

Washoe County Board of Adjustment



**WADMIN22-0005**

**(Renown Music and Miracles Concert)**

May 5, 2022

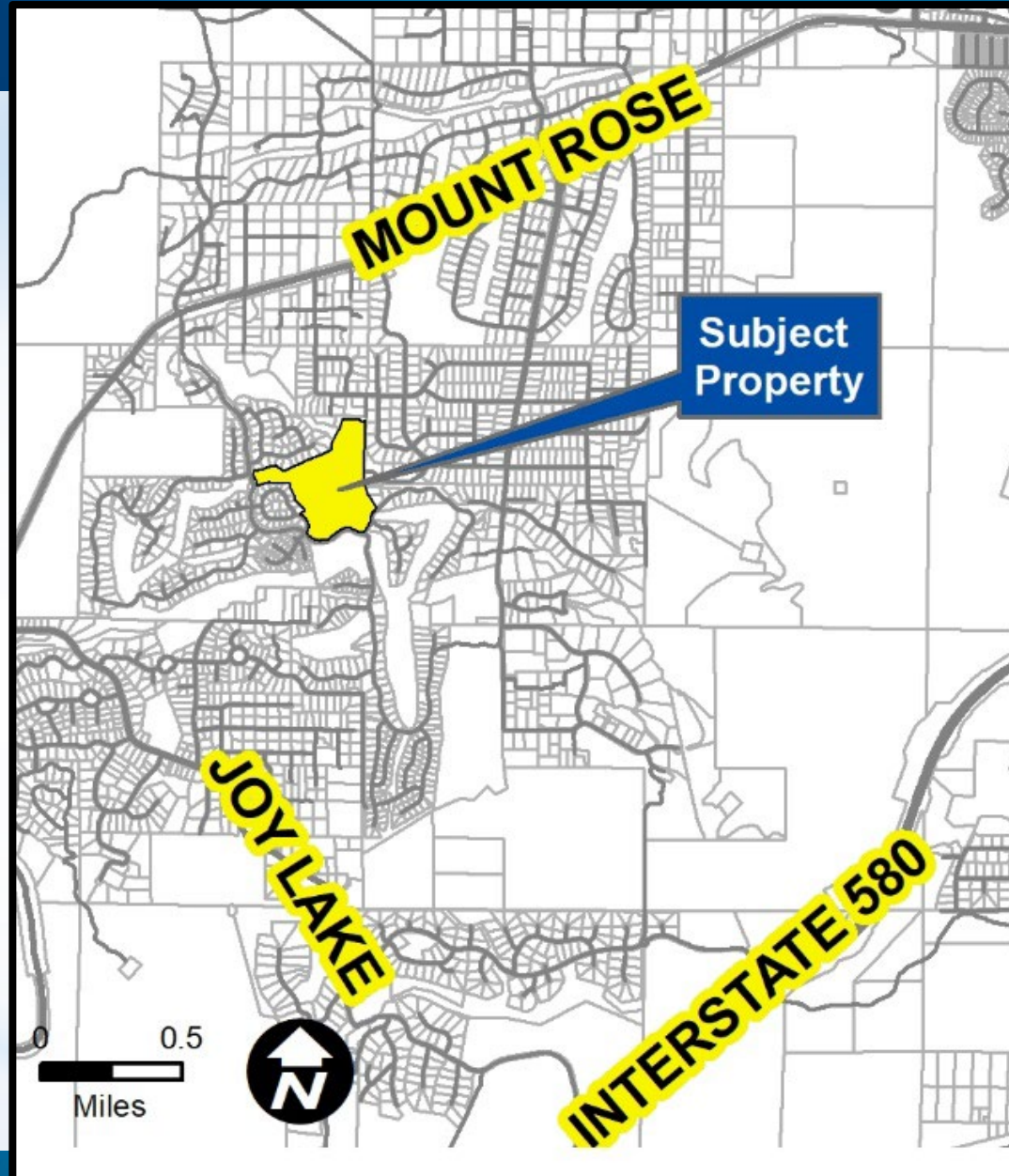
# WADMIN22-0005

## Renown Music and Miracles Concert



# Vicinity Map

The event is scheduled at parcel number 148-010-55 in the Forest Area, at the Montreux Golf & Country Club on Bordeaux Drive, southeast of Mount Rose Highway.



# Request

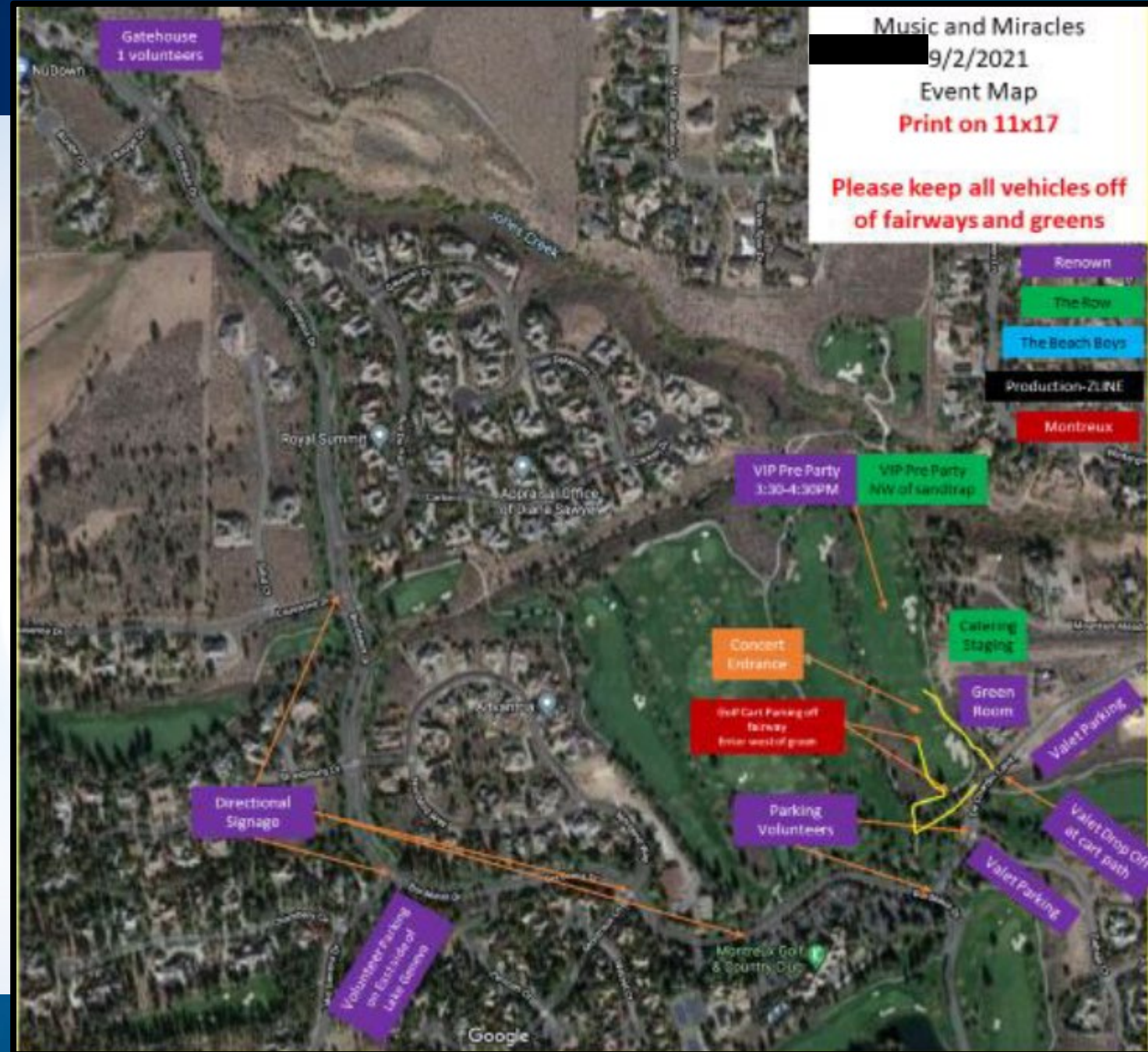


The request is for:

- An administrative permit for an outdoor community event for the Renown Health Foundation
- A Beach Boys concert to be held at the Montreux Golf & Country Club
- June 5, 2022 – from 1:30 PM to 8:00 PM
- Approximately 600 people in attendance

Due to the estimated 600 attendees, the event qualifies as an “outdoor community event” under WCC Section 110.25.272 & is allowed with the approval of an administrative permit under WCC Section 110.310.20.

# Overall Site Plan



# Background & Analysis



- The event is raising funds for Renown Children’s Hospital and “Sophie’s Place”, a dedicated music therapy space for Renown’s youngest patients.
- This is a private event and is not open to the general public.
- Tickets will be sold before the event & no tickets will be sold at the site on the day of the event.
- Guests will be seated in pods of 4 people split into in 3 tiers. Pods will be socially distanced. The 1<sup>st</sup> tier will have luxury couches, the 2<sup>nd</sup> tier will have premium lawn chairs, and the 3<sup>rd</sup> tier will have custom picnic blankets.

# Site Plan

Concert Area with stage & seating tiers



# Background & Analysis – Food & Beverages



- All the food and beverages are included in the ticket price.
- Each pod will receive a picnic basket with wine & food.
- The Row and El Dorado will supply all the food and non-alcoholic beverages for the event. All the food will be prepared offsite.
- Due to the applicant's assertion that tickets will be sold only to a private guest list, the Washoe County Health District is not requiring special event permits or temporary food permits.
- The applicant has coordinated the liquor license through Washoe County Business Licensing.



# Background & Analysis – Security/Safety



- Music and Miracles will partner with Montreux security to provide general security & to ensure that only paid guests, staff, & volunteers have access to the Montreux grounds.
- A private firm will be hired to manage the crowd.
- Renown Health will provide security guards to assist the bands & other VIPs.
- The Washoe County Sherriff's Department will be contacted & invited to send 1 to 2 deputies to assist during the event.
- Staff & volunteer leads have an evacuation plan if necessary.

# Background & Analysis – Security/Safety



- The applicant will provide TMFPD with an event map & details prior to the event. TMFPD has also required a public safety plan – included as a condition in Exhibit A.
- Fire extinguishers will be located on the stage, near the power generators, and in all catering areas.
- No smoking is permitted at the event and will be enforced by staff and volunteers.
- REMSA Health will have an ambulance on site parked next to the Valet.

# Background & Analysis – Stage & Setup



- Sound & stage needs are being provided by Moon Lighting and Sound in coordination with ZLINE Kitchen and Bath.
- The stage is a 32' x 24' Stageline Mobile Stage that will be trailered into place on June 4, 2022.
- TMFPD & Washoe County Building have both submitted conditions related to tent permitting (Exhibit A).
- All guest parking will be managed by valet. Cars will be parked on only one side of surrounding streets to allow space for emergency vehicles & homeowners.

# Background & Analysis – Sanitation



- Quick Space will provide on-site portable restroom facilities:
  - 2 executive trailer portable restrooms with universal stalls & handwashing stations
  - 2 portable restroom units & handwashing stations
  - The trailer units are ADA accessible
- The catering vendor, The Row, will provide trashcans for use during the event.
- Trash will be deposited in the dumpsters at the Montreux Clubhouse & the dumpsters will be emptied following the event.
- All other event seating & materials will be removed by June 6<sup>th</sup>.

# Reviewing Agencies

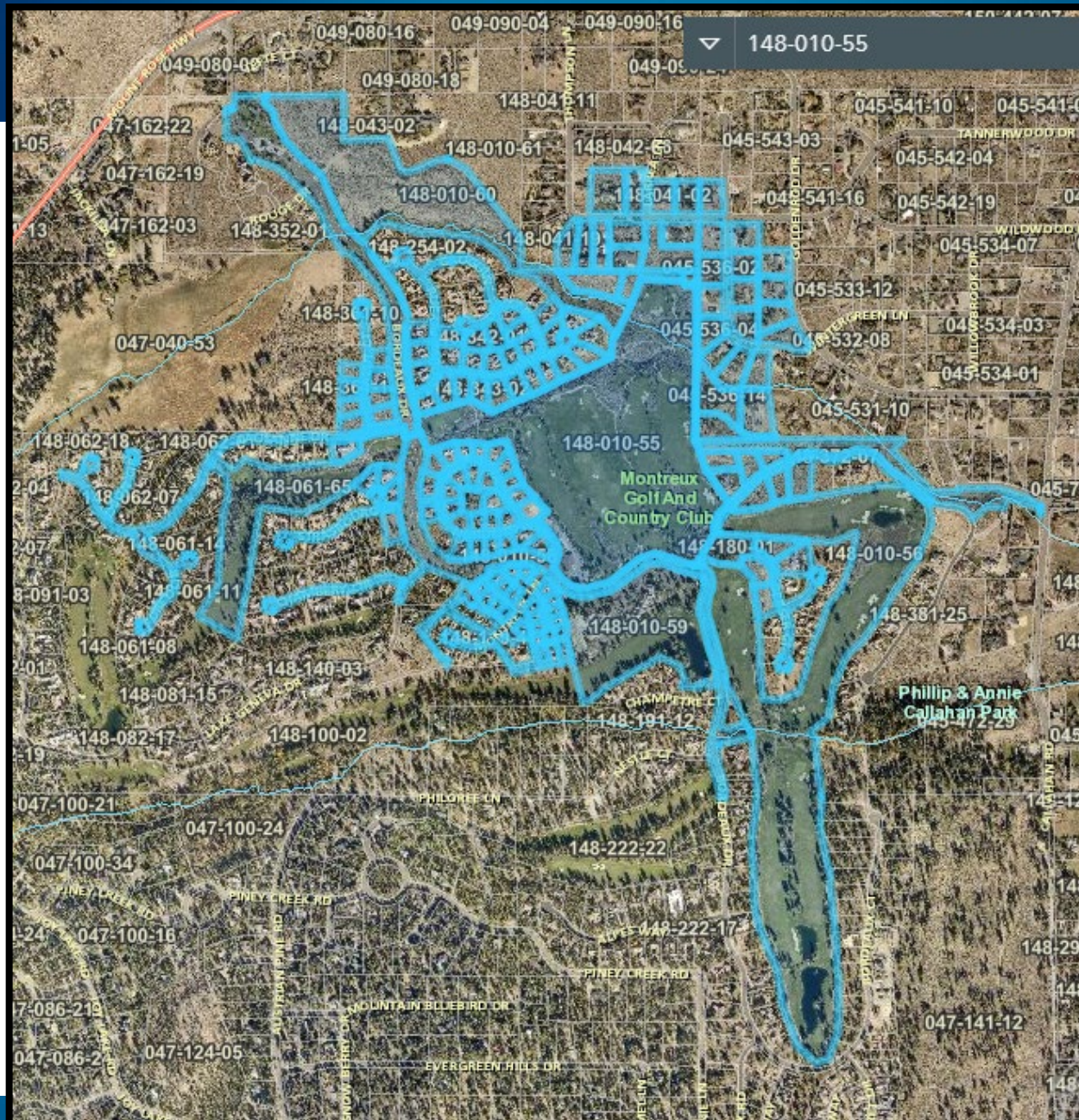


Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Building & Safety	X	X	X	Dan Holly, dholly@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X		Mitchell Fink, P.E., mfink@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Traffic	X			
WCSO Law Enforcement	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com

Conditions are included in Exhibit A.

# Public Notice

Notices were sent to 132 separate property owners within 500 feet of the subject property.



# Findings



Staff is able to make all 5 required findings, as detailed on pages 7 & 8 in the staff report.

- a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan;
- b) 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;
- c) Site Suitability. That the site is physically suitable for a one-day outdoor community event, and for the intensity of such a development;
- d) 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;
- e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

# Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Administrative Permit Case Number WADMIN22-0005 and the nature of the stringent recommended conditions of approval and approve the requested Administrative Permit.



# 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 Board of Adjustment approve Administrative Permit Case Number WADMIN22-0005 for Renown Health Foundation, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

# Thank you

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