

Washoe County Board of Adjustment



WADMIN24-0001

(Gambler's Run Music Festival)

May 2, 2024

Request



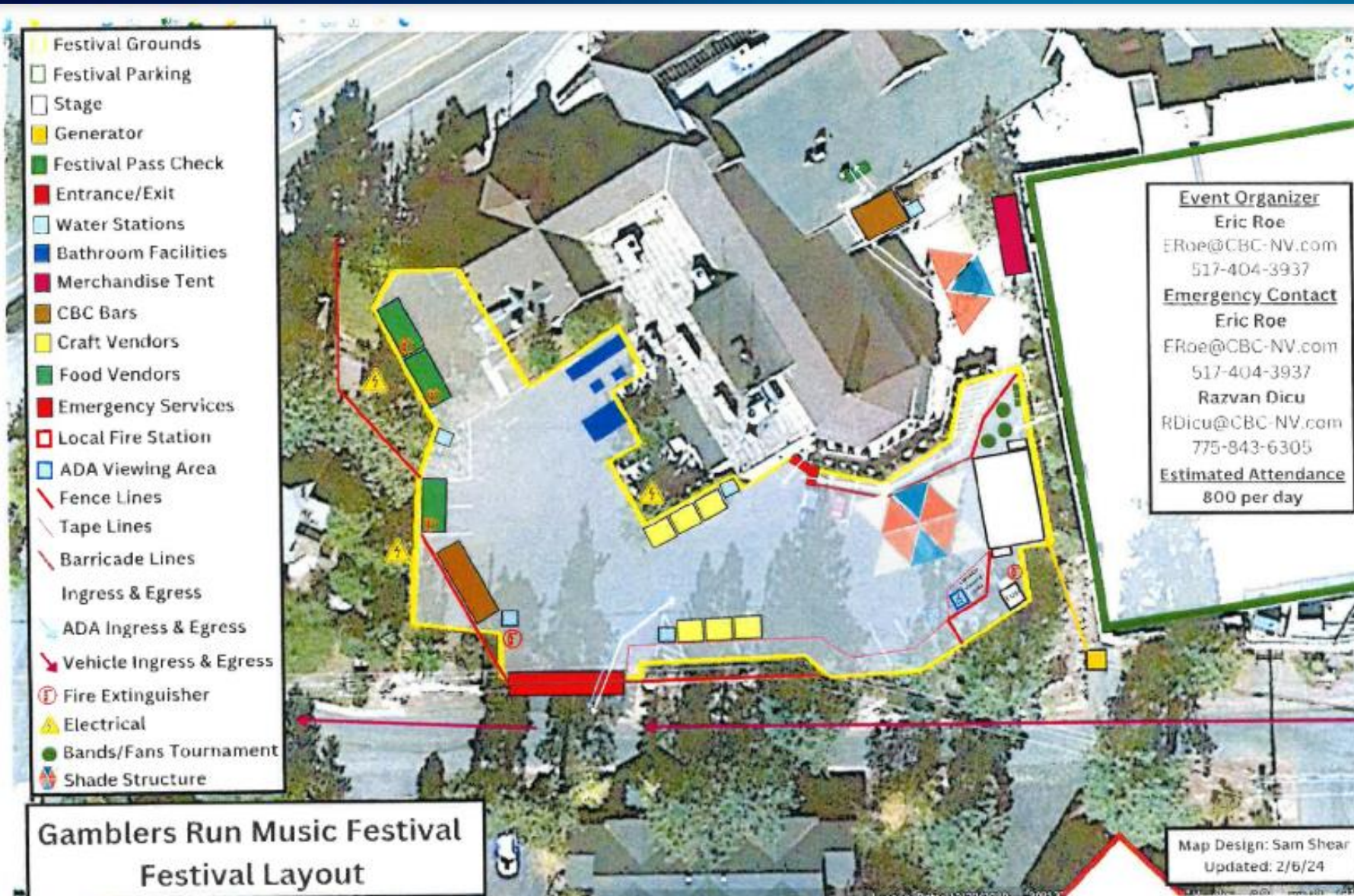
- The request is for:
 - An administrative permit for an outdoor community event at Crystal Bay Casino
 - Gambler’s Run Music Festival – live music, crafts, food, drink
 - July 26-28, 2024 – outdoor events from Noon to 8:00 PM
 - Approximately 800 people in attendance each day
- Due to the estimated 800 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.

Background & Analysis



- Music festival with both indoor & outdoor activities
- Only the outdoor portion of the event is being reviewed for this administrative permit.
- Ticketed entry
- Outdoor grounds will open at noon, daily, for food, drink & crafts.
- Live music outdoors will run from 2:00 p.m. to 8:00 p.m.
- Festival grounds will be cleared of guests following live music, with after parties held indoors to encourage the transition indoors.

Site Plan



Background & Analysis – Food & Beverages



- Food & drink – provided by Crystal Bay Casino
- Two additional food trucks
- Washoe County Health District provided conditions of approval (Exhibit A) to ensure proper handling of food/water & temporary food permits, if necessary.
- Water – provided by Crystal Bay Casino
- Five (5) potable water stations throughout festival grounds
- Washoe County Health District provided a condition (Exhibit A) to address water usage.

Background & Analysis – Security/Safety



- Two festival dispatch centers on site to allow festival administrators to communicate with officials
- WCSO & NLTFPD will have designated parking spaces next to the festival's Security Dispatch center.
- All emergency response agencies will have access to 2-way radios.
- WCSO reviewed & approved the event application.

Background & Analysis – Medical Coverage



- NLTFPD will be the emergency medical service provider – their conditions are provided in Exhibit A.
- First aid tent with designated parking for NLTFPD vehicles
- Minimum of 1 security personnel trained/certified in CPR/AED stationed at the Security Dispatch center & a minimum of 3 other trained/certified personnel patrolling the grounds
- Washoe County Health District, EMS Coordinator, reviewed the event application – the event does not meet the # of persons to require EMS coverage. They had no questions or concerns.

Background & Analysis – Security/Emergency



- **Fire watch** – Staff patrolling the event areas will notify Security Dispatch of any fire situations - NLTFPD called in if required – All vendors, Security Dispatch & stage areas will have fire extinguishers
- **Signage** – 4-foot signs will identify emergency exits, the security/medical booth, vendor locations & restrooms – Also an event map
- **Emergency evacuation or emergency safe haven/shelter** – Applicant submitted a specific set of steps (Application, Exhibit D)
- Festival staff will defer to WCSO and/or NLTFPD if warranted

Background & Analysis – Sanitation



- Quick Space – provide portable restrooms & handwashing facilities
 - 15 standard restrooms & 2 ADA restrooms
 - 10 double-sided handwash stations
 - Quick Space will service these facilities daily
- Restroom facilities inside Crystal Bay Casino – also available
- Crystal Bay Casino & outsourced housekeeping staff will clean the grounds each night – dumpsters at Crystal Bay Casino
- Waste Management will provide extra pickup
- Health District is requiring adequate rubbish containers throughout the venue to prevent overflow (Exhibit A)

Background & Analysis – Parking/Traffic



- Crystal Bay Casino parking garage with 300 parking spaces available
- Additional parking at their neighboring property located southwest of the festival grounds
- Washoe County Engineering provided conditions of approval (Exhibit A) requiring a map showing parking lot locations, ingress and egress routes, the locations of traffic control/parking attendants & the number of parking spaces available for the overflow parking area
- The applicant has communicated with Engineering to meet these conditions.

Tahoe Area Plan Policies



Crystal Bay Casino is in the Tahoe Area Plan – Crystal Bay Tourist regulatory zone

| Policy | Brief Policy Description | Complies | Condition of Approval |
|--------------|---|----------|--|
| Policy LU2-7 | Strengthen the regulatory zone's potential as a world class, nationally renowned tourist destination resort. Encourage a wide range of family-oriented entertainment and recreational activities within the Crystal Bay Tourist regulatory zone. | Yes | No condition required – The proposed event will offer family-oriented entertainment with food/drink, craft vending booths, and music in an outdoor venue. |
| Policy LU7-2 | Encourage appropriate community events and special events within the planning area. | Yes | No condition required – The proposed music festival offers a special event in the Tahoe planning area. |
| Policy R3-2 | All temporary events that require a discretionary permit shall show that parking, access, and safety issues have been considered and addressed. If necessary, those responsible for these events should be required to conduct any necessary studies to show the parking, access, and safety issues generated by the event are fully mitigated. | Yes | The event application was reviewed by Washoe County Health District, Washoe County Engineering, and NLTFPD. Conditions related to parking, access, and safety have been provided by these agencies and are included in the conditions of approval (Exhibit A). In addition, the applicant has provided safety and security plans as discussed previously in this report. |

Reviewing Agencies

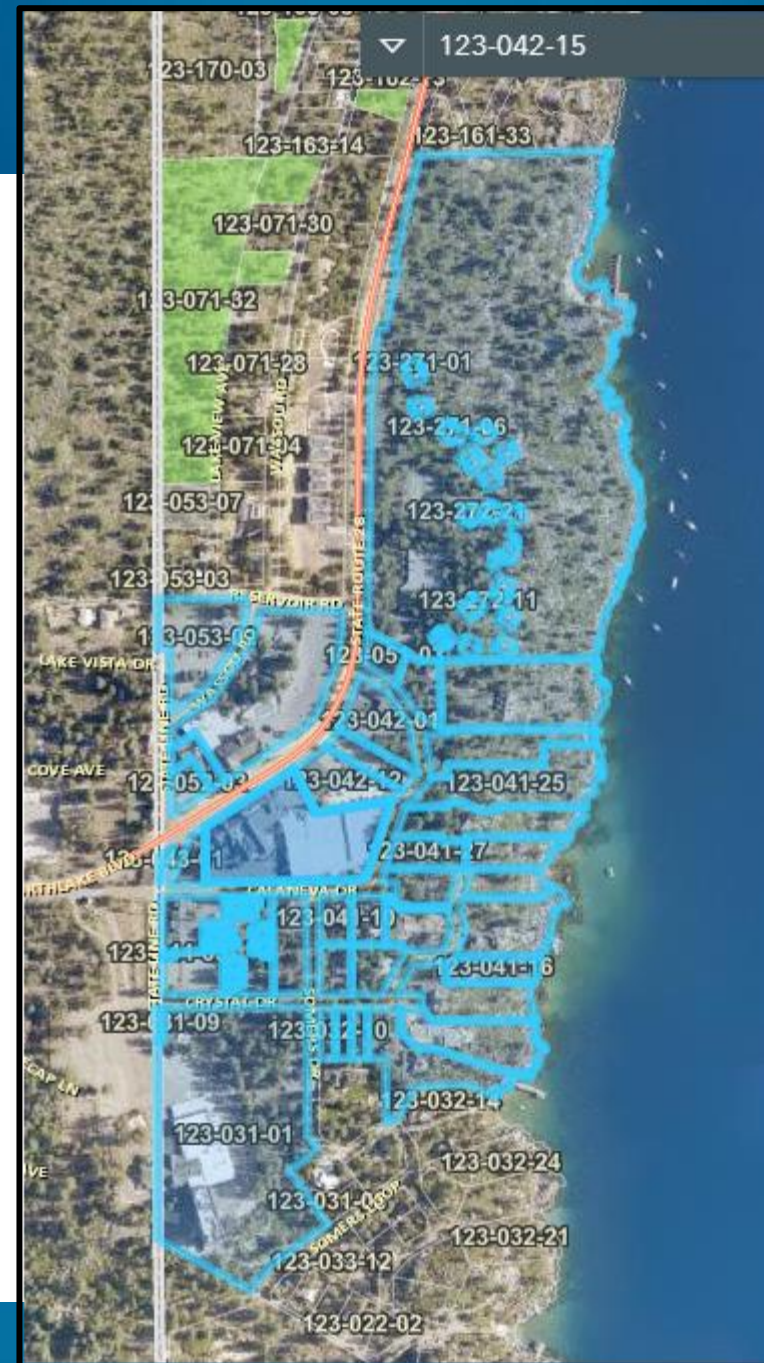


Various agencies reviewed the application. Conditions are included in Exhibit A.

| Agencies | Sent to Review | Responded | Provided Conditions | Contact |
|--|----------------|-----------|---------------------|--|
| NDOT (Transportation) | X | | | |
| Washoe County Building & Safety | X | | | |
| Washoe County Sewer | X | | | |
| Washoe County Traffic | X | X | | |
| Washoe County Water Rights Manager (All Apps) | X | X | | |
| WCSO Law Enforcement | X | | | |
| (Land Development) (All Apps) | X | | | |
| Washoe County Engineering & Capital Projects Director (All Apps) | X | X | X | Janelle K. Thomas, jkthomas@washoecounty.gov |
| NNPH EMS | X | X | | |
| NNPH Environmental Health | X | X | X | Jim English, jenglish@washoecounty.gov |
| NNPH Special Events | X | X | X | Kristen deBraga, kdebraga@washoecounty.gov |
| Incline Village Roads | X | | | |
| IVGID | X | X | | |
| North Lake Tahoe FPD | X | X | X | John James, jjames@nltfpd.net |
| Tahoe Regional Planning Agency | X | | | |

Public Notice

Notices were sent to 61 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 Tahoe 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 three-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 WADMIN24-0001 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 Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN24-0001 for Crystal Bay Casino, 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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