

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

WSUP23-0024

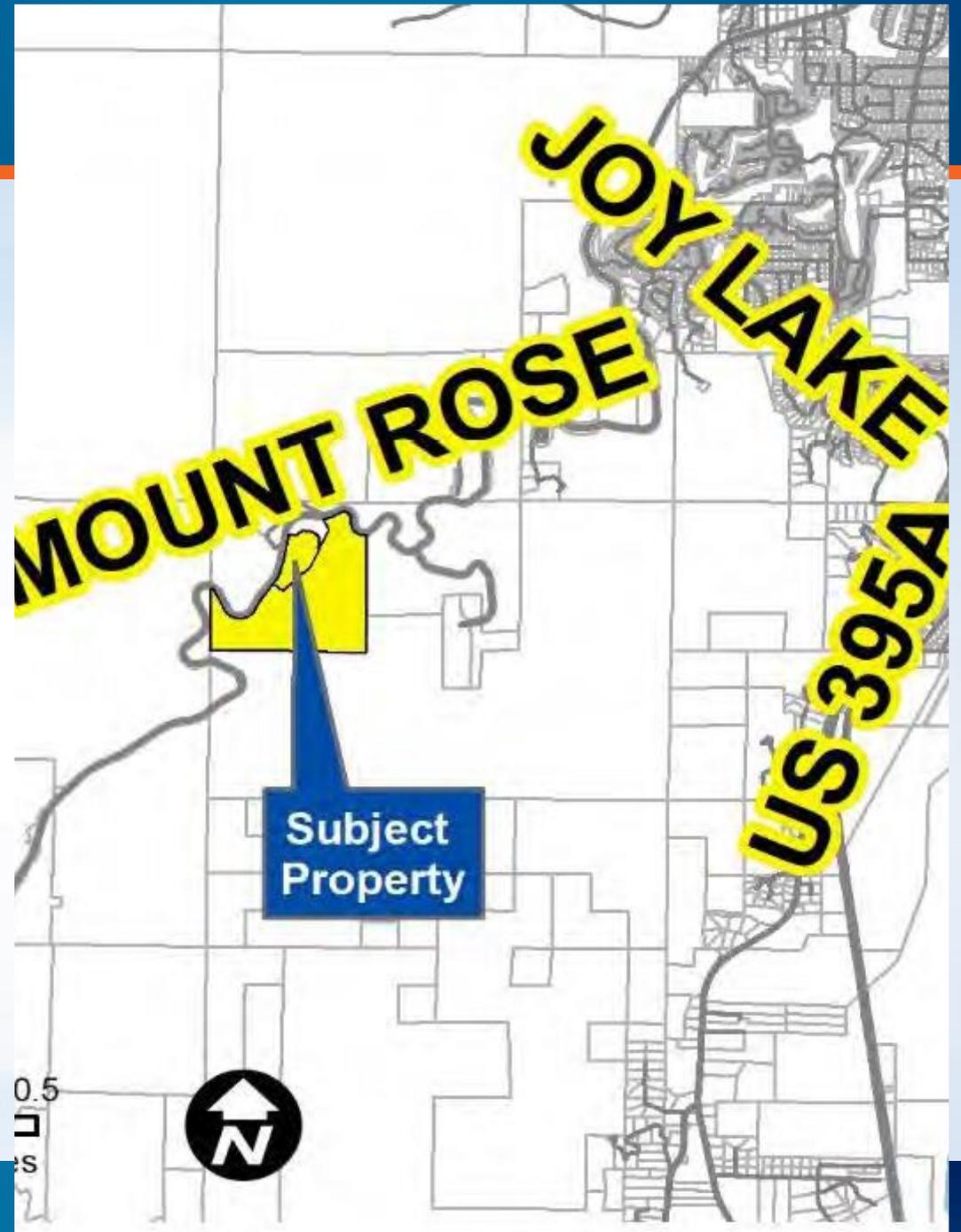
(Mt. Rose – Ski Tahoe Tubing Hill)

October 5, 2023

- Special use permit:
 - Tubing hill with up to 15 lanes & a conveyor belt for transport
 - Expansion to an existing Destination Resort
 - Major grading – 33,000 CY of cut; 9.27+/- acres of disturbance; 8,000 CY of fill
 - Requests to vary standards:
 - To allow finish grading to vary from natural slope by more than 10 ft.
 - To allow riprap on a portion of a cut slope
 - To remove the requirement for wheel stops
 - To remove the requirement for parking area lighting
 - To remove the requirement for one tree for every 10 parking spaces & the placement of a tree no further than 12 parking spaces apart within a parking area
 - To remove the requirement for parking courts (50 parking spaces or less, separated by landscaped areas)

Vicinity Map

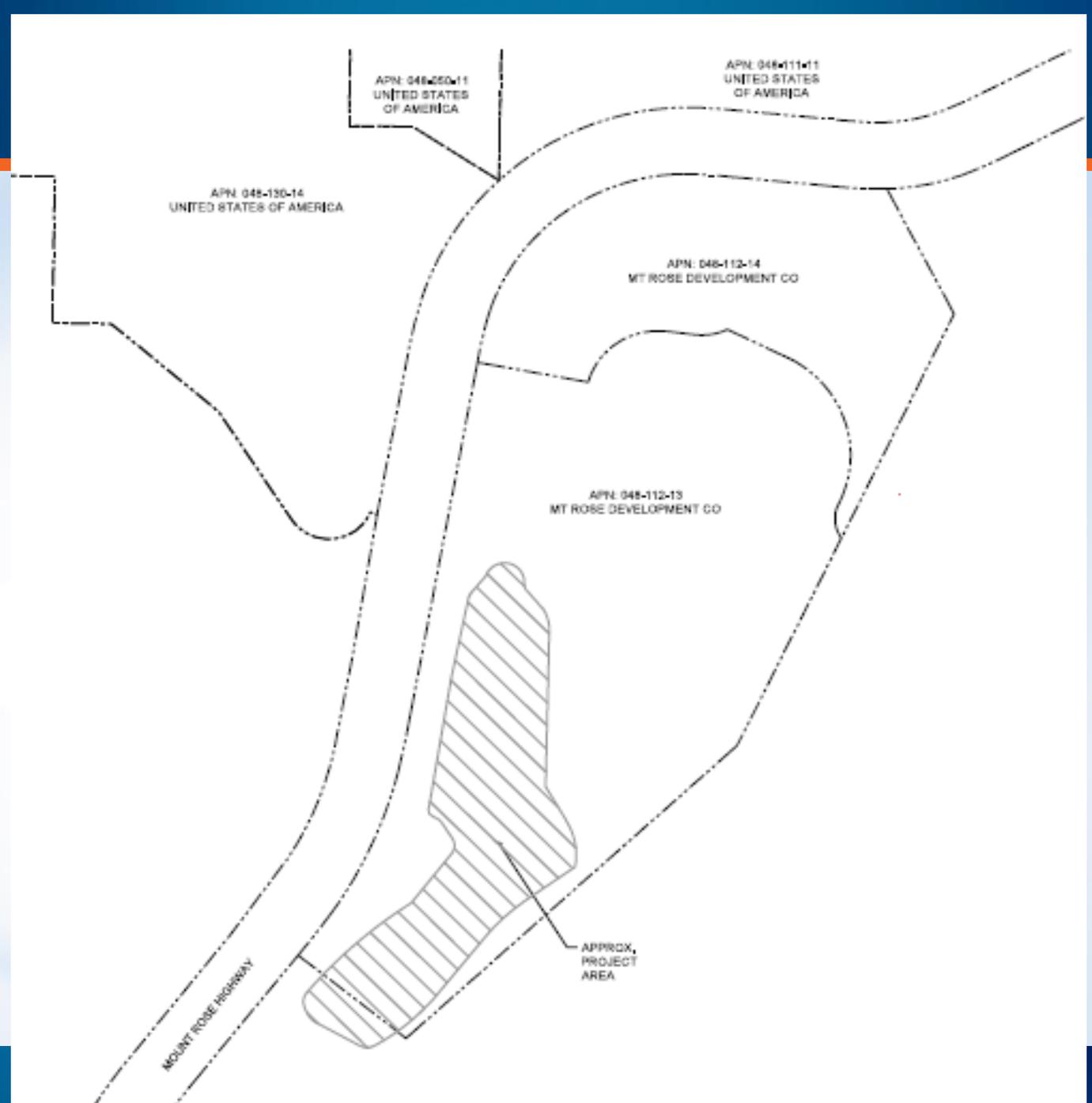
The project site includes two parcels (APNs 048-112-12 & 048-112-13) on Mount Rose Highway – approximately 25 miles south of Reno and approximately 32 miles north of Carson City.



Site Plan

The proposed project represents 9.27+/- acres of development, with the majority of the proposed tubing hill located on parcel 048-112-13.

(Project location shown with diagonal lines)



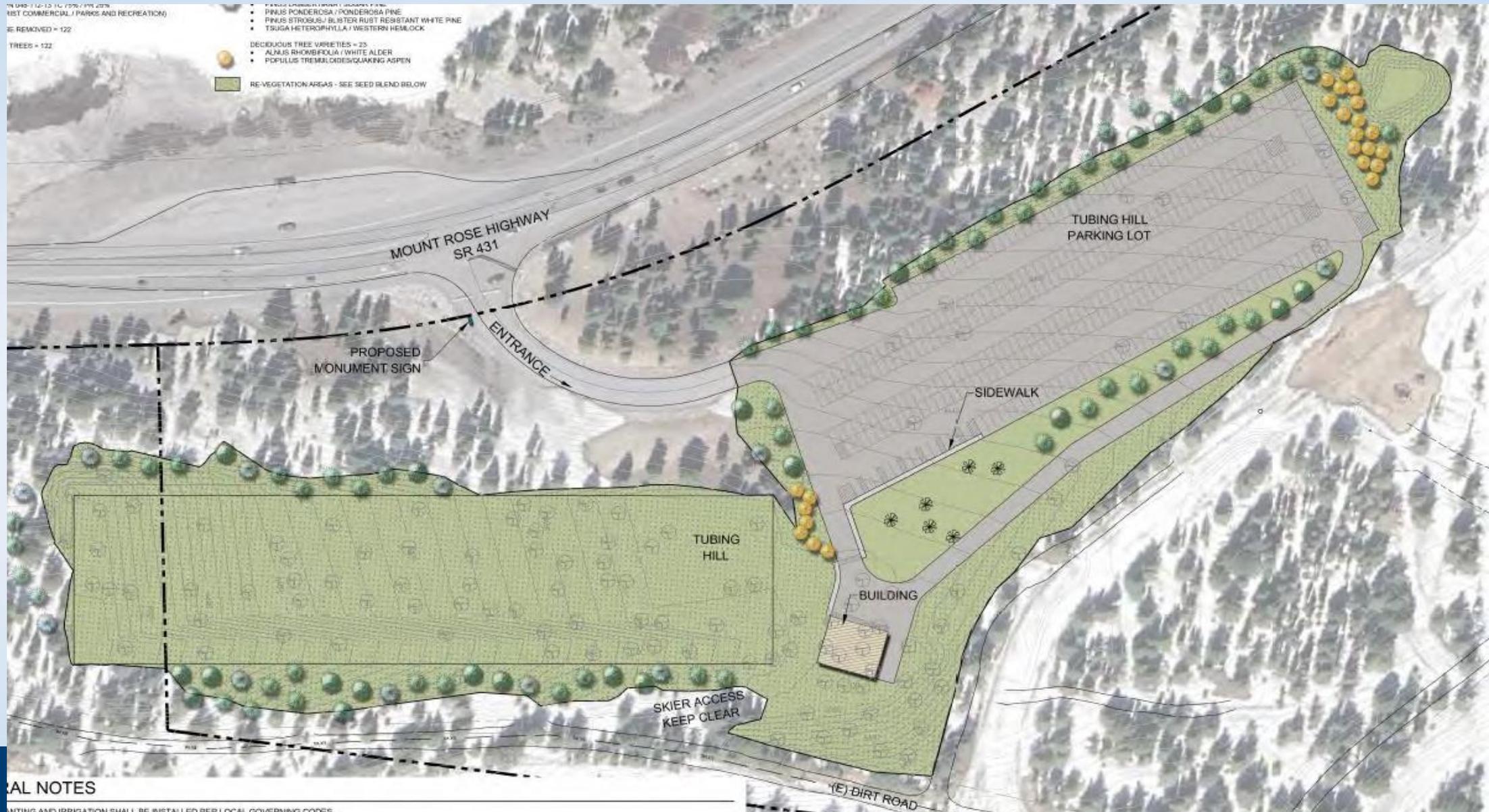
Site Plan



7/6/08 - 1/2/13 - 1/1/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

TREES = 122

- PINUS CONTORTA / MONTEVIEILLE PINE
 - PINUS PONDEROSA / PONDEROSA PINE
 - PINUS STROBUS / BLISTER RUST RESISTANT WHITE PINE
 - TSUGA HETEROPHYLLA / WESTERN HEMLOCK
- DECIDUOUS TREE VARIETIES = 25
 - ALNUS RHOMBIFOLIA / WHITE ALDER
 - PDPULUS TREMULOIDES / QUAKING ASPEN
- RE-VEGETATION AREAS - SEE SEED BLEND BELOW



GENERAL NOTES

PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.

Project Site



- Mt. Rose – Ski Tahoe is an existing Destination Resort ski area.
- Mt. Rose – Ski Tahoe operates on privately held land, owned by the Mt. Rose Development Company & on USFS land under a permit.
- Proposed tubing hill is entirely on privately held land.
- Tourist Commercial (TC) & Parks and Recreation (PR) regulatory zones
- The Destination Resort use is permitted in the TC & PR regulatory zones with a special use permit per WCC Table 110.302.05.3

Project Evaluation – Major Grading



- **WCC Section 110.438.35(a)(1) – Grading on slopes less than 15%:**
 - (i) Area: (C) Grading more than 4 acres
 - Project – The overall development area of the site is 9.27+/- acres.
 - (ii) Volume: (A) Excavation of 5,000 CY or more
 - Project – Proposing to excavate a total of 33,000+/- cubic yards on site for the project.
 - (ii) Volume: (B) Importation of 5,000 CY or more
 - Project – Proposing 8,000+/- cubic yards of fill for the project. Work being performed on other permitted sites at Mt. Rose – Ski Tahoe is expected to provide the necessary fill material.

Project Evaluation – Major Grading

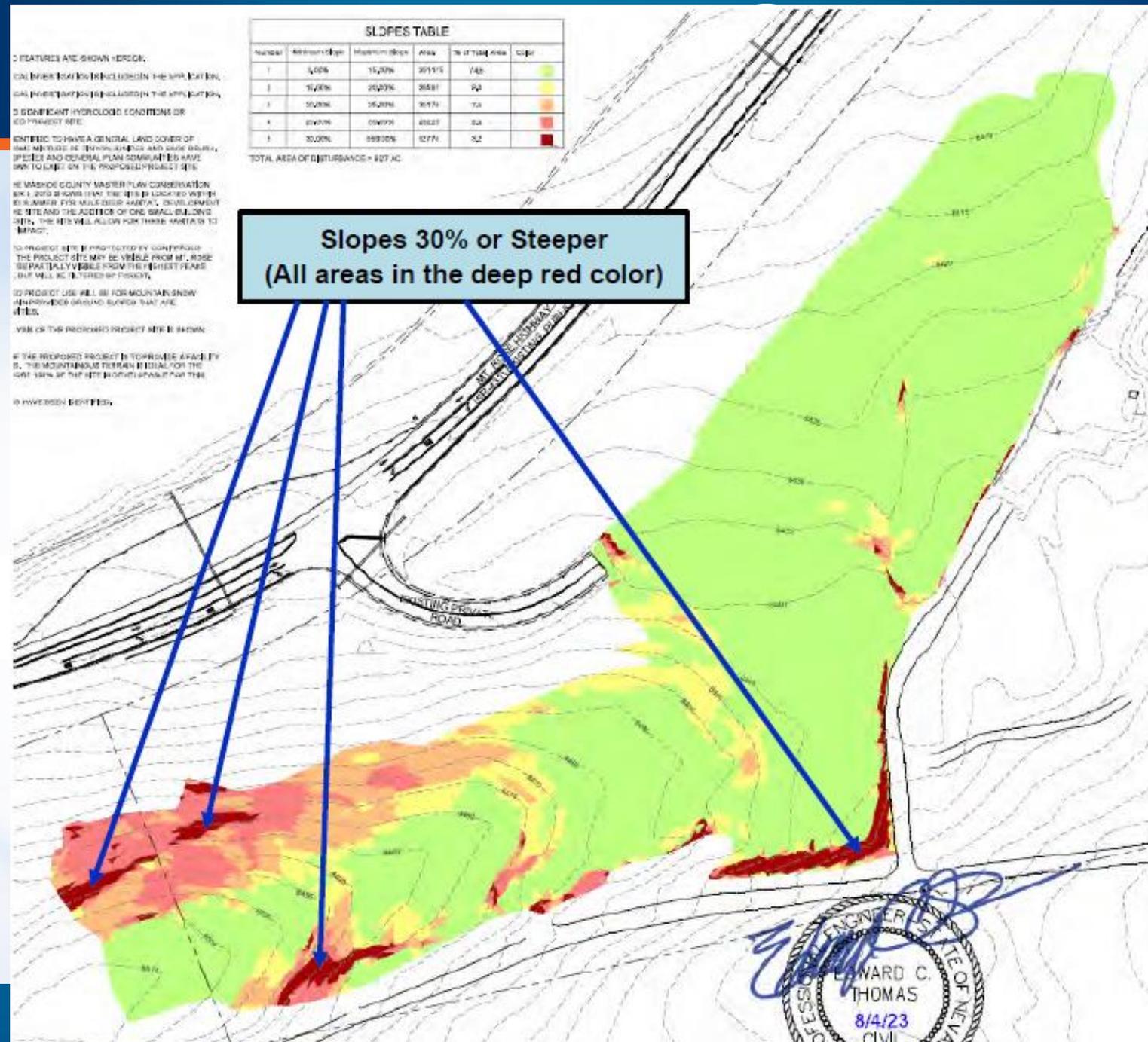


- **WCC Section 110.438.35(a)(2) – Grading on slopes 15% or greater:**
 - (i) Area: (C) Grading more than 2 acres
 - Project – The overall development area of the site is 9.27+/- acres.
 - (ii) Volume: (A) Excavation of 1,000 CY or more
 - Project – Proposing to excavate a total of 33,000+/- cubic yards on site for the project.
 - (ii) Volume: (B) Importation of 1,000 CY or more
 - Project – Proposing 8,000+/- cubic yards of fill for the project. Work being performed on other permitted sites at Mt. Rose – Ski Tahoe is expected to provide the necessary fill material.

Major Grading

WCC Section 110.438.35(a)(3) – Driveway/Road traversing slope 30% or greater:

Project – Small areas of 30% or steeper slope exist to the north of the existing access road and within the proposed parking area.

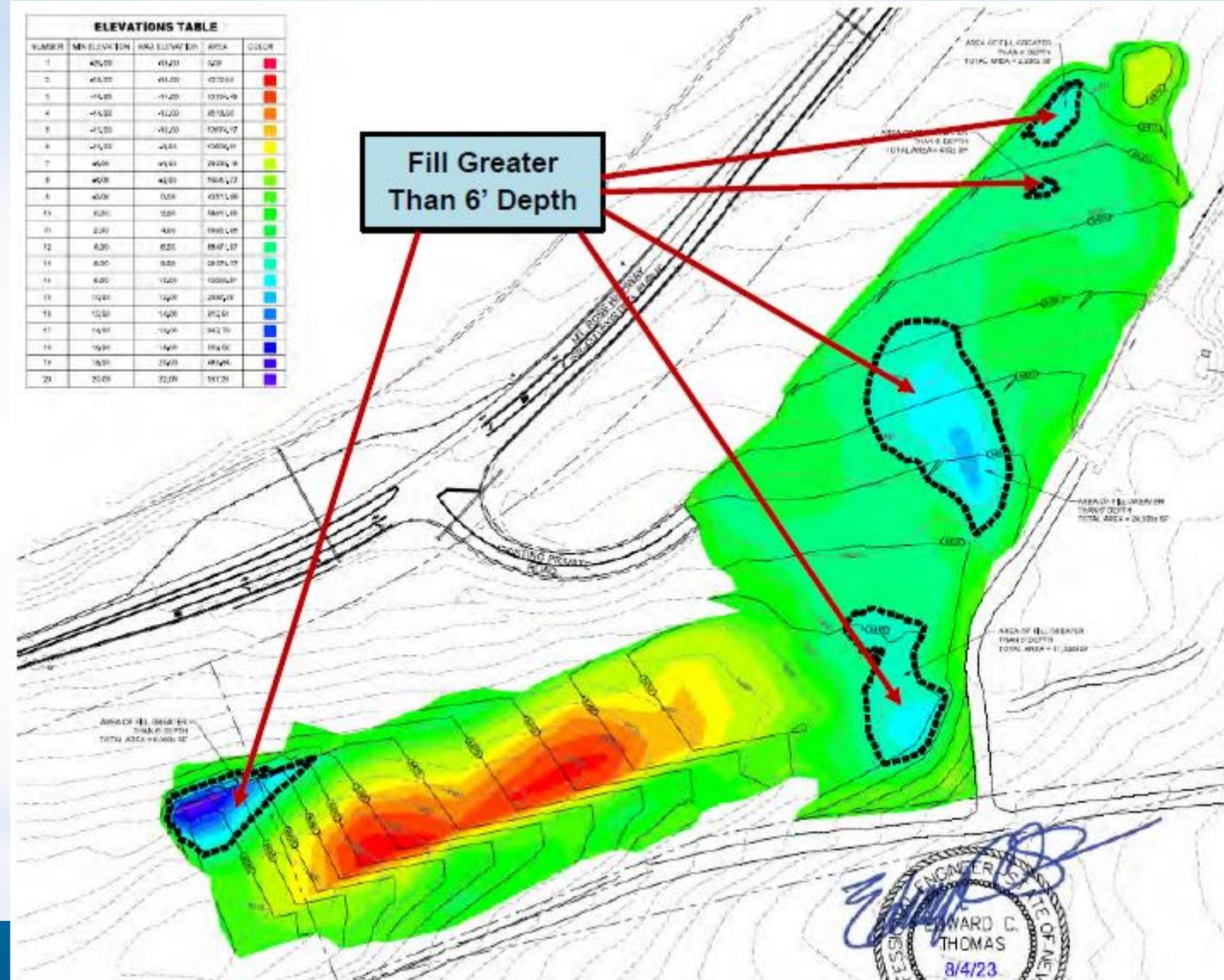


Project Evaluation – Major Grading



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WCC Section 110.438.35(a)(4) – Permanent earthen structure > 4.5 ft. w/in front yard setback or > 6 ft. on remainder of the property:
Project – Areas of 6-foot fill outside of front yard setback. W/in parking area, combined areas from 6 ft. – 12 ft. = 38,100+/- SF. Area of fill > 6 ft. in northwest corner of tubing hill = 8,000+/- SF.

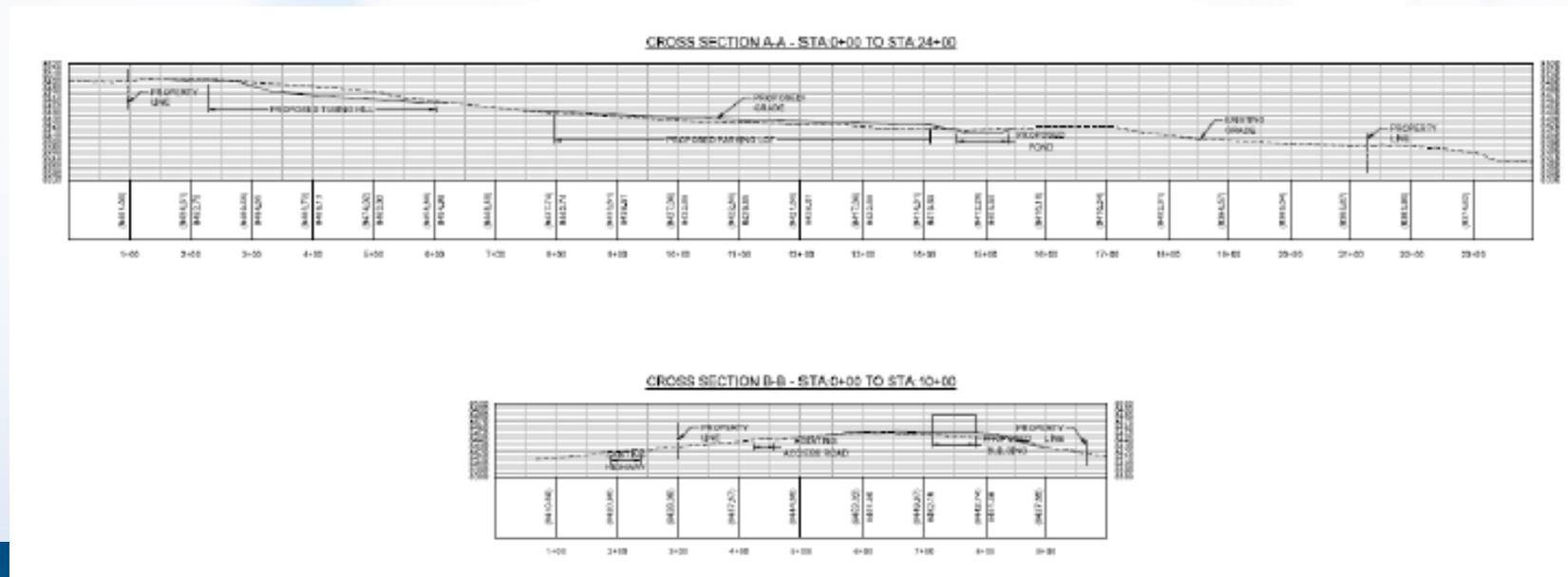


Grading – Request to Vary Standards



WCC Section 110.438.45(c) – Finish grading varies from natural slope > 10 ft. in elevation:

Project – The applicants are asking to vary the finish grade by a maximum of 18 feet above the natural grade to support the construction of this proposed development.



Grading – Request to Vary Standards



- **WCC Section 110.438.50(a) – The use of riprap and gabions as a mechanical stabilization for cut slopes is prohibited, except where essential for safe access, for passage within the rights-of-way of public roads, and for storm drainage control device(s).:**
 - Project – Proposing to use riprap on a portion of the cut slope between the conveyor (magic carpet) grading & the tubing slopes
 - Create obvious grade difference between conveyor & tubing lanes
 - Area will be fully covered by snow during operation
 - Tubing runs that cross a portion of the riprap will not be operated until appropriate levels of snow are reached for safe operation.
 - Site visit 9/1/2023 – Planning staff noted existing large boulder riprap in multiple locations throughout the resort.

Requests to Vary Standards

- **WCC Section 110.204.05(d)(1) – Adjacent to Mt. Rose Highway – uses proposing 100+ parking spaces – parking areas between the right-of-way property line & the main structure shall be limited to 50 parking spaces, resulting in a series of smaller parking courts. Parking courts shall be separated by a minimum width of 5 ft. of landscaped area, excluding access drive lanes.**
 - Project – Requesting not to break parking lot into smaller parking courts of 50 spaces or less & not to separate parking courts with landscaped areas.
 - Project is located at approximately 8,400 ft. & receives heavy snow. Parking courts separated by landscaping will impede snow removal & impact the safety of parking and loading areas.

Requests to Vary Standards

- **WCC Section 110.410.25(c) – Wheel Stops.** A wheel stop or curb placed between 2 ½ - 3 ft. from the end of the parking space
- **WCC Section 110.410.25(g) – Lighting.** Off-street parking areas within commercially zoned projects shall be provided with exterior lighting – equivalent of 1 foot candle average of illumination throughout the parking area
 - Project – Requesting that wheel stops, curbing, & illumination of at least 1 foot candle average not be required within the proposed parking area.
 - Minimize challenges & damage to improvements/equipment during snow removal – Frequent snow removal required at project elevation
 - Project surrounded by rural land & open space – Lighting would present lighting pollution & detract from natural surrounding.

Requests to Vary Standards



- **WCC Section 110.412.50(a) – Coverage. At least 1 tree for every 10 parking spaces – distance between trees does not exceed 12 spaces in a row – trees evenly distributed throughout the paved area**
- **WCC Section 110.412.50(f) – Standards. Within parking & loading areas: (1) Planted areas protected by curb, wheel stops or other appropriate means**
 - Project – Requesting that trees, curbing & wheel stops not be required in the parking area.
 - Unobstructed surface needed for clearing & removal of snow
 - Applicant intends to plant 122 trees around edge of developed area

History & Background

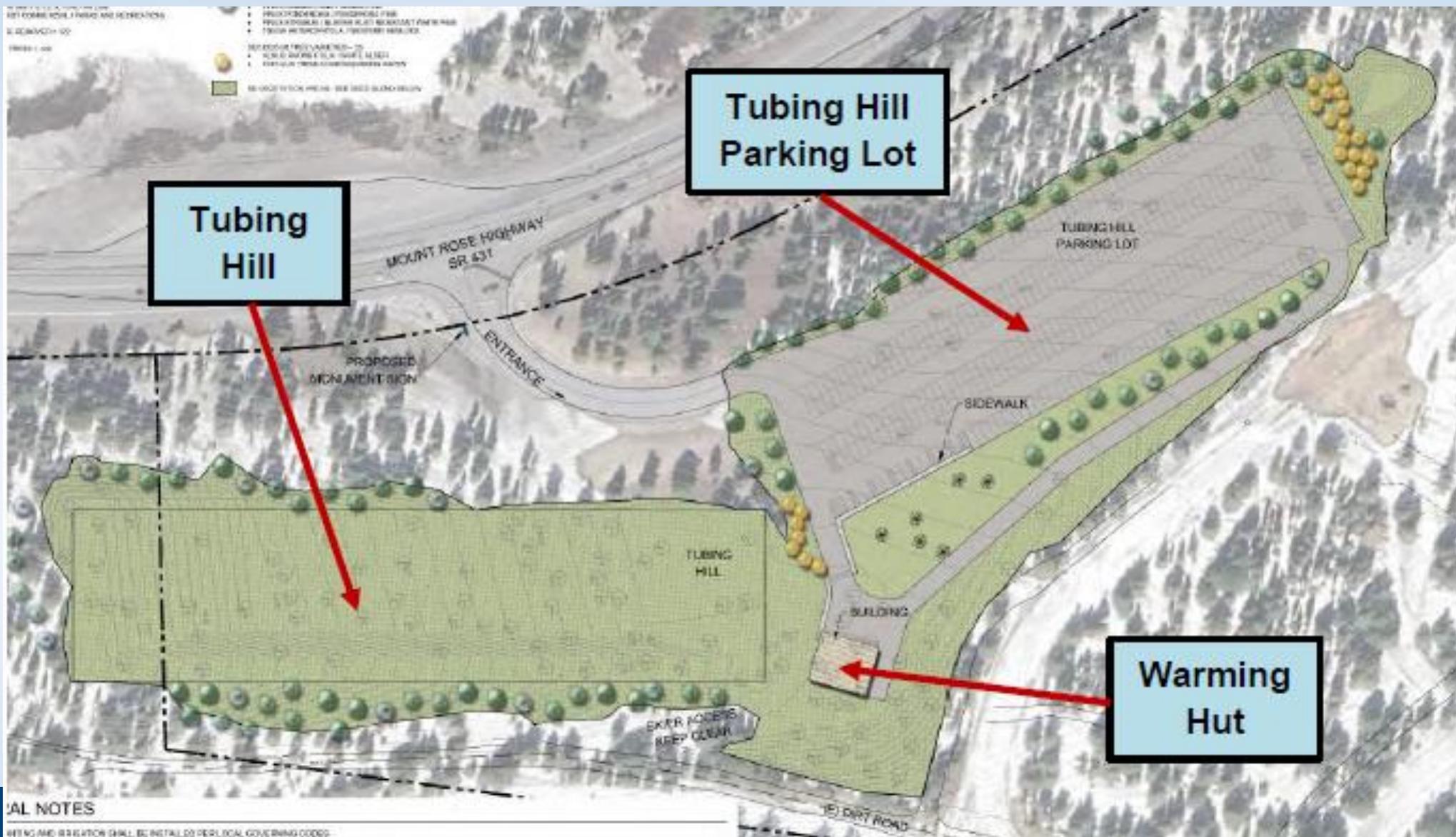


- Mt. Rose – Ski Tahoe dates back to 1930s – Mt. Rose Upski & Ski School Tyrol – now Sky Tavern Ski School
- Mt. Rose Highway connected over Mt. Rose Summit to Lake Tahoe – provided access to what is now Mt. Rose – Ski Tahoe
- Slide Mountain Ski Area & Mt. Rose Ski Area operated between 1964 & 1987 – joined in 1987
- 2012 – BOA approved SB11-015 – improvements to lifts, skiing terrain, expansion of Mt. Rose Lodge building, access improvements, etc.
- 2019 – BOA approved WSUP19-0020 & WSUP19-0021 – new Lakeview chairlift, 5M gallon water tank, new ski patrol building, expansion to Winters Creek Lodge, other minor facilities, etc.

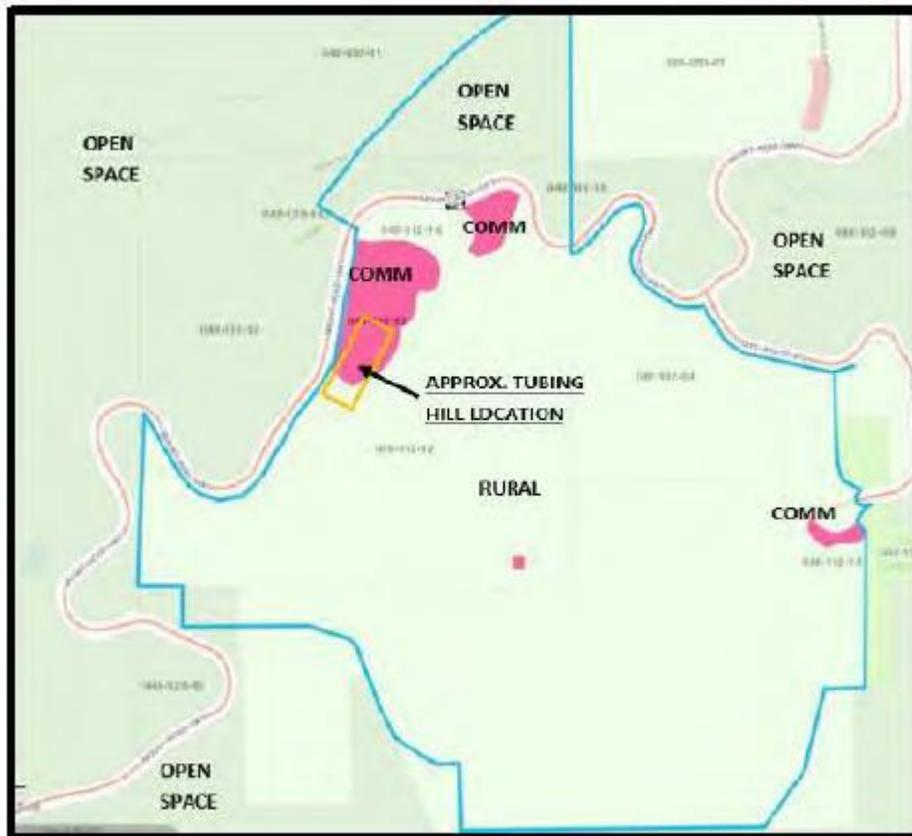
Tubing Hill Project

- Sloped area with up to 15 tubing lanes, a conveyor to transport tubers up the hill, a warming hut/ticket sales building up to 9,000 SF, parking for tubers & as overflow parking for Mt. Rose skiers
- Goal – construct tubing hill during 2024 construction season & open tubing hill to public by Thanksgiving 2024
- Operate Friday – Sunday & holidays
- Customers make reservations to tube – fixed capacity per reserved tubing session to regulate # of tubers & vehicles
- Ticket sales/warming hut will offer food, beverages, & restrooms for tubers & Mt. Rose skiers

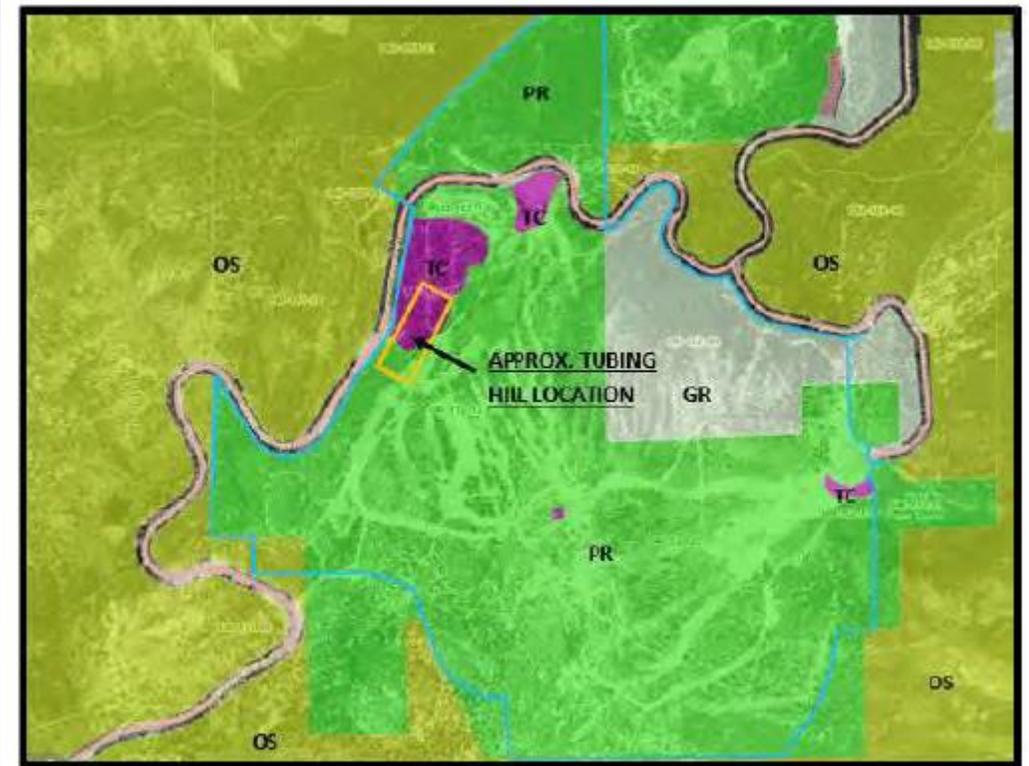
Tubing Hill Layout



Master Plans & Regulatory Zones



Tubing Hill Location in Relation to Commercial and Rural Master Plan



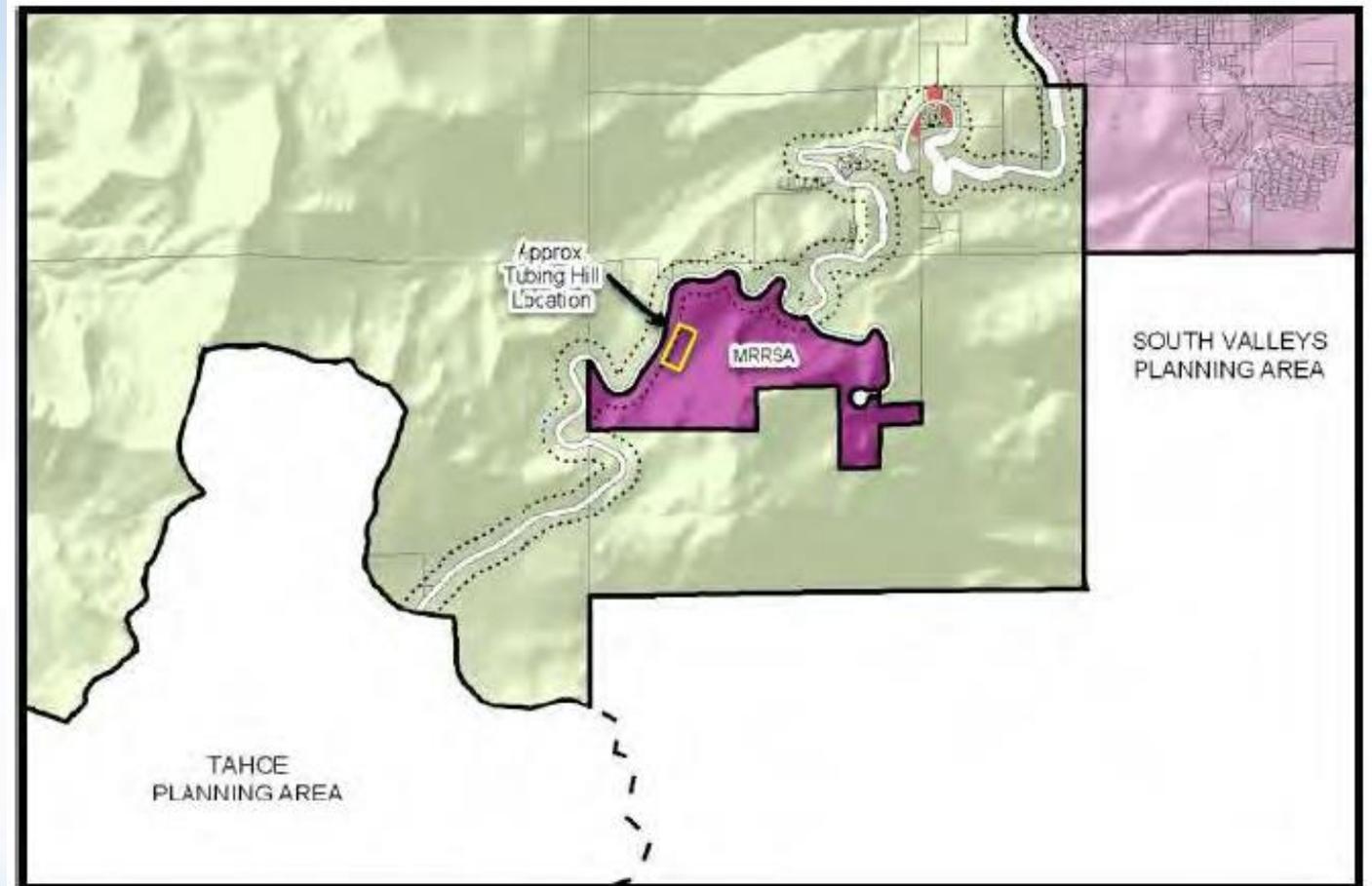
Tubing Hill Location in Relation to TC and PR Regulatory Zones

Mount Rose Resort Services Area



COMMUNITY
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Proposed project falls within the boundary of the Mount Rose Resort Services Area (MRRSA), which is delineated in the Forest Character Management Plan map in Appendix B of the Forest Area Plan.

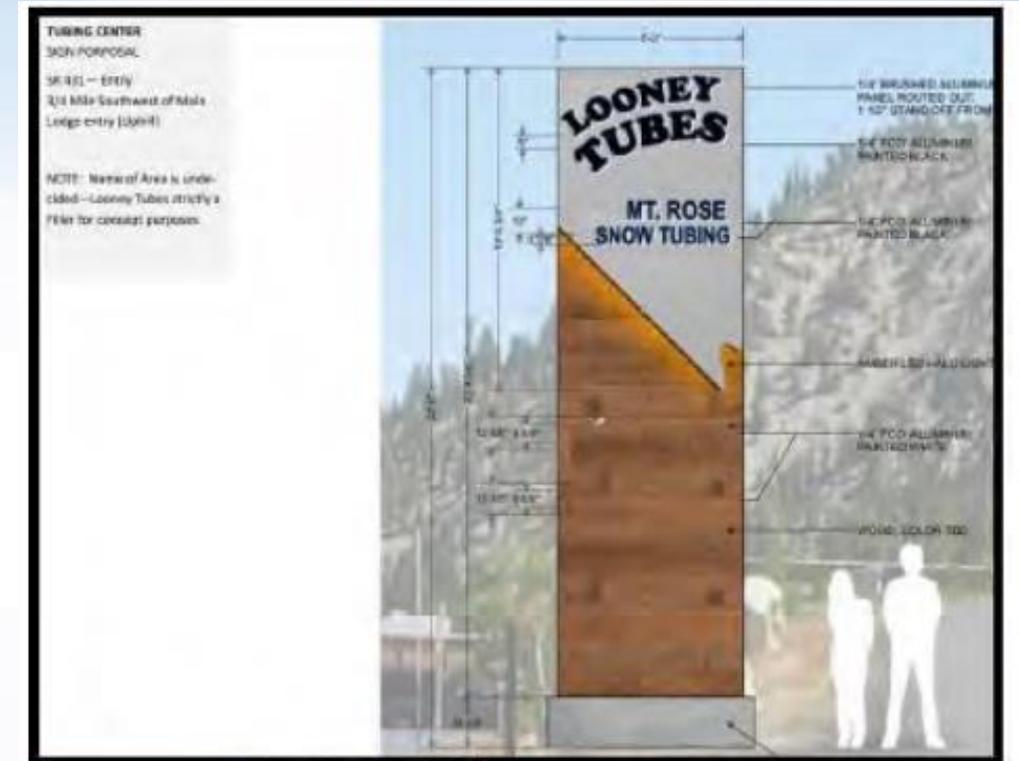


Tubing Hill Location in Relation to Mount Rose Resort Services Area (MRRSA)

Tubing Hill Signage



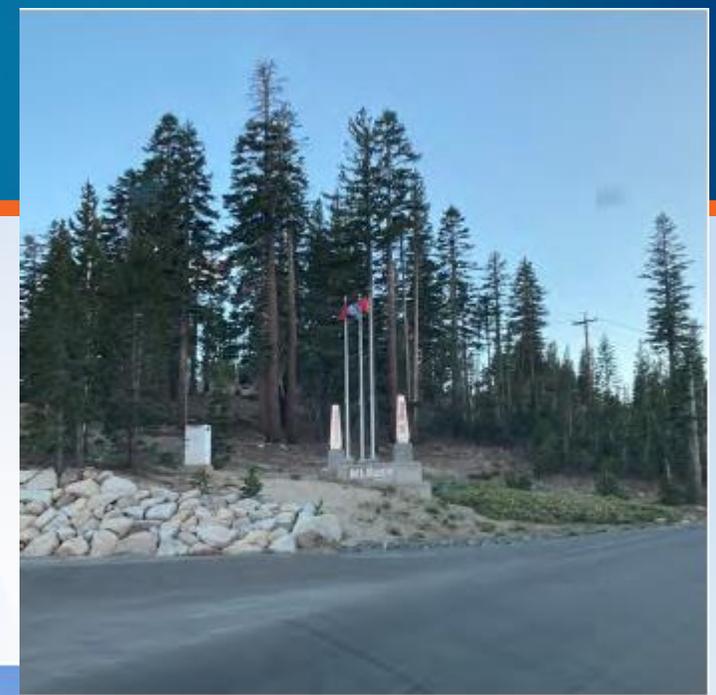
- One new monument sign proposed at entry to tubing hill facility
- Driveway into parking area for tubing hill not connected to parking for skiing area
- WCC Table 110.505.15.1 – 1 freestanding sign/site frontage for Regional Recreation, Travel & Tourism
- WCC Section 110.204.05(g)(7) – 1 freestanding sign per project w/in Mt. Rose Highway scenic corridor



Proposed Freestanding Sign for Tubing Hill Project

Tubing Hill Signage

- Mt. Rose – Ski Tahoe currently has 2 freestanding signs – 1 at main lodge (Mt. Rose Lodge) & 1 at slide access providing directional information
- Mt. Rose – Ski Tahoe has 2.25 miles of frontage along Mt. Rose Highway
- New proposed sign for tubing hill branded under different name/project
- Tubing hill predominantly located on parcel 048-112-13 – not yet developed
- New sign necessary to direct traffic



Existing Sign at Mt. Rose Lodge

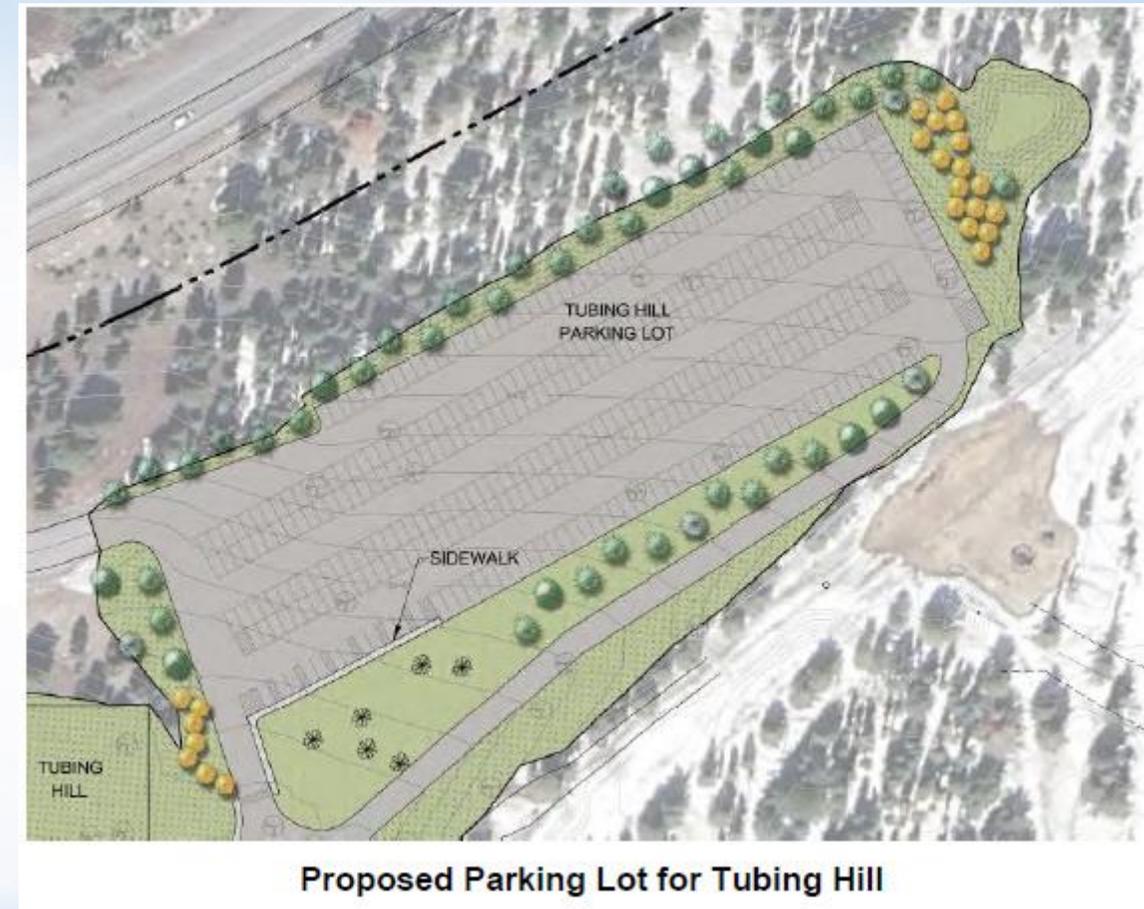


Existing Directional Sign

Lighting & Parking



- **Lighting** – Provide lighting only where needed for safety & access to buildings (conform to Article 414) – Applicant requesting to vary parking area lighting as previously discussed
- **Parking** – New parking area with 375 parking spaces (363 standard spaces & 12 handicapped accessible spaces)
- Will meet code requirements for number of off-street parking spaces found in Tables 110.410.10.3 & 110.410.15.1
- Applicant requesting to vary parking area standards as previously discussed



Proposed Parking Lot for Tubing Hill

Access & Traffic



- Access to the tubing hill provided at previously constructed access point off Mt. Rose Highway – left & right turn lane already constructed
- Forest Area Plan Policy F.4.2.e states that Mt. Rose – Ski Tahoe will continue to obtain vehicular access (directly and indirectly) from Mt. Rose Highway. The policy specifies 3 access points dedicated to handle the long-term needs of the resort.
- Access for the tubing hill is 1 of those 3 specified access points.
- Traffic Entry and Access Study – completed by Kimley-Horn
- Anticipated peak hour trips associated w/ tubing hill – 46 AM & 76 PM
- Reviewed by Engineering & NDOT – conditions in Exhibit A

Landscape & Revegetation

- Site requires regrading for tubing hill – will eliminate most existing trees & vegetation
- Applicant estimated 122+/- trees will need to be removed – dead/dying trees not included in the count
- Staff site visit/tour – Sept. 1, 2023 – Apparent that many trees previously removed – Per general manager, Forest Service has previously removed many dead/dying trees due to bark beetle.



Staff
Photos
9/1/2023

Landscape & Revegetation



- Applicant proposed a revegetation seed mixture for graded areas which has been used on other areas of the Mt. Rose – Ski Tahoe site
- Seed mixture is acceptable to USFS
- Washoe County Regional Parks & Open Space reviewed application – conditions related to seed mix & revegetation in Exhibit A

Estimated number of existing trees	Location
64+/-	Proposed Tubing Area
15+/-	Proposed Parking Area
22+/-	Proposed Building Area
15+/-	Triangle space between tubing and building
6+/-	Left of the existing dirt roadway
122+/-	Total Estimated Existing Trees

Chart of Trees to be Removed for Tubing Hill Project (Provided by Applicant)

REVEGETATION SEED MIX

SCIENTIFIC NAME	COMMON NAME	PURE LIVE SEED
(LB/ACRE)		
ACHNATHERUM OCCIDENTALE	WESTERN NEEDLEGRASS	1.0
ARCTOSTAPHYLOS NEVADENSIS	PINEMAT MANZANITA	3.0
CEANOTHUS VELUTINUS	TOBACCO BRUSH	2.0
ELYMUS ELYMOIDES SSP. CALIFORNICUS	SQUIRRELTAIL	1.0
POTENTILLA GRACILIS	CINQUEFOIL	0.35

Forest Area Plan Evaluation



- **F.2.5** Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.
- *Staff Comment: The proposed application will have to conform to dark sky standards, and Article 414, Noise and Lighting Standards.*
- **F.2.6** Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible. Proposals to utilize traditional energy sources must explain why alternative sources are not possible.
- *Staff Comment: Minimal lighting is proposed as part of the application request. Lighting will be provided only where necessary and is primarily intended for safety and access at buildings. The applicant is requesting to eliminate lighting in the parking lot as explained previously in this report.*
- **F.2.11** Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.
- *Staff Comment: The proposal includes a new parking lot area and driveway extension from an existing access point off Mt. Rose Highway.*

Forest Area Plan Evaluation



- **F.2.13** The approval of all special use permits, and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
- *Staff Comment: The Character Statement describes the Forest planning area as suburban with a rural complexion and vast quantities of open space. The overall vision for this planning area is to preserve, protect, and enhance the area for those who recreate and visit. It also states that the Mt. Rose Ski Tahoe resort is an important feature of the planning area, providing winter sports activities and recreation opportunities. The tubing hill facility is being undertaken to improve the quality of the recreational experience at Mt. Rose Ski Tahoe. Since the project will further enhance the recreational experience without diminishing the quality of the public lands which surround it, staff believes that this finding can be made.*
- **F.4.2.e. Circulation and Access.** Mt. Rose – Ski Tahoe will continue to obtain vehicular access, both directly and indirectly, from Mt. Rose Highway (State Highway 341)....
- *Staff Comment: Access to the tubing hill will be provided at a previously constructed access point off Mt. Rose Highway.*

Forest Area Plan Evaluation

- **F.4.2.j. Development Constraints.** Activities and development within areas of the MRRSA that have slopes of 30% or greater shall be limited to those associated with access, utilities and ski resort operations consistent with Policy 1.1.8 of the 2007 Truckee Meadows Regional Plan. Development within the MRRSA must be consistent with plans and procedures adopted by Washoe County to implement Policy 2.2.1 of the 2007 Truckee Meadows Regional Plan.
- Staff Comment: *The proposed application is related to ski resort operations within the Mt. Rose Ski Tahoe resort.*
- **F.7.2** The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways. See Policy 2.1 regarding grading under Goal Two.
- Staff Comment: *This special use permit addresses hillside development, grading standards and potential waivers, major grading thresholds, and Policy 2.1 requirements.*

Forest Area Plan Evaluation



- **F.10.5** As new residential and commercial properties develop in the Forest planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections and request any necessary trail easements.
- *Staff Comment: The Washoe County Parks Planner has reviewed the proposed application and no trail connections or trail easements were required as part of the conditions of approval.*
- **F.12.2** Development in the Forest planning area will comply with all local, state and federal standards regarding air quality.
- *Staff Comment: This application was submitted to Washoe County Health District, Air Quality, for review. No comments or condition were received from Air Quality.*
- **F.12.3** The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.
- *Staff Comment: The proposed special use permit was routed to the Division of Air Quality and no comments of denial were received. No degradation of air quality is anticipated. The applicant will be required to obtain air quality permits.*

Forest Area Plan Evaluation

- **F.13.1** Development proposals, with the exception of single family homes and uses accessory to single family homes, within the Forest planning area will include detailed soils and geo-technical studies sufficient to:
 - a. Ensure structural integrity of roads and buildings.
 - b. Provide adequate setbacks from potentially active faults or other hazards.
 - c. Minimize erosion potential.
- *Staff Comment: The application materials include a conceptual drainage report, prepared by Lumos & Associates, and a draft geotechnical investigation report, prepared by Black Eagle Consulting, Inc. These studies informed the summary presented in the application. Washoe County Engineering reviewed the project application and provided a condition of approval (included in Exhibit A) requiring a detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual.*
- **F.14.1** Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Forest planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.
- *Staff Comment: The Nevada Department of Wildlife was part of the agency review process. No comments, conditions, or recommendations of denial were received.*

Forest Area Plan Evaluation



- **F.14.2** Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes, deer winter range, federally classified Threatened and Endangered species and the Pacific Flyway for migratory birds and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat.
- *Staff Comment: The Nevada Department of Wildlife was part of the agency review process. No comments, conditions, or recommendations of denial were received.*

Neighborhood Meeting



- Applicant held a neighborhood meeting on Monday, July 24, 2023, at 6:00 PM
- Held at the Winters Creek Lodge at the Mount Rose Ski Resort
- Primary concerns – related to the size of the facility or number of lanes proposed, traffic impacts, & parking impacts
- Public comment related to neighborhood meeting – concerns for people exiting the parking area, whether there will be access for skiers to the tubing area, & access for the tubers to the skiing area
- 5 citizens attended

Requests to Modify Conditions of Approval (Exhibit A):

- g. Construction activities shall be limited to the hours between 7am to 7pm, Monday through ~~Sunday~~ Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- h. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative **special use** permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative **special use** permit. Any subsequent purchaser/operator of the site and/or the administrative **special use** permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Agency Review

- Application sent to 25 agencies/divisions for review
- Conditions of approval included in Exhibit A to staff report

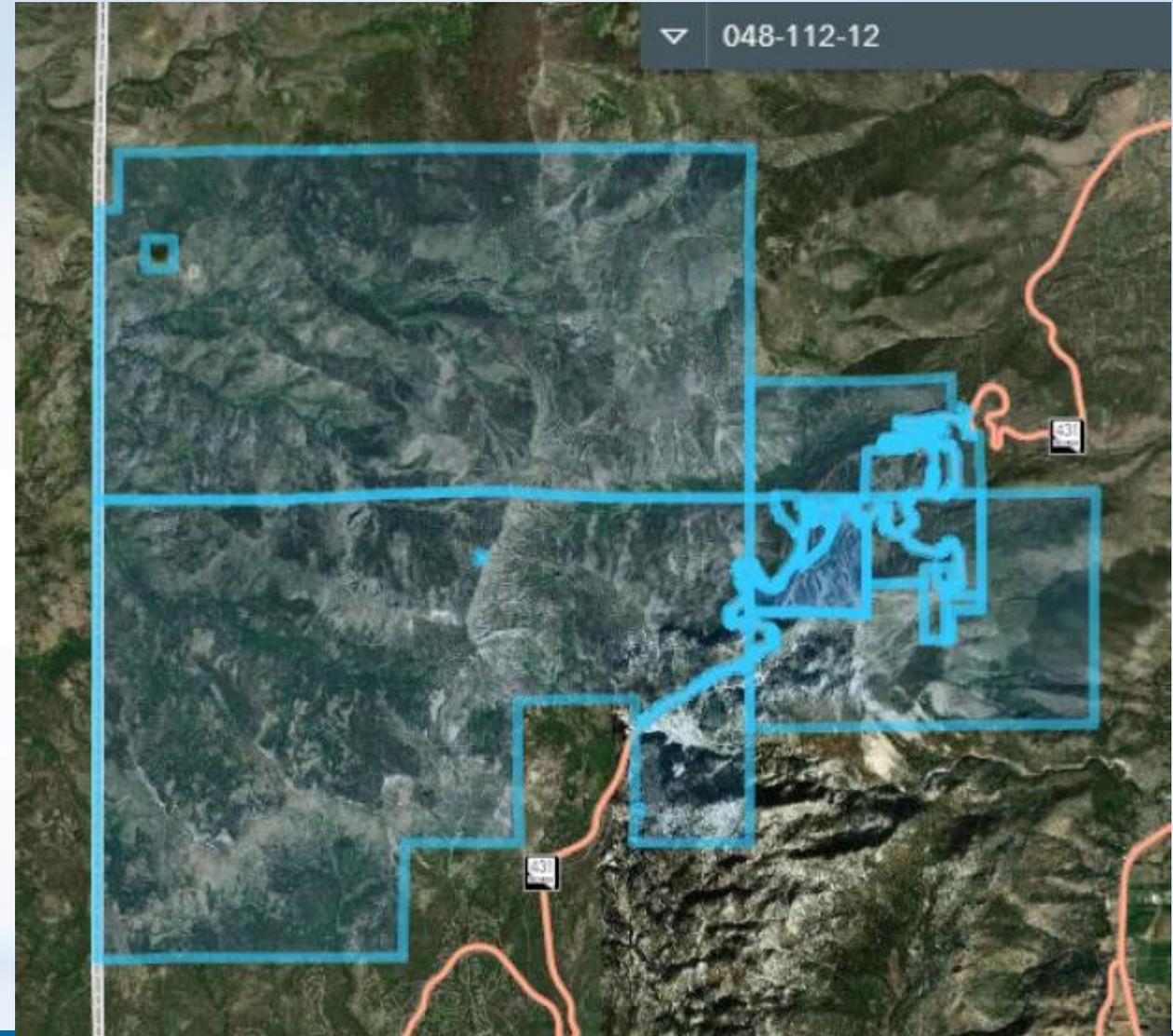
Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
FS - Carson Ranger District	X			
FS - State Office, Humboldt-Toiyabe Nat'l Forest	X			
Environmental Protection	X			
NDOT (Transportation)	X	X	X	Jeff Freeman; Jeff Graham; Mark Sinnott, msinnott@dot.nv.gov
NDOW (Wildlife)	X			
NV Highway Patrol	X			
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Operations Division Director	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X	X		Alexandra Mayorga, amayorga@washoecounty.gov
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Captain Blaine Beard, bbeard@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	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	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Truckee Meadows Regional Planning	X	X		Nate Kusha, nkusha@tmrpa.org
Washoe-Storey Conservation District	X	X	X	Jim Shaffer, shafferjam51@gmail.com
Regional Transportation Commission	X			
Nevada State Historic Preservation	X			

Public Notice



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- Washoe County Code requires public notification for an SUP – 30 separate property owners w/in a minimum 500-foot radius
- 36 property owners were noticed within a 5,000-foot radius of the proposed project



Special Use Permit Findings

- (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 tubing hill 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.

Forest Area Plan Policy F.12.3

- (f) F.12.3 The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

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 Special Use Permit Case Number WSUP23-0024 and the nature of the stringent recommended conditions of approval and approve the requested Special Use 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 with conditions Special Use Permit Case Number WSUP23-0024 for Mt. Rose Development Company, including expansion of the existing Destination Resort, major grading, finished grading that varies from the natural slope by more than 10 feet, the use of rip rap in the location specified in this report, the removal of the requirement for wheel stops and curbing in the parking area, the removal of the requirement for parking area lighting, the removal of the requirement for one tree every 10 parking spaces, the removal of the requirement for the placement of a tree no further than 12 parking spaces apart within the parking area, and the removal of the requirement for parking courts (50 parking spaces or less, separated by landscaped areas), with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and Forest Area Plan Policy F.12.3.

Thank you

Katy Stark, Planner
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