



WASHOE COUNTY BOARD OF ADJUSTMENT Meeting Minutes

Board of Adjustment Members

Clay Thomas, Chair
Kristina Hill, Vice Chair
Lee Lawrence
Brad Stanley
Kim Toulouse
Trevor Lloyd, Secretary

Thursday, July 11, 2019
1:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Board of Adjustment met in regular session on Thursday, July 11, 2019, in the Washoe County Administrative Complex Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Thomas called the meeting to order at 1:31 p.m. The following members and staff were present:

Members present:	Clay Thomas, Chair Brad Stanley Lee Lawrence
Members absent:	Kristina Hill, Vice-Chair Kim Toulouse
Staff present:	Roger Pelham, Senior Planner, Planning and Building Division Michael Large, Deputy District Attorney, District Attorney's Office Donna Fagan, Recording Secretary, Planning and Building Division

2. *Pledge of Allegiance

Chair Thomas led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney (DDA) Michael Large recited the Ethics Law standards.

4. *Appeal Procedure

Trevor Lloyd recited the appeal procedure for items heard before the Board of Adjustment.

5. *General Public Comment and Discussion Thereof

As there was no response to the call for public comment, Chair Thomas closed the public comment period.

6. Approval of Agenda

In accordance with the Open Meeting Law, Member Stanley moved to approve the agenda of July 11, 2019. The motion, seconded by Chair Thomas, passed three in favor and none opposed.

7. Possible action to approve June 6, 2019 Draft Minutes

Member Stanley moved to approve the minutes of June 6, 2019. The motion, seconded by Chair Thomas, passed three in favor and none opposed.

8. Public Hearings

The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny a request. The Board of Adjustment may also take action to continue an item to a future agenda.

A. Administrative Permit Case Number WADMIN19-0013 (League to Save Lake Tahoe Annual Fashion Show and Luncheon, Outdoor Event) – For possible action, hearing, and discussion to approve an administrative permit to approve an outdoor community event business license application and associated license conditions submitted by League to Save Lake Tahoe on behalf of League to Save Lake Tahoe for their Annual Fashion Show and Luncheon, scheduled to be held on August 3, 2019 from 11am until 2pm. The event is proposed to consist of an invitation-only fashion show and luncheon within a temporary tent structure located on the beach adjacent to Lake Tahoe. The event organizer estimates 650 customers and spectators as well as 300 support persons to take part in the event.

- Applicant: League to Save Lake Tahoe
- Property Owners: KWS Nevada Residential LLC and Lakeshore Trust
- Location: 1047 and 1055 Lakeshore Boulevard, Incline Village, NV, directly south of its intersection with Selby Drive
- APNs: 130-230-14, -16 & -17
- Parcel Size: ±6.18 acres, ±3.58 acres and ±1 acre
- Master Plan: Rural Residential (RR) and Suburban Residential (SR)
- Regulatory Zone: High Density Rural (HDR) and High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 1 – Commissioner Berkbigler
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.us

Chair Thomas opened the public hearing.

Chair Thomas called for member disclosures. There were no member disclosures.

Roger Pelham, Washoe County Planner, provided a staff report presentation.

Chair Thomas noted in the project evaluation it mentions acquiring license for the first time. Mr. Pelham said that was a mistake, it's the second time. That was a carry-over note from last year's application. Chair Thomas asked about the definition of event and specific attendance. He said the event expects 600+ attendees and 300 working staff. Mr. Pelham said the event estimates are in regards to attendees and doesn't include staff.

Member Stanley asked if the attendance will be tracked. Mr. Pelham said yes, they will sell tickets. Member Stanley noted 15 agencies were asked for input, but only one replied. Mr. Pelham said that is typical. Sometimes the application doesn't apply to their agency. Member Stanley said the addendum typically includes CAB minutes. Mr. Pelham said the CAB had very little comment about this application.

Kristen Keen, applicant and League to Save Lake Tahoe representative was present to answer questions. Member Stanley asked about tracking attending. Ms. Keen confirmed its invite only with a regulated entrance.

Chair Thomas opened public comment.

Cathy Brandhorst made comments of interest to her.

Chair Thomas closed public comment.

Member Stanley said it looks like a well-organized event.

Member Lawrence moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN19-0013 for League to Save Lake Tahoe, having made the four findings in accordance with Washoe County Development Code Section 110.808.25. Member Stanley seconded the motion which carried unanimously.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for invitation-only fashion show and luncheon within a temporary tent structure located on the beach adjacent to Lake Tahoe and for the intensity of such a development; and
4. 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.

9. Chair and Board Items

***A. Future Agenda Items**

No items were requested.

***B. Requests for Information from Staff**

No items were requested.

10. Director's and Legal Counsel's Items

***A. Report on Previous Board of Adjustment**

No items were reported.

***B. Legal Information and Updates**

No legal updates.

11. *General Public Comment and Discussion Thereof

Cathy Brandhorst made comments of interest to her.

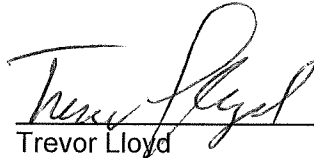
As there was no further response to the call for public comment, Chair Thomas closed the public comment period.

12. Adjournment

Meeting adjourned at 1:51 p.m.

Respectfully submitted by Misty Moga, Independent Contractor

Approved by Board in session on August 1, 2019



Trevor Lloyd
Secretary to the Board of Adjustment