

- 6.1 Staff Report (For Possible Action): Case No. LDC18-00001 (High Desert Truss & Lumber) - A request has been made for a special use permit to: 1) allow for an outdoor manufacturing, processing, assembly, or fabrication facility within the Industrial (I) zone; and 2) allow for a nonresidential facility on a site exceeding one acre within 300 feet of residentially zoned property. The ±9.13 acre site is located ±165 feet south of Parr Boulevard, ±200 feet east of its intersection with Parr Circle (500 East Parr Boulevard). The site has a Master Plan Use designation of Industrial. kwc [**Ward 4**] 6:15 PM

Gabe Wittler, Odyssey Engineering, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report. This was presented to the Ward 4 NAB and their feedback was that they want the hours of operation limited to daytime hours.

The commissioners present disclosed that they visited the site and/or read email from one local resident.

At this time Chair Gower opened public comment for this item. Hearing and seeing no public comment requests, Chair Gower closed public comment.

Janelle Thomas, Senior Civil Engineer, confirmed for Commissioner Marshall that the average daily trips and peak hour trips do not warrant an additional traffic study.

Mr. Wittler demonstrated for Commissioner Hawkins where the closest residence is for the acoustical analysis.

Rich Gallagher, owner/applicant, explained for Commissioner Hawkins that the total fleet of trucks at their largest production facility is eight. Only two to three trucks would be idling at one time.

Claudia Hanson, Planning Manager, stated there are idling laws that are covered by Washoe County.

There was discussion regarding the allowable area for construction and how the noise impacts might change if that area grows to the west of the site. Sound mitigation efforts are limited due to the natural topography of the site.

Mr. Chisholm explained that the condition related to the construction area does not specifically limit construction to the areas indicated on one of the maps in the staff report. The limit would be per the legal description which is shown on Exhibit D.

Commissioner Weiske feels that the applicant should be limited to the work areas shown on the aerial map and where the sound tests were taken. If the business were to expand and need a larger construction area, an additional application should be made.

Chair Gower noted that the applicant requested an earlier start time for the hours of operation.

Commissioner Weiske stated the hours of operation should be similar for all residential construction projects from 7:00 a.m. to 7:00 p.m. and Saturdays ending at 6:00 p.m.

Mr. Chisholm explained for Commissioner Johnson that staff felt it was appropriate to include Condition No. 6 even though it is covered by code since the required landscaped parking lot edges were not included in the plan by the applicant.

It was moved by Commissioner Marshall, seconded by Commissioner Weiske, in the case of LDC18-00001 (High Desert Truss & Lumber) based upon compliance with the applicable findings, to approve the special use permit, subject to conditions, including a condition that the outdoor manufacturing facilities be limited to the area indicated in the noise study and amending the hours of operation for Saturdays from 8:00 a.m. to 6:00 p.m. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Commissioner
SECONDER:	Kevin Weiske, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower, Marshall