

Washoe County Board of Adjustment



WSUP22-0003
(Highway 34 Storage)

May 5, 2022

Applicant Request



Special Use Permit to establish outdoor storage including the storage of operable and inoperable vehicles, including personal storage.

Article 206 High Desert Area Plan Modifiers

- The proposed uses of operable vehicle storage and inoperable vehicle storage are permissible in General Rural zones within the High Desert Area plan with the approval of a special use permit per WCC 110.206.10(b)2v,3iv/vii. In addition, the personal storage use type is allowed within the High Desert Area Plan Modifiers.

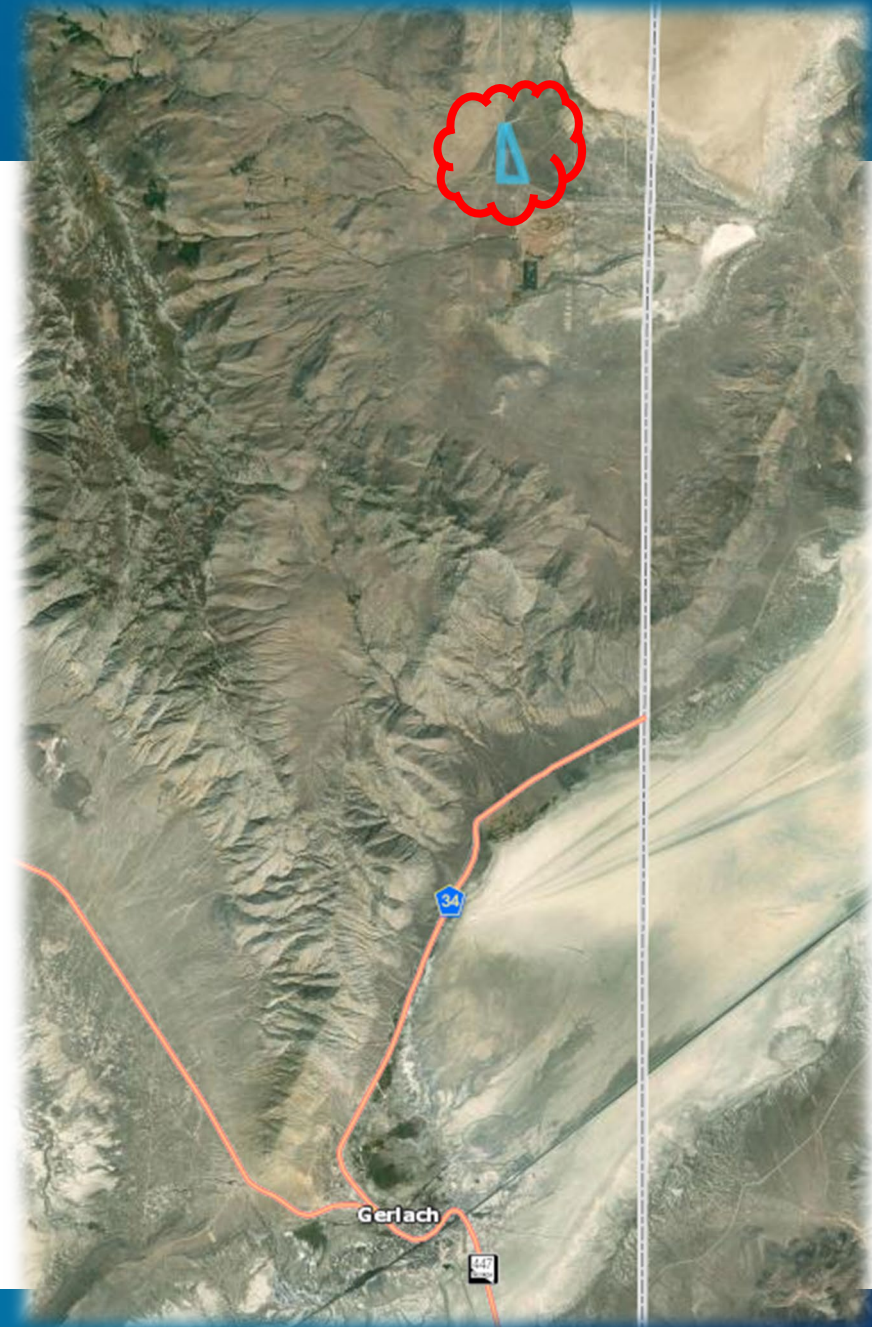
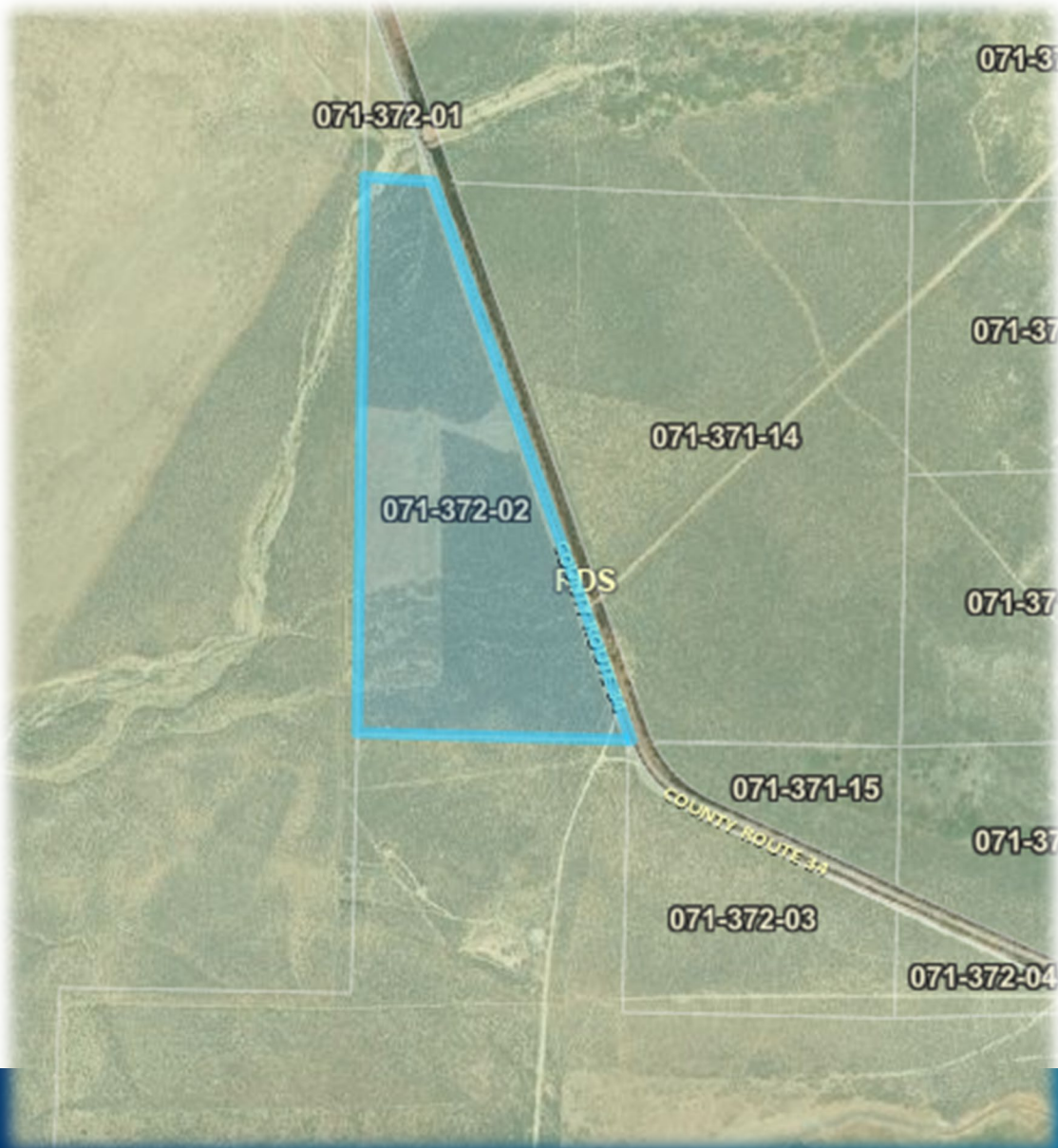
Variance(s) Requested	Relevant Code
Formal Landscaping requirements	110.412.40/45/55
Paving requirements	110.410.25

Project Location

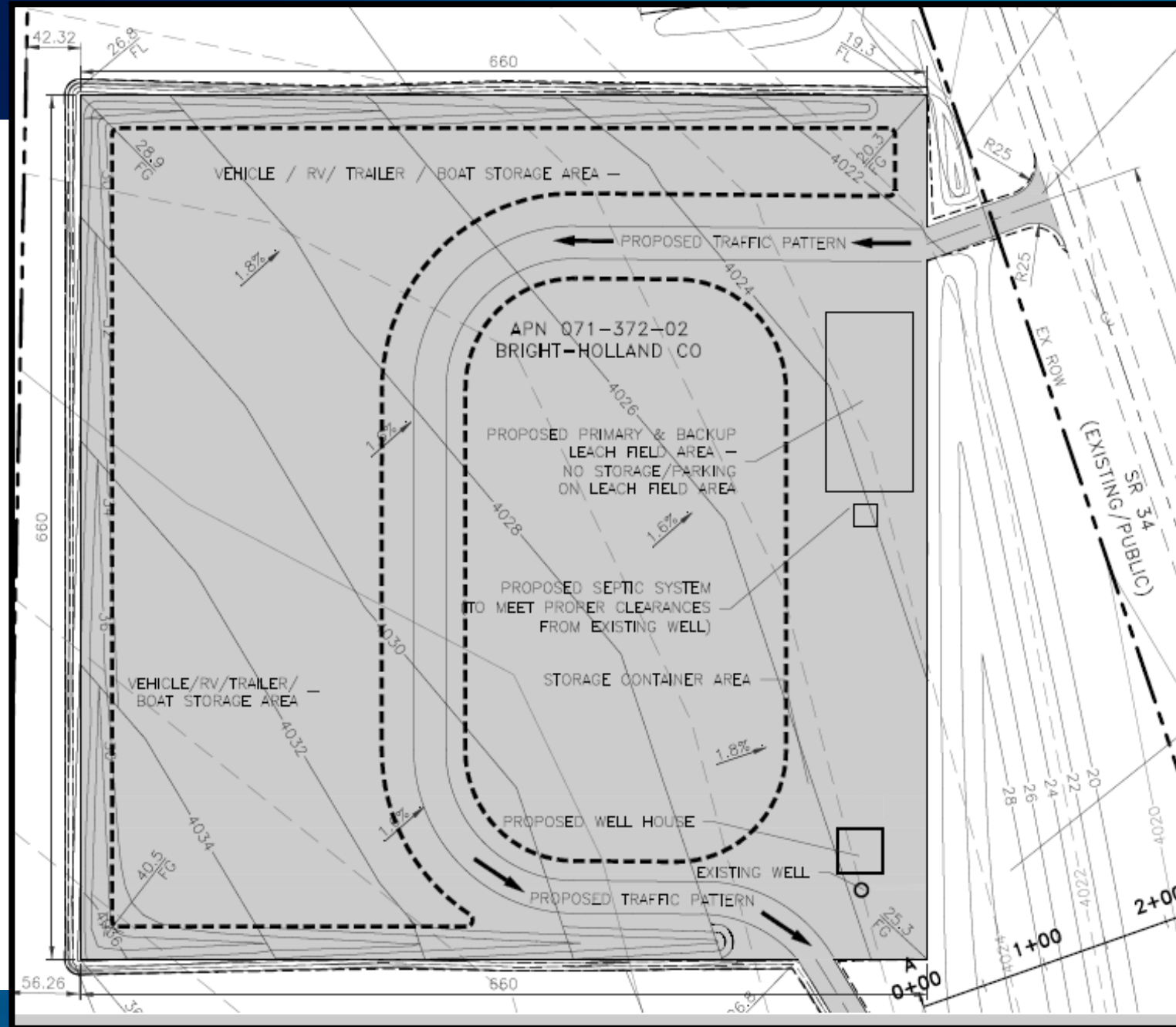


- The subject parcel consists of 51.03 acres located along the west side of County Route 34, approximately 16 miles north of Gerlach.
- The project site is currently vacant and includes various unimproved paths, cleared space, an access gate and perimeter fencing.
- Access to the site is currently taken from County Route 34 located along the central portion of the property frontage.

Project Location



Site Plan



Article 302/304 Use Classification System



- **Storage of Operable Vehicles.** Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.
- **Inoperable Vehicle Storage.** Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include buildings, storage yards, and auto wrecking facilities devoted to the parking and/or storage of inoperable vehicles.

Development Code Compliance



- Article 406 Building Placement Standards
- Article 410 Parking
- Article 412 Landscaping
- High Desert Area Plan Policies

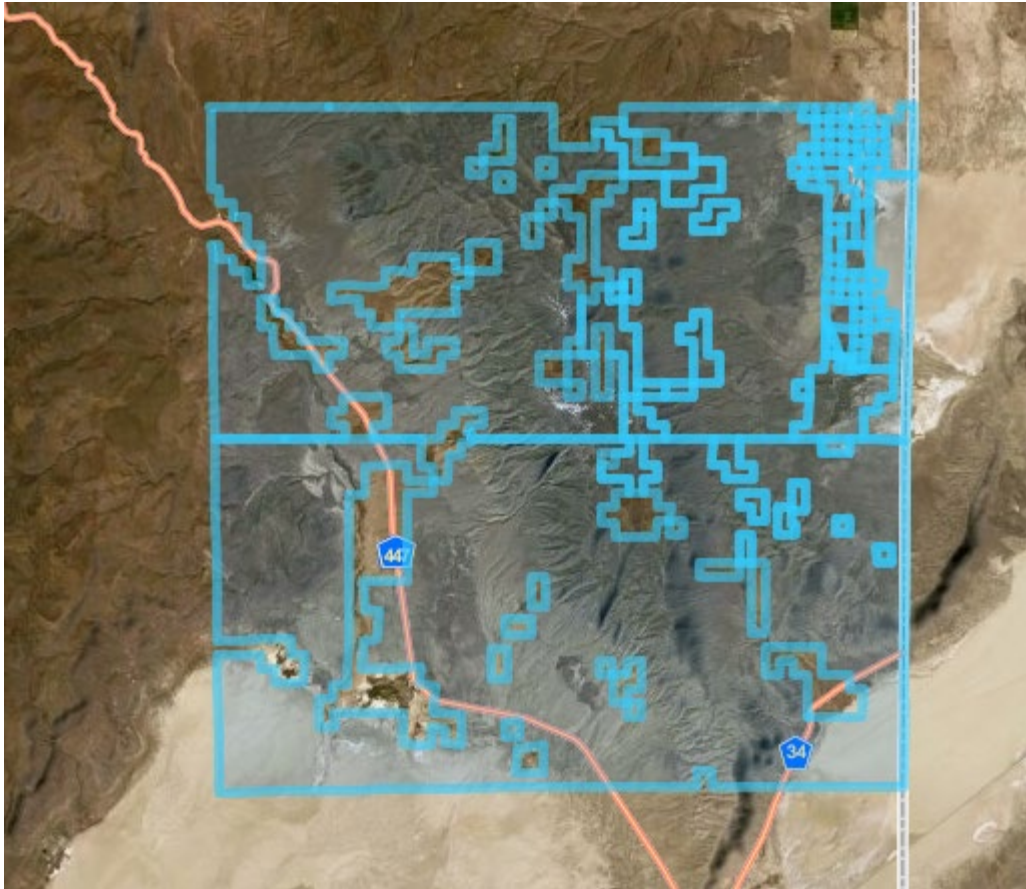
High Desert Area Plan Policies



Policy	Brief Policy Description	Complies	Condition of Approval
HD 2.2	Noxious weed plan required	No	Requires a noxious weed plan be submitted.
HD 2.5	Compliance with Dark Sky Standards	Yes	
HD 2.6	Street, security, and outdoor lighting should be powered by renewables	NA	
HD 2.8	Landscape designs shall emphasize the use of native and low water requirement vegetation	Yes	Applicant is requesting to vary landscaping standards.
HD 2.10	Impact of development on adjacent land uses will be mitigated	Yes	Appropriate screening is required as a condition of approval.
HD 2.13	Finding that community character must be preserved	Yes	
HD 6.2	Slopes shall not exceed 3:1 <u>slopes</u>	Yes	

HD 6.4	Funds shall be set aside for revegetation with 80% reestablishment required prior to release of bonds	Yes	A revegetation bond is required as a condition of approval.
HD 8.5	Washoe County Parks review required for new residential and commercial properties	Yes	The application was routed to Washoe County Parks and provided no conditions of approval.
HD 10.3	Finding that no significant degradation of air quality will occur for a SUP	Yes	The application was routed to Air Quality Management who provided conditions of approval.
HD 12.1	NDOW to be contacted on projects exceeding 10 acres	Yes	

Public Notice/Comment



- 86 Properties Notified
- 3 Public Comments
 - Increased Traffic
 - Visibility
 - Use Natural Earth Tones

Amended Condition of Approval



Section 110.304.25 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

1. (L) “Development of this facility shall include construction of a permanent commercial structure, from which the business shall operate, in accordance with WCC 110.304.25. No business license shall be approved, and no commercial activity shall commence until all required improvements have been completed and final inspections have been approved by Washoe County.”

Findings



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

Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Site Suitability. That the site is physically suitable for an operable vehicle storage, inoperable vehicle storage, and light warehousing and storage use and for the intensity of such a development.

Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Recommendation



After a thorough analysis and review, Special Use Permit Case Number WSUP22-0003 is being recommended for approval with amended conditions of approval as presented.

Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0003, with the conditions, as amended, included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

Thank you

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