



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

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May 1, 2019

To: Washoe County Board of Adjustment

From: Kelly Mullin, AICP, Senior Planner, 775.328.3608, kmullin@washoecounty.us

Subject: Addendum to staff report for Amendment of Conditions Case No. WAC19-0003 (Lodge Coffee + Wine) for Administrative Permit WADMIN18-0009

Per Forest Area Plan Policy F.2.3, an applicant required to present their item to the Citizen Advisory Board (CAB) must submit a follow-up statement to staff addressing how the final proposal responds to community input received at the CAB meeting. The applicant's response is provided as an enclosure with this addendum and will become **Exhibit H** to the staff report. The applicant notes in his response a desire to "provide live music on Friday and Saturday nights from 6:00 PM to 8:00 PM during the summer months beginning in May and ending in October. We will hire local talent not exceeding three musicians as our deck space will not allow for a larger group."

As a result of this response to concerns noted at the CAB meeting, staff recommends that Condition 1(k)(vii) be changed as follows:

Original Proposed Language

- vii. **Outside live entertainment is limited to the months of May through September, and is limited to the 740 sq. ft. outdoor deck.

New Proposed Language

- vii. **Outside live entertainment is limited to the months of May through October, and is limited to the 740 sq. ft. outdoor deck. As proposed by the applicant and memorialized in this condition, it is limited during those months to Friday and Saturdays between 6 p.m. and 8 p.m. only, and is further limited to no more than three entertainers at a time.

The applicant's response also re-states a desire to allow for amplification. However, as noted in the staff report, staff is concerned with outdoor amplification at this location and recommends that condition 1(k)(ix) remain as-is, which prohibits amplification or speakers outside the structure.

The applicant has also provided a list of signatures from customers and self-described neighbors who expressed support for the statement that "I agree that music is a great addition." This list will become **Exhibit I** to the staff report.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

From: [Tom Burkhart](#)
To: [Mullin, Kelly](#)
Subject: Re: Response to neighbors concerns
Date: Monday, April 29, 2019 8:35:27 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To: Board of Adjustment

Regarding: Response to the concerns expressed at the CAB regarding music at The Lodge Coffee + Wine

Over the past few months we have had numerous requests to provide music over the weekends. I had originally paid for a Cabaret license but it was unfortunately not included in the presentation to the Board of Adjustment for approval during the original application.

As per Exhibit C four neighbors living across the highway expressed concern over the noise level if we provided music and stated their objection during the Citizens Advisory Board meeting on April 4th. I recused myself from the meeting as I am the Vice Chair of the CAB and was not privileged to be part of the discussion.

I am requesting a Cabaret License to provide live music on Friday and Saturday nights from 6:00 PM to 8:00 PM during the summer months beginning in May and ending in October. We will hire local talent not exceeding three musicians as our deck space will not allow for a larger group. Our clientele want "easy listening" type music while they enjoy being with friends on our outdoor deck.

To test the noise levels, yesterday I had two friends cross the highway still a hundred yards or so from the nearest home and listened to me shouting as loud as I could from the deck. Their response was that they could not hear me when there was traffic going by. When there was no traffic they said that I was barely audible. The noise from the traffic on Mount Rose Highway separating the Lodge from the neighborhood across the highway, will always be louder than the noise from the musicians. The statement that "we can hear folks talking on the lodge deck already" in my judgement is not possible based on the experiment with my two friends. I have attached three photos from the deck so that one can see the proximity of the closest neighbors.

Another statement that was made, "We have also noted that parking is inadequate" and that there was "spillover parking across the highway from the lodge". We have a total of 34 parking spaces and at no time during the three plus months we have been open have we had more than a dozen cars in the parking lot during the weekend peak hours. If the lot is completely filled with an average of two people in each car that accommodates 64 guests which would be wonderful but highly unlikely.

We are sensitive to the neighbors concerns and would welcome a meeting with them to come to a solution that will satisfy everyone.

Though we appreciate the Planning Department recommending approval without amplification we feel that music without amplification will not be adequately heard by our guests because of the traffic noise.

Thank you for your consideration.

Tom Burkhart
Burkhart Management Group, LLC

WAC19-0003
EXHIBIT 19-0003
ADDENDUM

NOTE: This message originated outside of Washoe County - DO NOT CLICK on links or open attachments unless you are sure the content is safe.







From: [Tom Burkhardt](#)
To: [Mullin, Kelly](#)
Cc: [Debby Bullentini](#)
Subject: Music at The Lodge
Date: Tuesday, April 30, 2019 5:40:46 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Music at The Longe Coffee + Wine

We have had requests from several patrons to have music on the weekends. We agree that it could be a great enhancement to our guest's pleasure.

We are attending a meeting with the County Board of Adjustment to plea our case and would like your support.

I Agree That Music Is A Great Addition

Name: <u>Barbara Snelgrove</u>	Neighbor: <u>yes</u>
Name: <u>Michelle Salazar</u>	Neighbor: <u>yes</u>
Name: <u>Nick Ross</u>	Neighbor: <u>No</u>
Name: <u>Chris Chapin</u>	Neighbor: <u>Yes</u>
Name: <u>Geoff Bortner</u>	Neighbor: <u>yes</u>
Name: <u>Robert M. [unclear]</u>	Neighbor: <u>customer</u>
Name: <u>NAOITA HANSEN</u>	Neighbor: <u>local customer</u>
Name: <u>Clinton Mitchell</u>	Neighbor: <u>Customer</u>
Name: <u>Chris Parkhurst</u>	Neighbor: <u>yes</u>
Name: <u>Tony [unclear]</u>	Neighbor: <u>SOFT OR CLOSE</u>
Name: <u>Cheryl Fitzgerald</u>	Neighbor: <u>yes</u>
Name: <u>Jim Fitzgerald</u>	Neighbor: <u>yes</u>
Name: <u>M. Verjare</u>	Neighbor: <u>yes</u>
Name: <u>R. [unclear]</u>	Neighbor: <u>yes</u>

 Please join us May 2 at 1:30 PM
at the county building, 1001 E 9th St.

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Name: <u>Carolyn Vaught</u>	Neighbor: Yes
Name: <u>RON VAUGHT</u>	Neighbor: YES
Name: <u>Pat Stahl</u>	Neighbor:
Name: <u>Thomas Long</u>	Neighbor: <u>ya</u>
Name: <u>DON CLINE</u>	Neighbor: 775 247-7454
Name: <u>Kevin Beray</u>	Neighbor: YES
Name: <u>Rich Genz</u>	Neighbor: ATWN LANE
Name: <u>KEVIN BEAR</u>	Neighbor: oops
Name: <u>John Enay</u>	Neighbor:
Name: <u>Austin Wickham</u>	Neighbor: No
Name: <u>Kris Christensen</u>	Neighbor: frequent customer
Name: <u>RICH RICHMOND</u>	Neighbor: No
Name: <u>Stan Jaeger</u>	Neighbor: No
Name: <u>Terri Lightfoot</u>	Neighbor: YES, galena forest estates

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Name: <u>SUE TOPLENSKY, MD</u>	Neighbor: YES, GALENIA FOREST
Name: <u>TIBOR TOPLENSKY, MD</u>	Neighbor:
Name: <u>CHRIS MORGAN</u>	Neighbor:
Name: <u>NAOMI MORGAN</u>	Neighbor:
Name: <u>MELISSA LINDELL</u>	Neighbor: WE ALL LIVE IN
Name: <u>MIKE LINDELL, ED</u>	Neighbor: GALENIA FOREST
Name: <u>DEBBIE KLADNEY</u>	Neighbor: ESTATES/ ST. JAMES
Name: <u>DAVE KLADNEY, ESQ</u>	Neighbor: VILLAGE. WE ARE
Name: <u>CAROLINE YOUNG</u>	Neighbor: SO HAPPY TO HAVE A
Name: <u>VES YOUNG</u>	Neighbor: GREAT PLACE TO MEET
Name: <u>JELSA OTT</u>	Neighbor: CLOSE TO OUR HOMES.
Name: <u>TODDIE OTT</u>	Neighbor: WE ARE ALL WILLING
Name: <u>JEFF DAY</u>	Neighbor: TO COMMENT BEFORE
Name: <u>JEFF HURWITZ</u>	Neighbor: THE COUNTY BOARD
KARRI HURWITZ	

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Name: <u>Marc Labouceur</u>	Neighbor: <u>Yes - South West</u>
Name: <u>Steven Combs</u>	Neighbor: <u>YES!</u>
Name: <u>KIMO BURGESS</u>	Neighbor: <u>YES.</u>
Name: <u>Terri Nelson</u>	Neighbor: <u>Yes</u>
Name: <u>Howard Nelson</u>	Neighbor: <u>yes</u>
Name: <u>Wm [Signature]</u>	Neighbor: <u>yes</u>
Name: <u>Walt [Signature]</u>	Neighbor: <u>NO, Frequent Customer</u>
Name: <u>Kelly Traver</u>	Neighbor: <u>no, frequent customer</u>
Name: <u>John Selling</u>	Neighbor: <u>FREQUENT CUSTOMER</u>
Name: <u>Steen Gitter</u>	Neighbor: <u>yes</u>
Name: <u>Steen Gitter</u>	Neighbor: <u>yes</u>
Name: <u>Ros Anjold</u>	Neighbor: <u>NO No, Frequent Customer</u>
Name: <u>Kaycee Bua</u>	Neighbor: <u>NO CUSTOMER</u>
Name: <u>[Signature]</u>	Neighbor: <u>YES - CUSTOMER</u>

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Name: <u>Kristina Dabler</u>	Neighbor:
Name: <u>Liese Ross</u>	Neighbor: <u>Product</u> customer customer
Name: <u>COURTNEY TRONBERG</u>	Neighbor: <u>FREQUENT CUSTOMER !!</u>
Name: <u>Laura Uschyk</u>	Neighbor: <u>Frequent customer</u>
Name: <u>ALEX USCHYK</u>	Neighbor: <u>FREQUENT CUSTOMER</u>
Name: <u>RACHEL BRANSON</u>	Neighbor: <u>Neighbor:</u>
Name: <u>Evelyn Demosthenes</u>	Neighbor: <u>Frequent customer</u>
Name: <u>Tom Costantini</u>	Neighbor: <u>Customer</u>
Name: <u>EM</u>	Neighbor: <u>- Frequent customer</u>
Name: <u>AM</u>	Neighbor: <u>- Frequent customer</u>
Name: <u>Sam Grigg</u>	Neighbor: <u>frequent customer</u>
Name: <u>[Signature]</u>	Neighbor: <u>Neighbor:</u>
Name: <u>Anna Diku</u>	Neighbor: <u>Neighbor:</u>
Name: <u>Anthony DiBell</u>	Neighbor: <u>307 E. GALINA</u> WILSON JEFFREY PINE (SCOTT PINE)