



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held October 3, 2019 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Tom Burkhart at 6:00 p.m.

Member: Marge Frandsen, Shaun O’Harra, Kimberly Rossiter, Tom Burkhart, David Snelgrove (rescued himself as he was the representative for the application). A quorum was determined.

Absent: Wesley Mewes (excused), Patricia Phillips (excused)

2. *PLEDGE OF ALLEGIANCE - the Pledge of Allegiance was recited.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF- There were no requests for public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF October 3, 2019 (for Possible Action) - Kimberly Rossiter moved to approve the agenda for **October 3, 2019**. Shawn O’Harra seconded the motion to approve the agenda. The motion passed unanimously.

4. APPROVAL OF MEETING MINUTES FOR THE SPECIAL MEETING OF SEPTEMBER 12, 2019 (for Possible Action) - Shawn O’Harra moved to approve the meeting minutes for September 12, 2019. Kimberly Rossiter seconded the motion to approve meeting minutes. Marge Frandsen abstained. The motion passed.

6. DEVELOPMENT PROJECTS– The project description is provided below.

6.A. Special Use Permit Case Number WSUP19-0020 (Mt. Rose Expansion)- Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the expansion of Mt. Rose Ski Resort into the Atoma Wilderness area north of the Ski Resort across the Mt. Rose Highway, as well as other improvements to the resort area. In order to expand the resort area the applicant is requesting to vary several grading standards. Project elements include replacing and expanding a maintenance building; upgrading and replacing the Lakeview chairlift; removing the existing Atoma building and constructing the new Atoma ski lift and facilities; clearing vegetation for new ski runs; building a first aid and ski patrol station; expanding the existing Winters Creek Lodge; repurposing several existing buildings; and constructing a ±30 ft. wide skier bridge over Mt. Rose Highway with a minimum vehicle clearance of 16.5 ft. to connect the existing ski resort to the new Atoma ski terrain. The proposal includes the excavation of ±13,000 cubic yards of earthen material, importation of ±47,000 cubic yards of fill material, and disturbance of a ±40-acre area. The total amount of cut, fill and disturbed area includes impacts associated with the construction of a 5 million gallon snowmaking water tank, which is being considered under a separate special use permit application, WSUP19-0021. The subject site is located on privately-owned lands and lands owned by the United States Forest Service (USFS). The USFS has recently completed an environmental impact statement (EIS) for the proposed expansion. (for Possible Action)

- Applicant\Property Owner: Mt. Rose Development Company and US Forest Service
- Location: Main Access site is +/-11.4 miles from Mt. Rose Hwy and Thomas Creek Rd.

- Assessor's Parcel Number: 048-112-12; 048-112-13; 048-112-14; 048-112-15; 048-050-11; 048-111-11; 048-120-22
- Staff: Sophia Kirschenman, Planner, 775-328-3623; skirschenman@washoecounty.us and Chris Bronczyk, Planner, 775-328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on November 7, 2019

And

Special Use Permit Case Number WSUP19-0021 (Mt. Rose Water Tank) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to modify and vary grading and setback standards and approve major grading to facilitate the construction of a 5 million gallon water tank for snowmaking purposes at the Mt. Rose Ski Resort. The proposal includes the excavation of 5,720 cubic yards of earthen material and the disturbance of 3.2 acres. The subject site is located on privately-owned land and lands owned by the United States Forest Service.

- Assessor's Parcel Number: 048-112-12; 048-120-22
- Staff: Sophia Kirschenman, Planner, 775-328-3623; skirschenman@washoecounty.us and Chris Bronczyk, Planner, 775-328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on November 7, 2019

Dave Snelgrove, Applicant Representative with CFA, provided a Powerpoint slideshow:

- He provided some history of the mountain
- He provided an overview of the ski run map with proposed additions
- This is part of the Washoe County Forest Area Plan
- He showed existing and expanded ski area boundary map with a combination of private and public land. 120 acres on US Forest service land will be expanded into the resort.
- Special Use Permit for lodge expansion, water tank, maintenance building, Lakeview chairlift replacement, grading, trail and site preparation, first aid facility, repurposing of existing buildings for employee and passholder locker space.
- In the ATOMA Area – new chairlift
- Skier bridge
- Grading for terrain transition to skier bridge crossing Mt. Rose
- Snowmaking coverage on trails with and to ATOMA area
- Remove existing ATOMA building and restore parking lot to natural contours
- ATOMA restroom facility
- Two SUP Cases WSUP19-0020 and WSUP19-0021
- He reviewed the project overview
- He showed the Winters Creek Lodge Expansion
- Water tank is its own Special Use Permit included in one application. Proposed 5Million Gallon water tank for improved snow making capability.
- He reviewed the ATOMA Area Expansion – needed transition terrain to allow for advanced beginners to prepare for true intermediate runs; wind protected zone; natural snow collection area; gladed open zones mixed with narrow trails.
- He reviewed the Skier access trail & Skier Bridge and showed a simulation.
- He reviewed a Maintenance building
- He spoke about phasing.
- He said the SUP will be good until 2027.

Kimberly Rossiter asked about restroom facilities. The Resort Representative explained the location. She asked about where the kids will be in the lodge. The marketing representative said the expansion allows for more room for the Far West kids and patrons during bad weather.

Shaun O’Harra asked if they plan to expand more after this. The Resort Representative said no, it’s restricted because of the US Forest Service wilderness. He said we are maxed out with terrain and parking, and cannot expand outside the ATOMA area. He said they cannot grow much bigger than what we have. No plans for mid or mountain lodges at this time.

Tom Burkhart asked about US Forest Service approval. Dave Snelgrove said we are in the process with them currently. The Resort Representative said they are waiting on the State Preservation Office to submit their final comments. He said they are waiting on that last piece.

MOTION: Shaun O’Harra moved to recommend to forward Board and citizen comments to Washoe County Staff regarding Special Use Permit Case Number WSUP19-0020 (Mt. Rose Expansion) and Special Use Permit Case Number WSUP19-0021 (Mt. Rose Water Tank) and recommend approval. Kimberly Rossiter seconded the motion. The motion carried unanimously.

6. *BOARD MEMBER ITEMS –

Shaun O’Harra asked if someone could come out to talk about a stop light at Montreux and Bordeaux. Chris Bronczyk advised him that NDOT recently conducted a study and the numbers were below the threshold to install a traffic signal. He said another study could happen again 2-5 years.

7. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – None

ADJOURNMENT– the meeting adjourned 6:39p.m.

Cab members present: 5
Staff present: 2
Public members present: 4
Elected officials present: 0