



TRPA Governing Board
October 28, 2020

AGENDA ITEM IX

Appeal

TRPA Governing Board

October 28, 2020

AGENDA ITEM IX. A.

Appeal of Approval of a Single Family Rebuild Permit, 470 Gonowabie Road, Washoe County, NV, APN 123-131-05, TRPA File No. ERSP2019-1453, Appeal File No. ADMIN2020-0003 and Appeal of Approval of Single Family Dwelling Permit, 480 Gonowabie Road, Washoe County, NV, APN 123-131-06, TRPA File No. ERSP2019-1471, Appeal File No. ADMIN2020-0004

TRPA Governing Board

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Agenda Item IX. A.

STAFF PRESENTATION

Appeal of Approval of a Single Family Rebuild Permit, 470 Gonowabie Road, Washoe County, NV, APN 123-131-05, TRPA File No. ERSP2019-1453, Appeal File No. ADMIN2020-0003 and Appeal of Approval of Single Family Dwelling Permit, 480 Gonowabie Road, Washoe County, NV, APN 123-131-06, TRPA File No. ERSP2019-1471, Appeal File No. ADMIN2020-0004

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APPELLANT PRESENTATION

Appeal of Approval of a Single Family Rebuild Permit, 470 Gonowabie Road, Washoe County, NV, APN 123-131-05, TRPA File No. ERSP2019-1453, Appeal File No. ADMIN2020-0003 and Appeal of Approval of Single Family Dwelling Permit, 480 Gonowabie Road, Washoe County, NV, APN 123-131-06, TRPA File No. ERSP2019-1471, Appeal File No. ADMIN2020-0004

Appeal of Single Family Dwelling Permits – 470 and 480 Gonowabie Road

**Appeal File Numbers ADMIN2020-0003 &
ADMIN2020-0004**

460 Gonowabie Turnout Aerial



460 Gonowabie Looking North



460 Gonowabie Looking South



TRPA Code of Ordinances §21.2.2.B.

The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

Traffic and Safety Impacts



Developer's Construction Management Plan

- “Management component is critical due to the narrow, one way, right of way and lack of parking.”
- “Temporary pull outs off Gonowabie Drive, so as not to block traffic during unloading.”
- Staging of materials in the public ROW including the pullout in front of 460 Gonowabie is prohibited.
- Off-site staging and parking.
- Bulk of the parking will be done at the offsite staging area where it can be monitored and controlled.
- Traffic control will be provided by on site personnel when the road is impeded to allow for safe passage of residents and emergency vehicles.

No Temporary Pullouts Installed Construction Fencing in Right-of-Way



No Pullouts



No Offsite Staging Porta Potty Placed in Right of Way Adjacent to Neighboring Residence



Construction Trucks and Equipment Parked in Turnout, Traffic Queuing



Construction Turnout Parking



Trucks Blocking Driveway Access



Additional CMP Components to be Incorporated

- Communication strategies with adjacent homeowners to keep them informed as far in advance as possible of scheduled work anticipated to cause significant noise, vibrations, or dust.
- Plan should include locations on the project site of all loading/unloading areas, job box and material storage areas, toilets, dumpsters, and provide for regular trash and debris removal and street cleaning and damage controls. Locate toilets and dumpsters away from existing residences.
- Prohibition of parking/staging in the public right of way on Gonowabie.

Additional CMP Components Cont.

- On-site signage should be provided including the following information: (i) permitted hours of construction and of deliveries; (ii) name, e-mail address and direct phone number of the General Contractor; (iii) name, e-mail address and direct phone number of the person responsible for managing the project; (iv) name and direct phone number of the party to call in case of an emergency; (v) contact information for violations/enforcement.
- Project-related construction trucks larger in length than a full size pickup truck (including pick-up trucks towing a trailer) shall be restricted on-site no earlier than 9:30 AM and no later than 3:00 PM on days permitted for construction.

Additional CMP Components Cont.

- Any closures or obstructions to Gonowabie shall be limited to between 9:30 am and 3:00 pm. A traffic delay notification shall be posted on site and written notification provided to residents on Gonowabie at least 48 hours in advance of any proposed closures/obstructions requiring traffic control. Road closures should not exceed 15 minutes, and should be limited to no more than two times per week. Traffic control shall employ appropriate techniques and devices as called for in the latest edition of the Manual on Uniform Traffic Control Devices, including flaggers where appropriate.

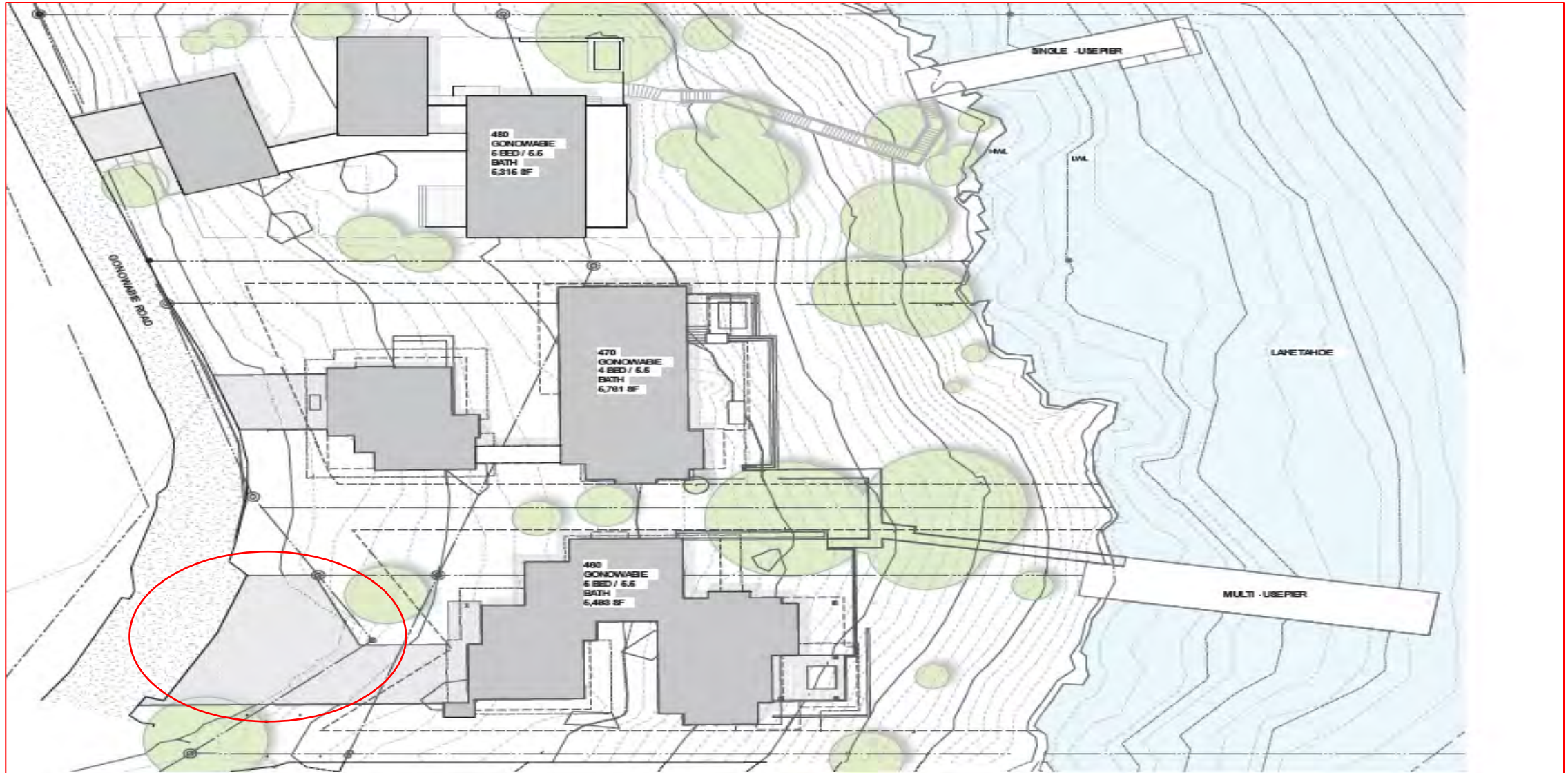
Additional CMP Components Cont.

- Incorporate a COVID-19 Construction Site Management Plan which includes Jobsite Hazard Analysis/Jobsite Safety Analysis for COVID-19 exposure (with appropriate controls) and a procedure to conduct daily worker symptom screenings.

Shared Driveway Policies

- **TRPA Code of Ordinances §34.3.2.A.** – “New driveways shall be designed and located so as to cause the least adverse impacts on traffic, transportation, air quality, water quality, and safety.”
- **TRPA Design Review Guidelines** – “Owners of adjoining properties are encouraged to develop shared points of ingress and egress in order to reduce the number of access points onto the main roadway.”

Composite Site Plan



Mean Square Footage of Gonowabie Residences = 2,754 sf

Median Square Footage of Gonowabie Residences = 2,239 sf

Address (Lakeside Properties)	Square Footage (Washoe County Tax Records)
400 Gonowabie	1,052 sf
410 Gonowabie	2,848 sf
418 Gonowabie	2,036 sf
422 Gonowabie	1,565 sf
424 Gonowabie	4,294 sf
430 Gonowabie	1,060 sf
434 Gonowabie	2,539 sf
444 Gonowabie	5,493 sf
450 Gonowabie	3,994 sf
458 Gonowabie	2,322 sf
496 Gonowabie	2,097 sf
500 Gonowabie	2,542 sf
510 Gonowabie	1,600 sf
514 Gonowabie	2,585 sf
520 Gonowabie	4,253 sf
526 Gonowabie	4,342 sf
534 Gonowabie	1,444 sf
540 Gonowabie	2,132 sf
550 Gonowabie	1,632 sf
552 Gonowabie	2,224 sf
570 Gonowabie	6,019 sf
580 Gonowabie	8,694 sf

Address (West of Gonowabie)	Square Footage (Washoe County Tax Records)
415 Gonowabie	2,108 sf
425 Gonowabie	1,008 sf
429 Gonowabie	648 sf
449 Gonowabie	2,554 sf
459 Gonowabie	2,239 sf
515 Gonowabie	3,807 sf
525 Gonowabie	736 sf

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PERMITTEE PRESENTATION

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Gonowabie Properties, LLC

Single-Family Dwellings

470 Gonowabie Road, APNs 123-131-05

Project File No. ERSP2019-1453

Appeal File No. ADMIN2020-0003

480 Gonowabie Road, APN 123-131-06

Project File No. ERSP2019-1471

Appeal File No. ADMIN2020-0004

Agenda Item Nos. IX.A and B

470 & 480 Gonowabie Road SFDs

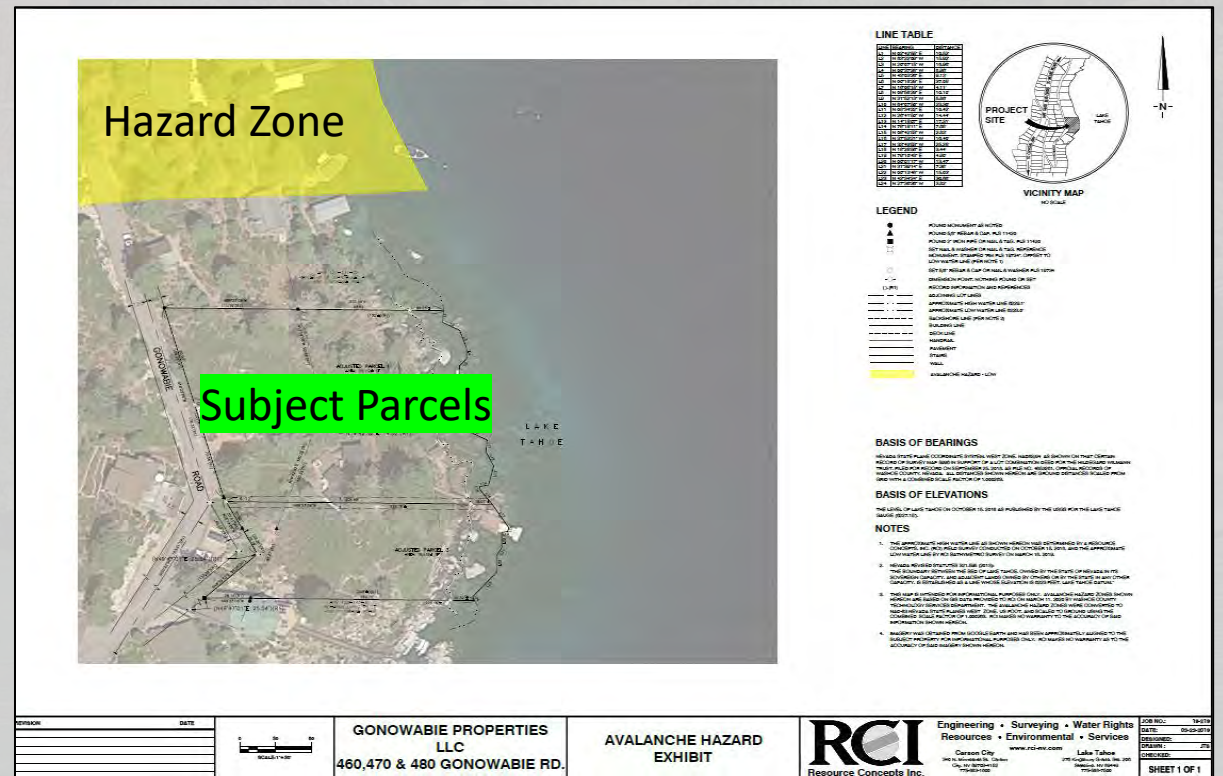
- Threshold Findings ✓
- Special Use Findings ✓
- Additional Height Findings ✓
- Scenic Findings ✓
- Land Coverage Conformance ✓
- Required Onsite Parking ✓ (2 in garage, 2 in driveway)
- Required BMPs ✓
- Compliant with Washoe County setbacks ✓ (8-foot side yard)
- Potential Impacts Mitigated ✓
- Washoe County Building Permits Issued ✓

Why We Are Here (Hearings Officer): Avalanche Zone

PAS 034 Crystal Bal

- Planning Consideration 3: “This Area has been identified as an avalanche danger area.”
- “Due to the sensitivity of the area and the public safety issues, all further development will be considered a special use.”
- 470 & 480 are in a low hazard area according to the 1993 Study.

1993 Washoe County Avalanche Hazard Study



Community Character / Special Use Findings

470 and 480 Gonowabie: Consistent with Community Character

Address	Floor Area	Floors	Years Built
526 Gonowabie Rd.	4,342 s.f.	Split Level	1978
570 Gonowabie Rd.	6,019 s.f.	3 Stories	1958
580 Gonowabie Rd.	8,694 s.f.	3 Stories	2008
520 Gonowabie Rd.	4,253 s.f.	3 Stories	1980
515 Gonowabie Rd.	3,807 s.f.	3 Stores	2003
424 Gonowabie Rd.	4,294 s.f.	3 Stories	2017
444 Gonowabie Rd.	5,393 s.f.	3 Stories	2002
450 Gonowabie Rd.	3,994 s.f.	Split Level	1995
*470 Gonowabie Rd.	5,761 s.f.	3 Stories	2020
*480 Gonowabie Rd.	5,636 s.f.	3 Stories	2020

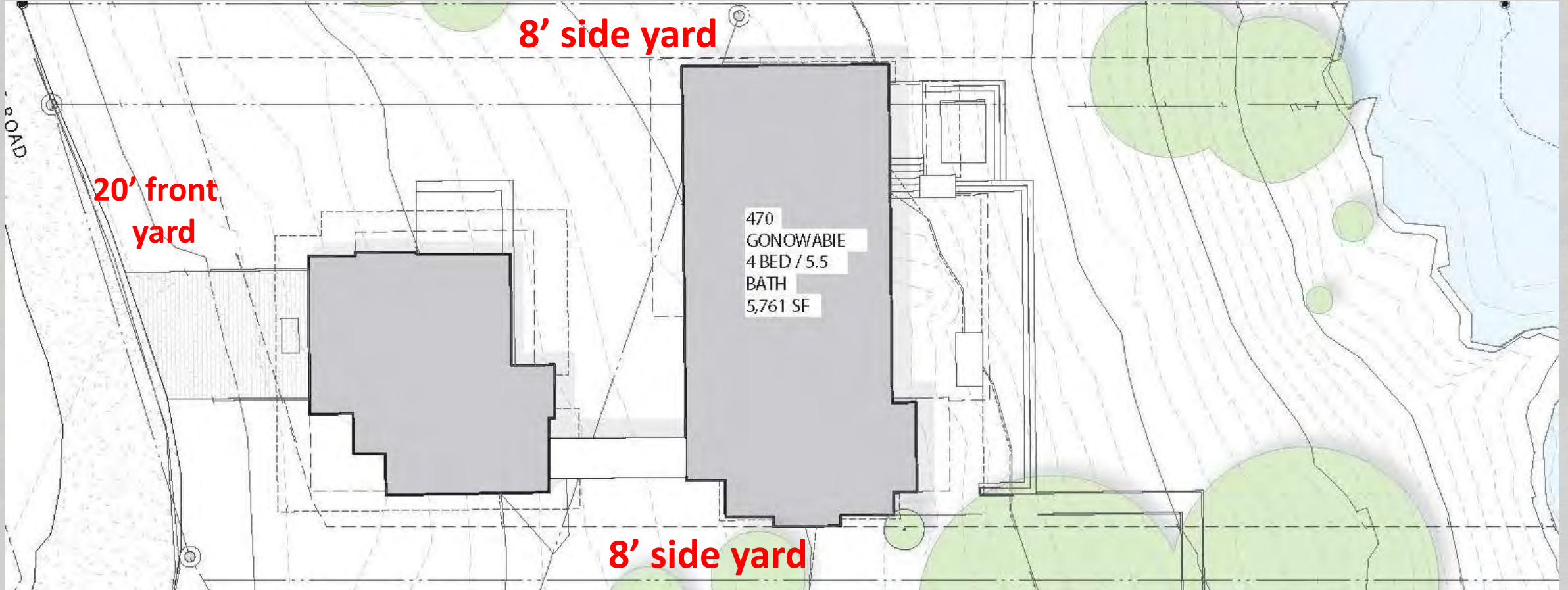
580 Gonowabie Road

Size: 8,694 s.f.



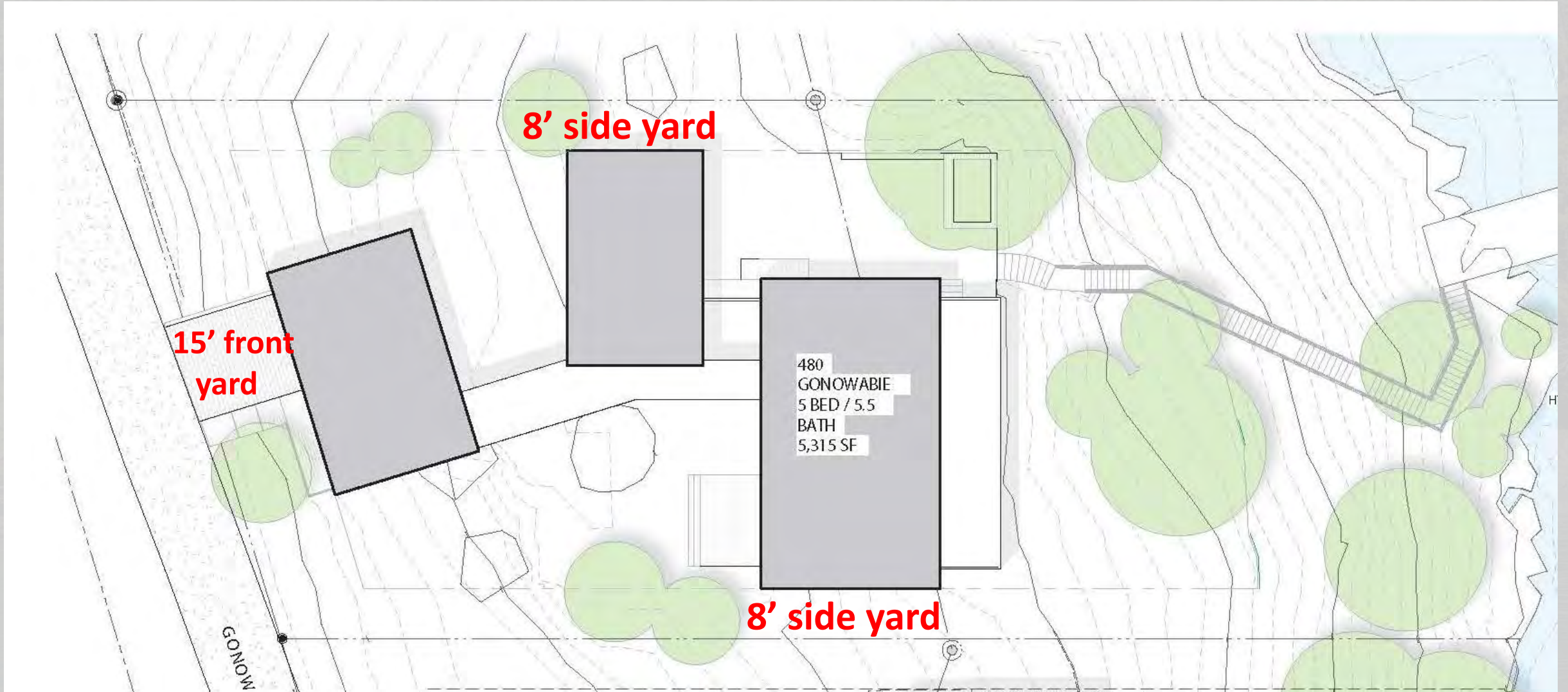
470 Gonowabie

Parcel Size: 19,502 s.f. / Land Coverage: 18 %



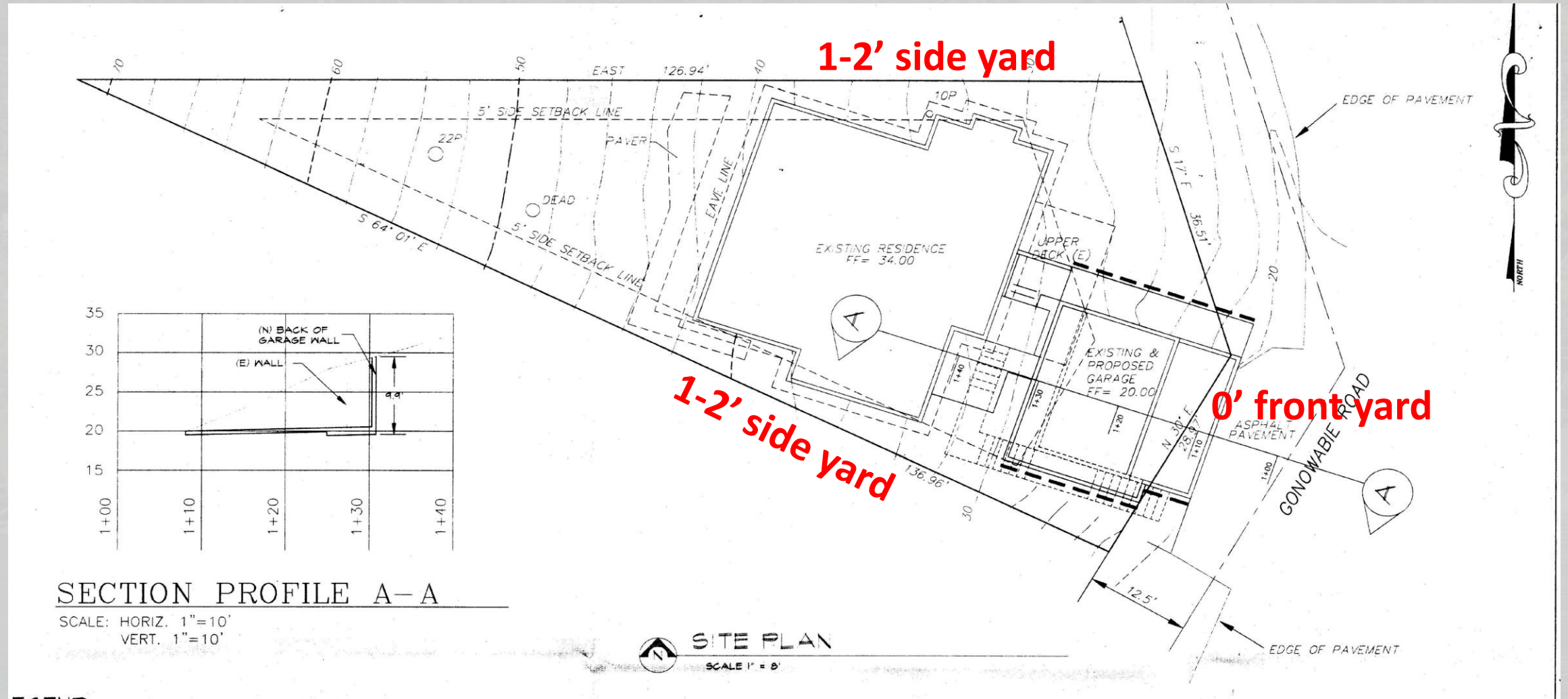
480 Gonowabie

Parcel Size: 20,110 s.f. / Land Coverage: 16 %



459 Gonowabie (Goldberg)

Parcel Size: 4,269 s.f. / Land Coverage: 44 %



Shared Driveway Between 470 and 460

- Project at 460 is not before TRPA
- Loss of Onsite Parking
 - 470 and 480 each have 2 garage spaces and 2 driveway spaces
 - Shared parking would eliminate the 2 driveway spaces on 470 and 480
- Exacerbate Parking Shortfall along Gonowabie Rd
- Code Encourages Shared Parking – Does not Mandate It
- Topography and Land Coverage Limitations Prohibitive
- Appellants: On-Street Parking and Emergency Turnaround Will be Lost
 - Cannot Have It Both Ways – If Area is Necessary for Emergency Access, Parking Should be Prohibited
 - Gonowabie Is a One-Way Road – Turnaround Not Permitted
 - Future Development of 460 Will Maintain Existing On-Street Parking

Tree Removal – 470 Gonowabie

- Appellants Contested Removal of Two Trees
 - 30” Pine and 42” Fir
- TRPA Previously Approved Removal of the Two Trees
 - (File No. TREE2018-0242)
- Trees Have Been Removed

Tree Removal – 480 Gonowabie

- Appellants Contested Removal of Two Trees:
- 30” Pine Located in Middle of IPES Bldg Site
 - TRPA Approved Removal
 - Tree Has Been Removed
- 42” Fir Located on Northern Property Line
 - GP, LLC Agreed to Preserve It
 - Certified Arborist (09/20/20):
 - Declining Health,
 - Signs of Stress
 - Risk to SFD



1947 Judgment

- Scrivener's Error in 1947 Judgement
- 15' side yard setback never imposed on any parcel in past 73 years
- Enforcement of a 15' side yard setback would render a substantial number of properties in the Crystal Bay Park Subdivision undevelopable
- Adoption of Washoe County Development Code superseded Judgment's 15' side yard setback and prior grant deeds' 3' side yard back, now 8'



Gonowabie Construction Management Plan

10/22/20

Offsite Staging and Parking

- 21,000 SF off site parking and staging facility
 - Temporary Job Trailer with offices
 - Adequate parking for all onsite sub contractor staff
 - Material storage and staging
- 12-person passenger van for transport of subcontractor staff to and from the job site



Site Activity 9/28-10/3

- 480
 - Foundation work – onsite work only
 - Concrete pour for footings
- 470
 - Rough Excavation of building pads
 - 2 dump trucks hauling material daily
- APPROX 5-10 MINTUES OF IMPACT TO ROAD
 - 10/1/20 - Brief ~ 5-minute delay to bring concrete pump truck and trucks to the site (ran wrong way on one way). Flaggers at site and entry to Gonowabie; Fire & Life Safety notified; Neighborhood group notified +36 hrs in advance
 - Dump trucks parked to side of road for loading of dirt and rocks daily; No impact to circulation



Site Activity 10/5-10/10

- 480
 - Forming Foundation walls – All onsite work
 - Vehicles to bring forms and supplies parked on side of road temporarily for offload
- 470
 - Rough Excavation of building pads
 - 2 dump trucks hauling material daily
- NO CLOSURE OF ROAD
 - Dump trucks parked to side of road for loading of dirt and rocks



Site Activity 10/12-10/24

- 480
 - Forming Foundation walls – All onsite work
 - Vehicles to bring forms and supplies to the site

- 470
 - Final Excavation of building pads
 - 2 dump trucks hauling material daily

- **NO CLOSURE OF ROAD**
 - Dump trucks parked to side of road for loading of dirt and rocks



Site Activity 10/26-10/31

- 480
 - Pour Concrete wall
 - Strip forms
- 470
 - Form Footings for foundation – all work on-site
- IMPACT TO ROAD ON 10/27
 - 10/1/20 - Delays thru out the day to bring concrete trucks to the site (run wrong way on one way). Flaggers at site and entry to Gonowabie; Fire & Life Safety notified; Neighborhood group notified +48hrs in advance



Communications

Monday, October 26, 2020 at 12:03:33 PM Pacific Daylight Time

Subject: Concrete pour at 480 Gonowabie on Tuesday 10/27
Date: Sunday, October 25, 2020 at 8:22:10 PM Pacific Daylight Time
From: Dan Strom
To: Elise Fett, Chuck Laughlin, maureenehrlich@aol.com, David Ehrlich, heather.g.roberts@gmail.com, monid10@gmail.com, marc.sondheimer@gmail.com, uli.reynolds@sbcglobal.net, reynolds.mark@sbcglobal.net, Jerry Leen, Grable Ronning, barbtahoe@aol.com, harroldrust@sbcglobal.net, margaret@rubeyrust.com, Ardythe McCracken, changlclark@mac.com, Laura Graham, Mary Ayuson, Brett Robinson, 425gonowabie@gmail.com, edsego10@gmail.com, Catherine Oppio, Robert Lober, Charles Scripps, Kathy Zwicker, wes.okumura@ey.com, lclusvardi@aol.com, fmclavell@aol.com, pamelatroy415@gmail.com, Pam Goldberg, Sheri Helmueller, Paula Stein, Wolfram Schynoll, Drew Lawton, Nyamaa Mason, Steven Kroll, The Marcotte Family, dawnegately@gmail.com, lunagately@aol.com, sand.gizmo@verizon.net, PATRICK SNYDER, Joe Stewart, Leslie Ghiggeri, Geordan Guy, Brian Helm, Hayes Parzybok, Bob Long, mayodiver@sbcglobal.net

Hello,

I wanted to let everyone know that on Tuesday 10/27 we have a concrete pour scheduled at 480 Gonowabie. With the concrete trucks unable to make the hairpin turn, we will need to have the concrete trucks come into the neighborhood going the wrong way down Gonowabie to get to 480 Gonowabie. We will have flaggers on site to help with the traffic control and we will not need to close the road completely. The cement trucks will be running throughout the day until approximately 3:00. We will notify North Tahoe Fire & EMS and we will do our best to make things run as quickly and smoothly as possible. I'm sorry for the inconvenience and we appreciate your cooperation. If you have any questions or concerns please feel free to contact me at 612-799-9675.

--
Thanks,

Dan Strom


CA License #1021107
NV License #0083420
PO Box 7171
South Lake Tahoe, CA 96158
Cell - 612-799-9675
<https://sierracon.biz>
BUILDING RELATIONSHIPS THROUGH SKILL AND INTEGRITY

Monday, October 26, 2020 at 12:06:36 PM Pacific Daylight Time

Subject: RE: Gonowabie Residential Construction
Date: Wednesday, October 21, 2020 at 7:45:49 AM Pacific Daylight Time
From: Jennifer Donohue
To: Brian Helm
Attachments: image002.jpg, image003.jpg, image004.jpg, image005.jpg, image006.jpg, image007.png

Greetings Mr. Helm.
Thank you for the note. At this time, NLTFPD does not have any questions or items requiring coordination beyond those that you have identified and acknowledged. Access is the biggest challenge for that area. Please, as you have identified, keep access roads clear and post temporary address signage at all times.

I will share your and Mr. Strom's contact information with the fire inspector, Inspector Smith. Additionally, the local fire station, Station 12, and the duty officers will have the same information should any issues arise.

Thank you, again for initiating contact.

Regards,



Jennifer Donohue
Interim Fire Marshal
Office: 775.831.0351 x8127 | Cell: 775.434.4556
Email: jdonohue@nltfpd.net
866 Oriole Way | Incline Village | NV 89451


From: Brian Helm <bhelm@paradigm8.com>
Sent: Tuesday, October 20, 2020 2:36 PM
To: Jennifer Donohue <jdonohue@nltfpd.net>
Cc: Dan Strom <dstrom@sierracon.biz>; Lew Feldman <lewf@mttahoe.com>
Subject: Gonowabie Residential Construction

Fire Marshall Donohue,

We are sending you this note to let you know that we be constructing two single family residences located at 470 and 480 Gonowabie Dr. Construction will take place over the next 18-22 months. These homes have been reviewed and approved by TRPA and Washoe County including review by NLTFPD thru the normal permitting process.

At our review hearing with TRPA, the committee chair asked that we contact your department to let you know that we had started construction and to let us know if there are any questions or coordination items that were not raised during the normal permit review that you would like for us to address. No elements of the approved residential design or site plan have changed since building permit review and submittal.

Because Gonowabie is a narrow road, we will be staging all building materials as well as our job trailer offsite. Parking for subcontractors will be offsite with a van shuttle provided to bring workers to the site from our designate offsite parking area. No material will be stored within the County ROW.

Should you have any questions, you can reach me at the contact information below. Additionally, our onsite fulltime project superintendent is Dan Strom dstrom@sierracon.biz / 612-799-9675 is also available anytime to respond to any questions.

Kind Regards,
Brian Helm



Brian Helm
Principal
p: (775) 313-6903
w: www.paradigm8.com e: bhelm@paradigm8.com



Thank You

Questions/Comments?

TRPA Governing Board

October 28, 2020

Agenda Item IX. A.

APPELLANT REBUTTAL

Appeal of Approval of a Single Family Rebuild Permit, 470 Gonowabie Road, Washoe County, NV, APN 123-131-05, TRPA File No. ERSP2019-1453, Appeal File No. ADMIN2020-0003 and Appeal of Approval of Single Family Dwelling Permit, 480 Gonowabie Road, Washoe County, NV, APN 123-131-06, TRPA File No. ERSP2019-1471, Appeal File No. ADMIN2020-0004

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AGENDA Item IX. A.

Governing Board Comments

TRPA Governing Board

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Agenda Item IX. A.

PUBLIC COMMENT



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AGENDA Item IX. A.

**Governing Board Deliberation
and Final Staff Recommendation**

TRPA Governing Board

October 28, 2020

AGENDA Item IX. A.

A motion grant the appeals of the
Hearings Officer's decisions.