note my objection to this project.

Regards,



Susan K. Neilson

235 Theobald Street

Reno, NV 89521

To: John Slaughter,

Re: Special Use Permit Case no. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations of Wholesaling, Storage, and Distribution, a **Heavy Industrial** use, in General Rural (GR) Regulatory Zone.

I, Jack Greenhalgh do not oppose the Special Use Permit for a Wholesale Nursery as approved by the Board of Adjustment. But, I do oppose Wholesale of Heavy Industrial Rock and Distribution in a General Rural Regulatory Zone. I understand that wholesale distribution of these types of materials is currently restricted by the Development Code.

My property adjoins Gail Willey's and I am very concerned about the noise (heavy rock/gravel), dust we would be getting from the horrible winds through the canyon, diesel fumes, and added flooding to an area in a flood plain already! I have seen many floods in the past 43 years that I have lived here and had to sand bag four times due to the flooding we had in 2017.

This is just the wrong location for a Heavy Industrial Rock/Gravel type of business. This type of business should not be in a Residential or Agricultural area. I believe that the Development Code is specific enough and that it should not be subject to interpretation. Please, consider my concerns and support the people in the South Valley's.

Thank You Jack Greenhalgh

A handwritten signature in black ink, appearing to read "Jack Greenhalgh". The signature is written in a cursive style with a large, looping initial "J".

ALBERT A. Neilson
235 Theobald ST

I AM A LIFELONG (74 YEARS), THIRD GENERATION RESIDENT OF STEAMBOAT VALLEY. MY FATHER AND GRAND FATHER WERE PROMINENT RANCHERS IN THIS VALLEY, MY GRAND FATHER SETTLED HERE IN THE EARLY 1880'S.

I STRONGLY OPPOSE THE HEAVY INDUSTRIAL PROPOSAL MADE BY GAIL WILEY. THE PREVAILING WINDS, WHICH ARE QUITE CONSTANT, COME DOWN THROUGH PLEASANT VALLEY THROUGH THE GAP AND ACROSS STEAMBOAT VALLEY. THE PROPOSED SITE IS IN THAT AREA BETWEEN THE VALLEYS AND WE WOULD CONSTANTLY BE EATING THE DUST AND DIESEL FUMES.

MY WIFE HAS ASTHMA AND IF THIS HEAVY INDUSTRIAL PROPOSAL IS ALLOWED TO GO THROUGH IT WOULD DEFINITELY DESTROY THE LIFESTYLE THAT WE HAVE ENJOYED ALL THESE YEARS. THANK YOU VERY MUCH FOR YOUR CLOSE CONSIDERATION OF THIS ISSUE

THANKS

Albert A Neilson

Dear Washoe County Board of Commissioners,

I am a concerned resident of 165 Andrew Lane and the Vice President of The Big Ditch Water Co. I am writing you to ask respectfully that you deny the requests of Mr. Wiley to convert his property on Andrew Lane to Industrial zoning in order to allow his rock yard to be established. The effects of approving this request carry short term and long term negative impacts for every resident of Pleasant Valley, the South Reno Area, and all of the lands nearby Truckee Meadows Watersheds. Photos have also been attached for your convenience to show indications of what Mr. Wiley's operation will become as they are of his current auxiliary rock yard.

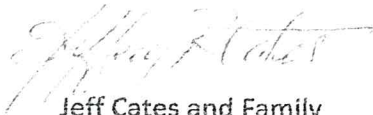
The vast majority (about 30 acres out of a total of 38 acres) of Mr. Wiley's property are inside the FEMA 10-year flood zone and unsuitable for industrial use. Harmful chemicals and metals used in the coloring of decorative rock will be at risk of being washed into Steamboat Creek every rainfall and as seen this past (2017) winter and spring, this creek has flooded to 'Major Flood Stage' several times impacting the roadways and homes in the area. Furthermore, access to this property is solely off of Andrew Lane; a narrow and undivided county road that must cross over a small bridge which the Steamboat Creek runs underneath. Our road is not wide enough or intended for such heavy weighted use. Moreover, school buses stop directly in front of Mr. Wiley's access road 4 times per day with children who then walk to various homes up and down Andrew Lane where there is no sidewalk. Finally, Andrew Lane is a small, poorly marked and uncontrolled street that merges onto a 4-lane highway with a history of fatal car accidents and the potential for many more incidents if approved to move forward as Mr. Wiley wishes.

Mr. Wiley projects upwards of 312 trips per day of vehicle traffic onto this property per his proposal for special use. That amounts to 13 vehicles per hour (12hr day). Color Rock trucks and the associated heavy equipment pose a huge risk to residents especially the children who live and play in the area. Their trucks are oversized and will cause accelerated wear and tear on the roadway (see attached photo 'Truck on Andrew Lane'). Andrew Lane is already in the process of placing traffic calming devices to deal with high traffic and speeding issues. The consistent speeding issue that is ever present compounded by low visibility on Andrew Lane are cause enough to deny his request.

Several months ago, Mr. Wiley attempted his rezoning with the promise of only using the land for a tree farm. This is now proven to be a thinly veiled cover for him to establish a rock yard. His true intent is to bring heavy equipment that will undoubtedly cause noise and air pollution to our small clean neighborhood not to mention, again, the risk that it poses to the families and children who live in this community. To show more evidence to deny Mr. Wiley's request, a large group of properties on Andrew Lane and off of Steamboat Creek irrigate from waters that come from the area of Mr. Wiley's property and proposed plans. If Mr. Wiley's plans are endorsed, multiple rock bins, parking places, and a non-permeable driveway will inhibit natural ground saturation and provide an uncontrolled path for contaminated water to enter our irrigation network. If allowed, this will correspondingly pollute our irrigation water, ground water, and the air quality for hundreds of residents. Is the water that we drink and air that we breathe not important enough to be clean and untainted by unwelcome fallout of industrial waste?

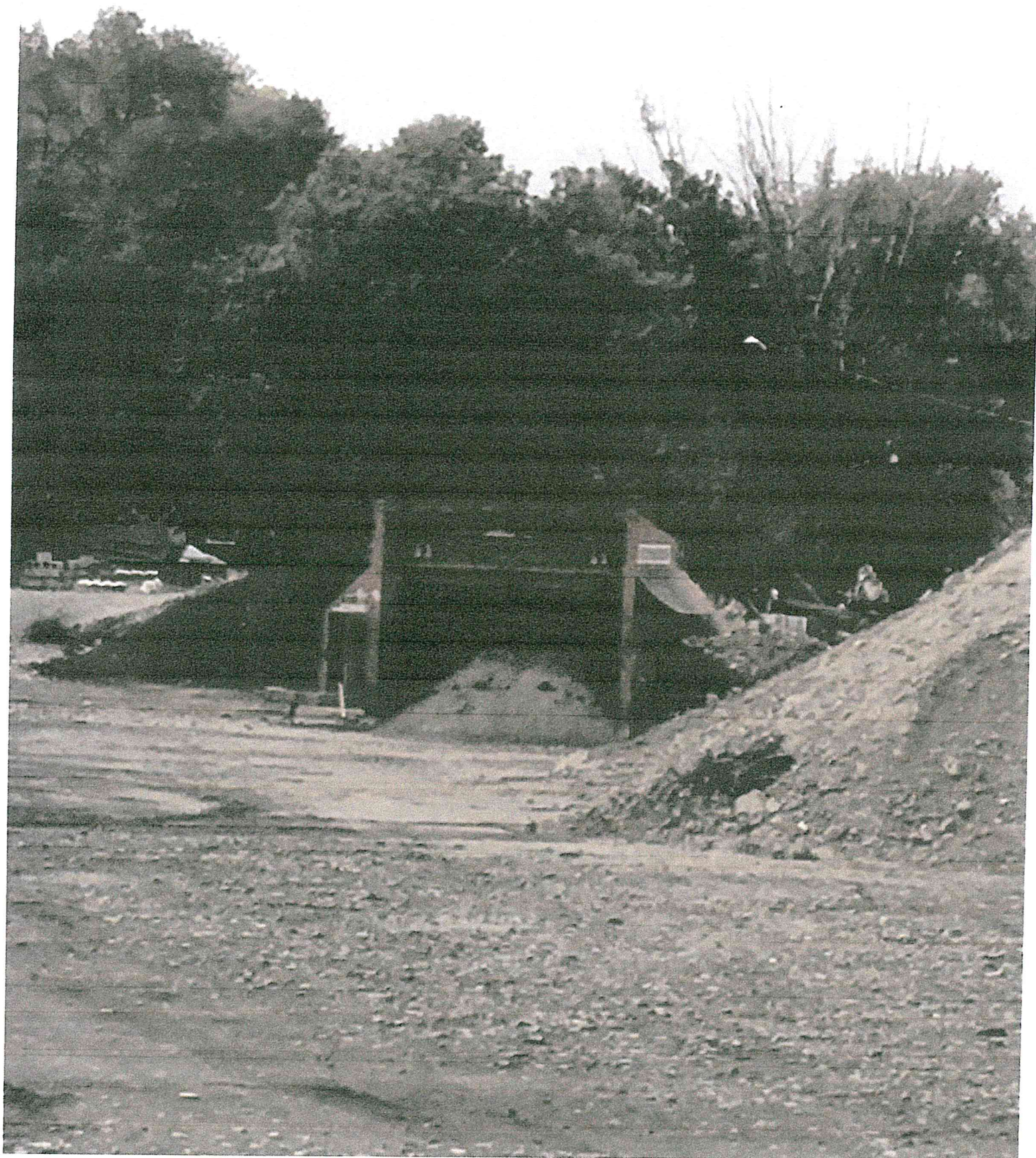
In closing and as you may know, Mr. Wiley attempted this effort of rezoning nearly 20 years ago without success and last fall he attempted to create a county wide measure to allow heavy industrial zoning to general rural areas that also did not come to fruition. He did this all the while circumnavigating his duty to inform neighborhood residents of his intentions and sneak his proposal into action. And now again, Mr. Wiley is working to have special accommodations made to benefit his private business at the expense of hundreds of residents and an entire neighborhood. Please take into consideration the denial of Mr. Wiley's proposal and think about the proximity to the vital Truckee Meadows Watershed, inadequate road and lighting infrastructure, heavy residential traffic, and highway access safety concerns as your primary reasons for denying Mr. Wiley the request to change zoning of this property. It should also not be forgotten that wildlife, habitat destruction, noise, light, and dust pollution are of concern but the complete disregard that Mr. Wiley has for the planning commission master plan is fundamentally wrong and is moral reason enough to deny his request. The short and long-term repercussions of approving this request will most certainly lead to poorly controlled industrialization of our rural communities, a cause for trepidation for our health and that of our children, and an overall devastation of our master plan community model that we treasure and will continue to fight for.

With Earnest Regard,

A handwritten signature in cursive script, appearing to read "Jeff Cates".

Jeff Cates and Family
165 Andrew Lane
Reno, NV 89521







To: John Slaughter,

Re: Special Use Permit Case no. WSUP17-0014 (Gail Willey)

Application of Gail Willey to allow operations for Wholesaling, Storage, and Distribution, **Heavy Industrial** use, in General Rural (GR) Regulatory Zone.

Please take a few minutes of your day to read this letter regarding a topic of vital concern to all South Valley County residents. My name is Delia Greenhalgh and I have lived at 140 Andrew Lane, Steamboat Valley for 43 years. I have served on the Pleasant/Steamboat Valley Landowners Board over 20 years and have worked many hours/evenings with our residents and county working on our South Valleys Area Master Plan. I also have served as Secretary/Treasurer of the Big Ditch Company and I have observed all development that has occurred in our area during that time.

My property adjoins Gail Willey's property. I attended the Planning Commission meeting on April 4, 2017, where the Planning Commission denied his application to amend the Development Code to allow Wholesaling, Storage, and Distribution, **classified as a Heavy Industrial use**, in General Rural (GR) Regulatory Zones with a Board of Adjustment Special Use Permit. Mr Willey intends to conduct storage, wholesale and retail sales of stone and rock (Color Rock) on his property. Since the initial adoption of the Development Code, this specific heavy industrial use has been limited to the Industrial Regulatory Zone, and never allowed in a General Rural Zone, even with a Special Use Permit. **All four findings of fact** that the Planning Commission addressed were found not to support the proposed Development Code amendment. Mr. Willey's Color Rock business was **DENIED** by the County Commissioners then in office in 1998. The proposed use was a bad idea then, and it is even worse now because of additional residential development in close proximity. At the South Valleys CAB meeting Sept. 14, 2017 it was denied by all Board Members. The CAB members indicated that this type of land use was inappropriate for the location. They also stated that this Industrial Business would be built in a **FLOOD PLAIN** and that hearing about all the flooding problems in Lemmon Valley and Houston, Texas, again it would be inappropriate to build in a FEMA Flood Zone.

Mr. Willey owns 35 acres. Only approximately 7 acres of that parcel are suitable for the proposed use. I ask that you please come out and view this property. Approximately 2/3 of the 35 acres is unusable because both Steamboat Creek and the Big Ditch traverse the lot. It is in a Flood Plain, and it has a steep hillside with an over 30% slope along the entire southeast boundary. You need to look at how small an area is really workable. We are not opposed to having a tree farm and nursery on that site, but are very much opposed to a rock and stone (Heavy Industrial) business being allowed on a non-conforming General Rural parcel. The trees and bushes are minor, I feel that it is a window dressing for his heavy rock and gravel business. We have cattle and horses on both sides of this property, and the predominant nearby development over the last 25 years has been residential.


Even with a Special Use Permit, there is absolutely no way that this heavy industrial use can be conditioned to make it compatible with surrounding development and land use in a GR zone, in our South Valley area. With the proliferation of non-conforming GR parcels during past and recent years, allowing this type of use could have disastrous consequences. The heavy industrial activities proposed are an extremely intensive and intrusive land use. In their application they stated that they will be making 312 trips a day. Imagine single dump truck,

double and triple tractor-trailer rock/stone deliveries, and heavy equipment use required to store and re-load rocks/stone for delivery and sale. The unavoidable noise, air pollution from dust and diesel fumes, and traffic hazards simply cannot be mitigated with conditions.

I believe that the County Staff findings are accurate. I also agree on their position of not allowing the proposed Wholesaling, Storage, and Distribution, classified as Heavy Industrial Use operation in a General Rural Regulatory Zone.

Steamboat/Pleasant Valley is the link between the Mr Rose Highway and Washoe Valley Scenic Corridor. I am at a loss as to why anyone would think this would be a good fit for our area or any GR zoning area. You have supported our General Rural way of life in the past, please don't disregard years and years of sound and established precedent to make a change to appease only one individual. I urge you to revisit all industrial uses now allowed in GR zones, with special use permits, many of which are entirely dependent on availability of natural resources. Your vote will affect all County and South Valley residents, please consider our concerns. Enclosed are a few photo's of just many of the **FLOODS** that we have gone through over the past years. In the winter of 2016 & 2017 Steamboat/Pleasant & Washoe Valley had severe flooding.

Thank You Delia Greenhalgh

A handwritten signature in black ink that reads "Delia Greenhalgh". The signature is written in a cursive style with a large, prominent "D" at the beginning.

FLOOD *facts*

WARNING! FLOOD DANGER

The Truckee River and its tributaries will flood again! This publication serves as a warning about the potential of future floods on the Truckee River and other areas of Washoe County. The New Year's Flood of 1997 – as bad as it was – could have been worse. The chances are high that a larger flood will occur in our watershed at some time in the future. The University of Nevada-Reno, Cooperative Extension, Washoe County Division of Emergency Management, Federal Emergency Management Agency and National Weather Service want you to be aware of flood hazards. Take steps now to ensure that lives, property and financial interests are protected when the next flood occurs!

During the New Year's flood of 1997, downtown Reno and the Sparks industrial area were devastated by severe flooding. Such floods will undoubtedly continue to occur.

dynamics



1997 New Year's flood in the Sparks industrial area
Photo by Martin Fowler, Reno Gazette Journal

How People's Activities Can Make Floods More Destructive

In the lower reaches of a watershed, (a river basin), rivers meander through bottom lands that are flat and moist. When floods occur, natural rivers overflow their banks and occupy the bottom lands, also known as the river's floodplain. As the water spreads out, it loses velocity and erosive force and does relatively little damage to the environment or an occasional road or structure.

However, if we "claim" the floodplain by building levees or floodwalls or straightening and channeling the river, we concentrate tremendous energy and destructive force in the channel. By forcing a channel to convey large volumes of water

that normally spread out over a wide area, we make the current flow deeper and faster. The river either breaks through its levees or, if it stays within the artificial channel long enough, it can severely flood the community downstream.

In addition, when people compact soil and construct impervious surfaces such as roads, parking lots and rooftops, the rainwater that would have soaked into the soil runs off the land rapidly into the nearest creek. When we urbanize land, we construct storm water collection systems that speed up the flow of runoff into rivers and streams. When we increase storm flows, or "peak flows," we also increase the likelihood of flooding downstream.

Over the last 130 years, we have made many changes in the natural function of the Truckee River. We channelized the river in places and lowered its channel level by dynamiting the Vista Reef in the early 1960s. We built commercial, industrial and residential structures in many parts of the natural flood-plain.

By building reservoirs such as Prosser Boca, Stampede and Martis Creek in the Sierra Nevada, we lessened the impact of winter floods on the Truckee Meadows. However, during the New Year's flood of 1997-in spite of the dams that were constructed upstream-downtown Reno and the Sparks industrial area were devastated by severe flooding. Such floods will undoubtedly continue to occur. Some atmospheric scientists predict that if the earth's climate continues to warm, the Sierra Nevada will receive more of its winter precipitation in rainstorms. This may increase the probability and frequency of major flood events on the Truckee River.

Because flood hazards will not go away and may indeed increase, we must consider ways to prepare for future flooding. These strategies include watershed management and floodplain management, using both structural and nonstructural flood-control methods.



New Year's flood in downtown Reno. Downtown Reno and the Hidden Valley are inundated during the New Year's flood of 1997. Planning and zoning board restrict permanent construction in flood-prone areas. Photo by Martin Fowler, Reno Gazette Journal

solutions

We Need Coordinated Management Throughout the Watershed

In many parts of the country, residents and government agencies are cooperating in efforts to improve land management throughout entire watersheds. Protecting the land, the vegetation and small streams could benefit in flood hazards in the Truckee River watershed.

During the 1990s, most work in the watershed has focused on improving water quality in the river. Since Reno and Sparks already have a state-of-the-art wastewater treatment plant, recent efforts have emphasized the use of best management practices (BMPs) to reduce polluted runoff and BMPs are methods we can use to restore natural watershed

functions. Used on both private and public lands, they can increase the watershed's ability to soak up water like a sponge, thereby reducing peak flows in rivers and streams. (See box at left). The Washoe-Storey Conservation District recently developed a restoration plan for Steamboat Creek. This plan urges implementation of erosion control BMPs and restoration of wetlands and riparian (stream-side) vegetation wherever possible. Similar efforts, if earned out in all parts of the Truckee River watershed, would not only improve water quality but also reduce flood flows from future storms. Government agencies can work to reduce the impact of roads.

Best Management Practices (BMPs) can help reduce flooding in watersheds:

- Erosion control
- Vegetation of stream banks
- Protection of natural wetlands
- Restoration of disturbed wetlands
- Runoff infiltration systems
- Construction practices to preserve and restore soil and vegetation
- Flood diversion or bypass structures
- Flood retention basins which allow flood water to recharge into the ground



David D. Turner, Reno, Nevada

We can do a Better job of Managing our Floodplains

Floodplain management refers to any program or action that reduces flood losses through the wise use of floodplains. Local governments have the primary responsibility for establishing floodplain management programs. They have the authority to guide land use and development within their jurisdictions, and are usually familiar with flooding problems and what might be done to solve them.

State and federal governments can play a significant role in helping communities develop and implement floodplain management programs by providing the financial and technical assistance local governments might not otherwise have. In Nevada, call the Nevada Division of Water Planning, 1550 East College Parkway, Suite 142, Carson City, NV 89706, (775) 687-3600, or your local government public works office.

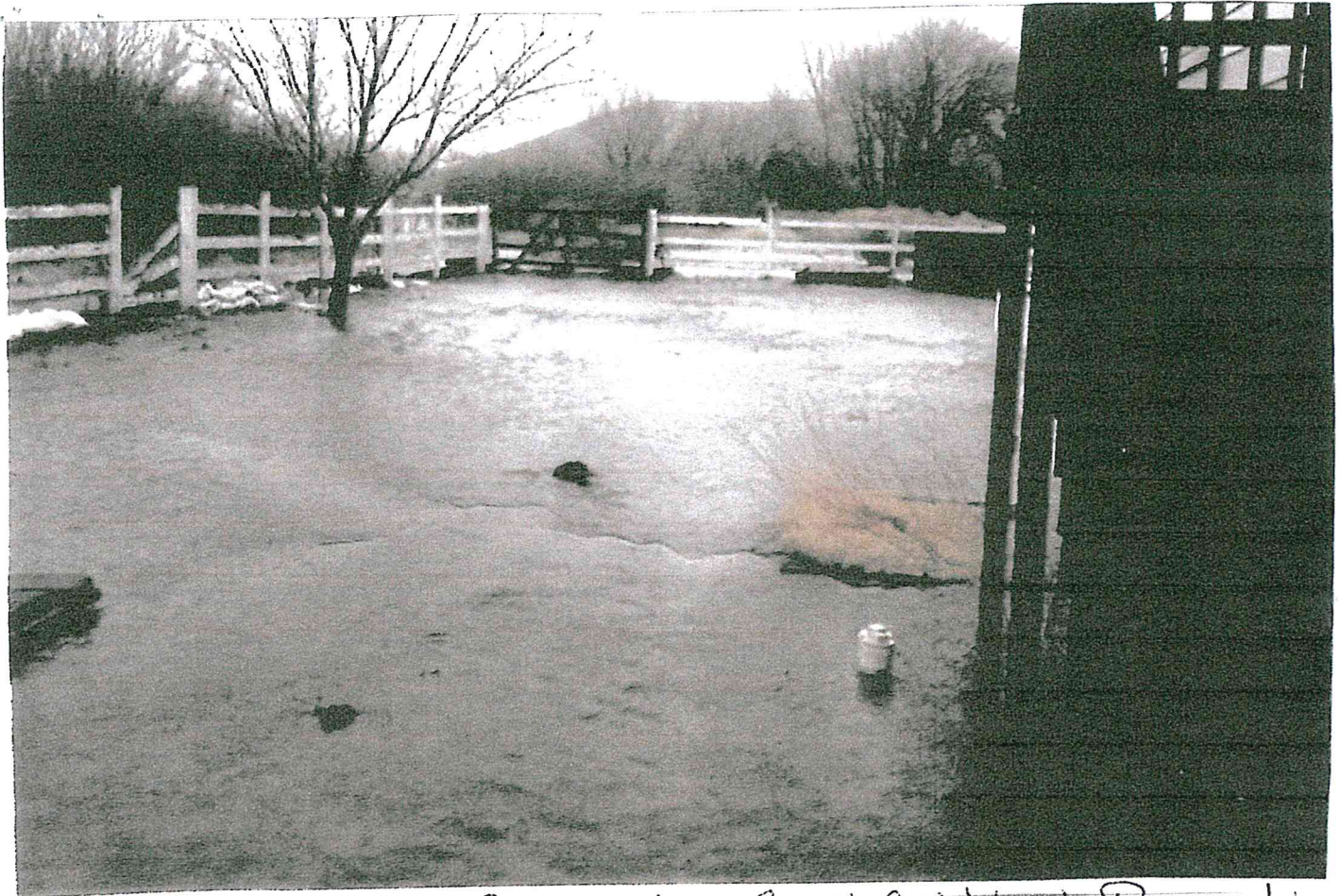
Citizens also have a responsibility to do their part to make floodplain management programs effective. Here's how:

1. The first rule is simple: stay out of floodplain! If you don't have to rebuild there, don't. You will only be putting the property and its future residents in danger.



2017 Flood

Looking up at Coail Willey's property from Andrew Lane



Above - Looking South to Coel Wilkey's Property
Below - Andrew Lane 2017 Flood





1996
Flood

Coalena Creek near Andrew Lane also called Steamboat Creek



Coil Willey property, Bridge is proposed
JUST SOUTH WEST. 1996 Flood



140 Andrew Lane Below and adjoining the Coail Willey property.



Looking Up the Canyon from 140 Andrew Lane to Coail Willey's Property.

ROAD AT 1996

JOHN SLAUGHTER WASHOE COUNTY MANAGER

November , 2017

Washoe County Commissioners

**Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone**

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The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Emma Lair

(Name)

20545 Cooke Drive

(Address)

Reno, Nevada

(City, State, Zip)

89521

*John Slaughter,
my husband, Richard Lair,
has been paying property taxes
faithfully since 1960.
Does his opinion count to you?
We do not want this in Pleasant/
Steamboat area. Too many fatal
car wrecks over the years at
Andrew Lane.*

November 13, 2017

Washoe County Commissioners



Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)

Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.

This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.

The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Christina Nellenann
(Name)

43+ year resident
of Washoe Valley

1745 Slide View Way, WNV
(Address)

Washoe Valley, NV 89704
(City, State, Zip)

November , 2017

Washoe County Commissioners



**Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone**

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction Sales and Services
3. Wholesaling, Storage and Distribution (Heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the General Rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

- These proposed uses are not allowed within the General Rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valleys' rural feel and scenery.
- This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resource (and associated buffer areas), a 100-year floodplain, potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.
- The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code - Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) uses were incompatible with the Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Gail Ferrell

DR. Gail Ferrell

(Name)

14430 Spezia Rd

(Address)

Reno, NV 89511

(City, State, Zip)

Please consider the rural nature of our area & realize once that quiet is lost, it cannot be recovered. Sincerely,

Gail Ferrell

November 6, 2017



Washoe County Commissioners

Marsha Berkgigler, Bob Lucey, Kitty Jung, Vaughn Hartung, Jeanne Herman, John Slaughter

1001 E. Ninth Street

Reno, NV 89512

RE: Appeal of special use permit case No. WSUP17-0014 (Gail Willey) application of Gail Willey to allow operations for wholesaling, storage and distribution, a heavy industrial use, in general rural (GR) regulatory zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

1. A wholesale nursery type use (for the sale of trees, plants and flowers)
2. Construction sales and services
3. Wholesaling, storage and distribution (heavy)

The Board of Adjustment approved the wholesale nursery type use, but denied the other two uses, finding that they are not allowed within the general rural regulatory zone.

The applicant has appealed the decision of the Board of Adjustment, stating that the Board erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage and distribution (heavy) or construction sales and services.

I believe that the County staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a general rural regulatory zone due to it negatively impacting the valley's character and that it does not make a contribution.

I strongly disagree on the approval of the wholesale nursery type use for the same reasons as above.

I further strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include construction sales and services and wholesaling, storage and distribution (heavy) for the following reasons:

1. These proposed uses are not allowed within the general rural regulatory zone and are in direct contravention to many of the statements within the Character Statement of the Master Plan and the South Valleys Area Plan, especially in terms of the South Valley' rural feel and scenery.
2. This property is uniquely and severely constrained by numerous factors, including a Significant Hydrologic Resources (and associated buffer areas), a 100-year floodplain,

potential wetlands, the Big Ditch irrigation canal, and a steep hillside with slopes of over 30% over a significant portion of the property. Due to these constraints, the other proposed use types would be infeasible on the subject site.

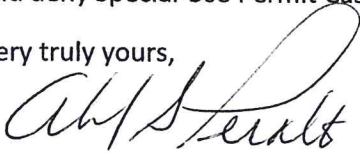
3. The other uses would be detrimental to the character of the surrounding area and it is not believed the negative impacts could be adequately mitigated.

In addition, it should be pointed out that in 1998, the applicant applied for substantially the same project on this property. At that time, the proposal was denied by the County Commission. On April 4, 2017, the applicant's request for a change to the Development Code-Table of Allowed uses, was denied by the Planning Commission. On September 14, 2017, the South Valleys Citizens Advisory Board denied the proposal. In all cases, it was found that the construction sales and services and wholesaling, storage and distribution (heavy) USES WERE INCOMPATIBLE WITH THE Master Plan and the South Valleys Area Plan, as noted above.

There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-oo14(Gail Wiley).

Very truly yours,



Albert G. Peralta

20770 Cooke Drive

Reno, NV 89521

Date: November 2017

Washoe County Commissioners



Re: Appeal of Special Use Permit Case No. WSUP17-0014 (Gail Willey)
Application of Gail Willey to allow operations for wholesaling, storage and distribution, a Heavy Industrial Use, in General Rural (GR) Regulatory Zone

On October 5, 2017, the Washoe County Board of Adjustment moved to provide a partial approval of the subject application. The Board found that the proposed use consists of the following:

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The applicant has appealed the decision of the Board of Adjustment, stating that the Board of Adjustment erred in concluding that the sale of ground cover and related nursery items constitute wholesaling, storage or distribution (Heavy) or construction sales and services.

I believe that the County Staff findings are accurate. I also, agree on their position of not allowing the proposed operation in a General Rural Regulatory Zone due to it negatively impacting the Valley's Character and that it does not make a contribution.

I strongly oppose this appeal and request that the County Commission support the findings and motion of the Board of Adjustment. I specifically request that the Board deny the applicant's request to include Construction Sales and Services and Wholesaling, Storage and Distribution (Heavy) for the following reasons:

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There is the concern that this will set a precedent for future violations of the Master Plan in all areas of Washoe County.

Therefore, I request that the County Commission uphold the findings and motion of the Board of Adjustment and deny Special Use Permit Case No. WSUP17-0014 (Gail Willey).

Very truly yours,

Name William Harvey
Address 85 Autumn Ln
City Reno NV 89511

Please, sign and forward this email to the Washoe County Commissioners/Manager

Commissioner **Marsha Berkgigler**- PHONE: 775-328-2005
EMAIL: MBERKBIGLER@WASHOECOUNTY.US

Commissioner **Bob Lucey**- PHONE: 775-328-2012
EMAIL: BLUCEY@WASHOECOUNTY.US

Commissioner **Kitty Jung**- PHONE 775-219-5472
EMAIL: KJUNG@WASHOECOUNTY.US

Commissioner: Vaughn Hartung -PHONE: 775-328-2007
EMAIL: VHARTUNG@WASHOECOUNTY.US

Commissioner **Jeanne Herman**- PHONE:775-501-0002
EMAIL: JHERMAN@WASHOECOUNTY.US

Washoe County Manager: **John Slaughter**- 775-328-2060
EMAIL: JSLAUGHTER@WASHOECOUNTY.US

Kramer, Marilyn

From: Slaughter, John
Sent: Tuesday, November 28, 2017 2:19 PM
To: Kramer, Marilyn; Salas, Fidel
Subject: FW: Today's Gail Willey Hearing
Attachments: November 28 meeting response.docx

Importance: High

Can you print this out (both the email and the attachment) and bring it down prior to the 3:30 hearing?
Thanks.

From: Jim Phelan [<mailto:jim@tahoecitymarina.com>]
Sent: Tuesday, November 28, 2017 8:16 AM
To: Berkbigler, Marsha <MBerkbigler@washoecounty.us>; Lucey, Robert (Bob) L <BLucey@washoecounty.us>; Jung, Kitty <KJung@washoecounty.us>; Hartung, Vaughn <VHartung@washoecounty.us>; Herman, Jeanne <JHerman@washoecounty.us>; Slaughter, John <JSlaughter@washoecounty.us>
Subject: Today's Gail Willey Hearing

Ladies and Gentlemen of the Commission,

Please find attached my comments for today's hearing (it is only 1 page), I will try to come down from my job in Tahoe in time to read it at the hearing but I would like it to become part of the record thank you, Jim Phelan

November 28, 2017

Washoe County Commissioners

Re: Appeal Gail Willey (Color Rock) Special Use Permit application WSUP17-0014

Having just read the staff report for this project after coming back from the Thanksgiving holidays I must again ask for forbearance as to the lateness of this response, as I would like this to become part of the record.

It is my impression that this hearing is in response to the Board of Adjustment's decision on this matter October 5, 2017. The BOA was asked to allow certain uses on the subject property that by current zoning ordinance would not allow such uses, this determination was contained in the staff report that was provided to the BOA for that hearing. Therefore, it is my opinion that a decision in favor to the applicant as a result of the Washoe County Commissioner's hearing may create an unfavorable precedent for future similar applications. It brings to question why the development restrictions were put in place in the first place.

The current staff report provided for the meeting on November 28th appears very well done and they should be commended in their efforts to address the various issues that this project brings to light. Because there are 12 pages of conditions, restrictions, etc. it seems to justify the current zoning ordinance as it stands and challenges the wisdom to make the requested variance to that ordinance. I do however have a couple of concerns that may require some work to clarify:

- 1) Under 'Water Rights Conditions' item cc., there does not seem to any language that identifies over-use of surface water. The water rights for use of the surface water (Steamboat Creek) I believe are for agriculture/livestock uses throughout the entire watershed associated with the creek. Therefore, there is a concern that unmonitored commercial uses of surface waters at the project site may have a detrimental effect on downstream users especially during drought years.
- 2) I have a question about the chart contained on page 11 of the staff report that seems to indicate based on the current rating of highway 395, that a left turn can only be made from a driveway at a signalized intersection (column 6 chart under item a.). If that is true does that mean that there is a signal planned on 395 at the project site's new driveway?
- 3) I was wondering where the future monitoring and enforcement of conditions was located in the conditional permit, i.e. the containment and/or treatment of runoff.

When one visits both the applicant's current business location and the location they wish to move to it becomes evident why the list of conditions is so cumbersome, one begins to wonder if this is the best place to make that change.

Thank you for this opportunity to comment, Jim Phelan, Paddlewheel Lane, Reno