



Board of Adjustment Staff Report

Meeting Date: October 26, 2023

Agenda Item: 8C

SPECIAL USE PERMIT CASE NUMBER: WSUP23-0024 (Mt. Rose – Ski Tahoe Tubing Hill)

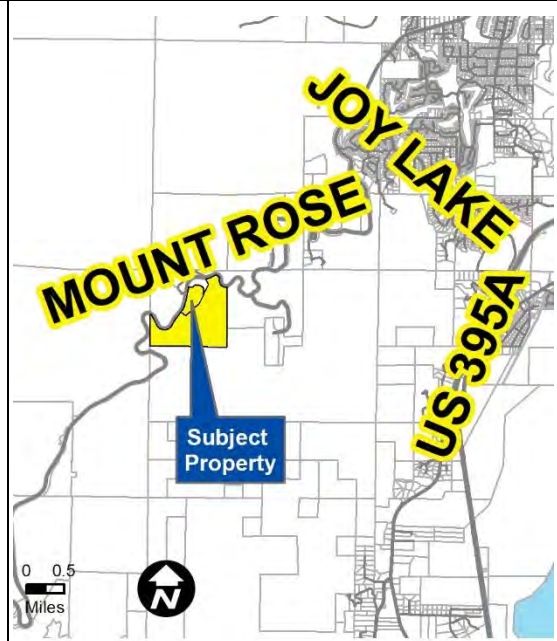
BRIEF SUMMARY OF REQUEST: Special use permit to expand an existing Destination Resort, allow major grading, and vary standards in WCC

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a tubing hill with up to 15 lanes and a conveyor belt for transporting tubers up the hill. The request constitutes an expansion to an existing Destination Resort. The grading proposal includes 33,000 cubic yards of cut, 9.27+/- acres of disturbance, and 8,000 cubic yards of fill. The applicant is also requesting to vary grading standards as part of the application, specifically 110.438.45(c) to allow for finish grading to vary from natural slope by more than 10 feet and 110.438.50(a) to allow for rip rap. Additional standards to be varied are Section 110.410.25(c) & (g) to remove the requirement for wheel stops and parking area lighting, as well as Section 110.412.50(a) & (f) to remove the requirement for one tree for every 10 parking spaces and the placement of a tree no further than 12 parking spaces apart within a parking area. This applicant is also requesting to vary standards in Section 110.204.05(d)(1) to remove the requirement for parking courts (50 parking spaces or less, separated by landscaped areas).

Applicant/Owner: Mt. Rose Development Company
Location: 0 Mt. Rose Highway, Reno, NV 89511
APN: 048-112-12 & 048-112-13
Parcel Size: 340.93 acres & 41.42 acres
Master Plan: Rural & Commercial
Regulatory Zone: Tourist Commercial (TC) & Parks and Recreation (PR)
Area Plan: Forest
Development Code: Authorized in Article 810, Special Use Permits
Commission District: 2 – Commissioner Clark



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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.

(Motion with Findings on Page 23)

Staff Report Contents

Special Use Permit 4

Site Plan..... 5

Project Evaluation 6

Forest Area Plan Evaluation 18

Neighborhood Meeting..... 20

Reviewing Agencies..... 21

Recommendation 23

Motion 23

Appeal Process 24

Exhibits Contents

Conditions of Approval..... Exhibit A

Agency Comments..... Exhibit B

Public Comment Letters..... Exhibit C

Public Notice Exhibit D

Project Application Exhibit E

Response to Planning Requests..... Exhibit F

The technical reports submitted with the project application are extensive. To review the complete project application with technical reports on-line click *here* or contact Planning at Planning@washoecounty.gov to have a copy sent by email.

Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

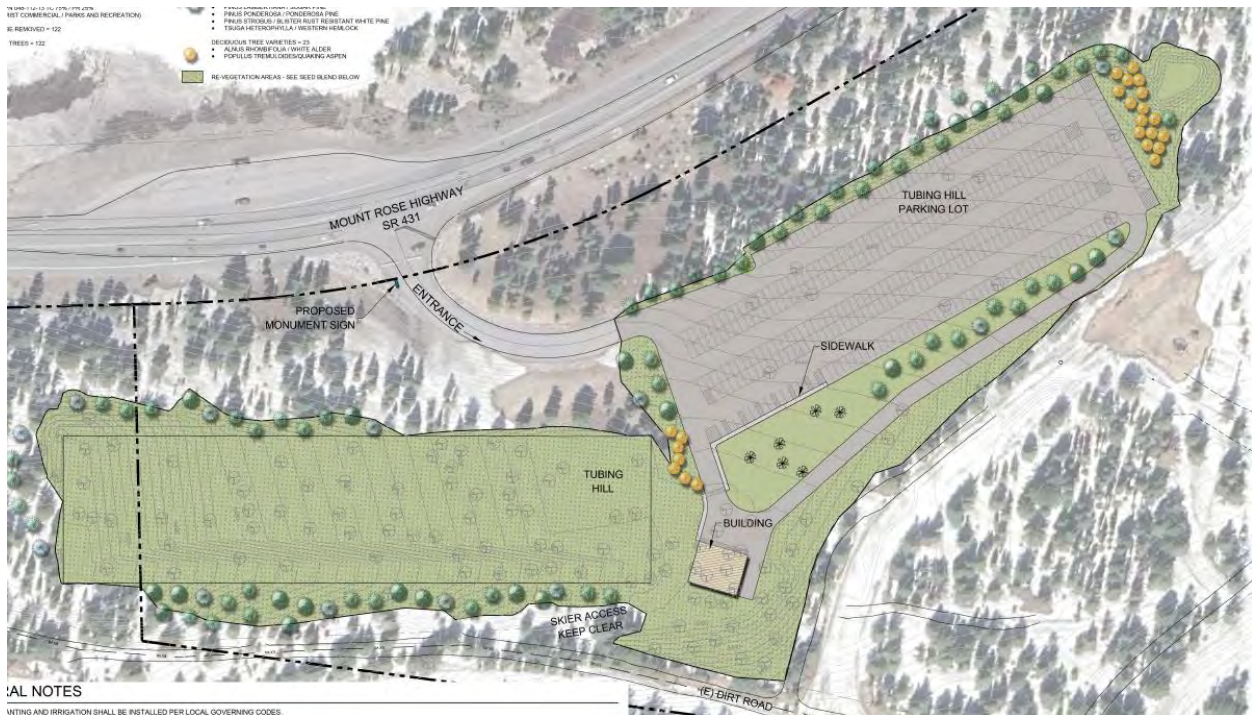
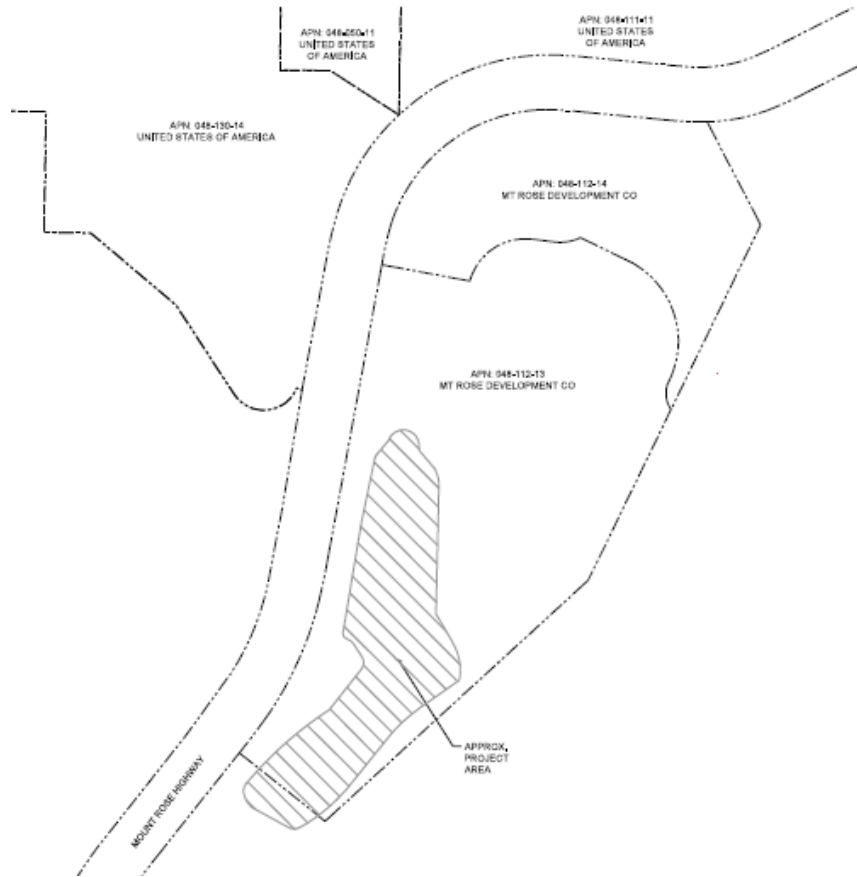
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP23-0024 are attached to this staff report and will be included with the action order.

The subject property is designated as Tourist Commercial (TC) and Parks and Recreation (PR). The proposed use of a tubing hill is an expansion to an existing Destination Resort which is permitted in the TC and PR regulatory zones with a special use permit per WCC Table 110.302.05.3. In addition, the applicant is requesting a special use permit for hillside development major grading in accordance with WCC Article 438, *Grading Standards*. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). Board of Adjustment will be ruling on the request(s) to vary standards below:

Variance(s) Requested	Relevant Code
Request that smaller parking courts (50 parking spaces or less, separated by landscaped areas) not be required.	110.204.05(d)(1)
Request that wheel stops and curbing not be required within the proposed parking area.	110.410.25(c)
Request that illumination of at least one (1) foot candle average not be required.	110.410.25(g)
Request that trees within the parking area not be required and that curbing and wheel stops around planted areas not be required.	110.412.50(a) & (f)
Request for finish grading to vary from natural slope by more than 10 feet in elevation.	110.438.45(c)
Request to use riprap on a portion of a cut slope.	110.438.50(a)



Site Plan

Project Evaluation

Mt. Rose – Ski Tahoe is an existing Destination Resort ski area that is located in the southwest corner of Washoe County approximately 25 miles south of Reno and approximately 32 miles north of Carson City. Mt. Rose – Ski Tahoe operates on both privately held land, owned by the Mt. Rose Development Company, and on United States Forest Service (USFS) land under a permit. The project proposed with this application is located entirely on privately held land and represents 9.27+/- acres of development on portions of two parcels (APNs 048-112-12 and 048-112-13). A special use permit is being requested for expansion of an existing destination resort (Mt. Rose – Ski Tahoe) within the TC and PR regulatory zones. The proposed request will also exceed the major grading thresholds relative to the standards in Article 438, *Grading Standards*, of the Washoe County Development Code. The applicant is also requesting to vary several standards found in the development code through the special use permit process.

The code relevant to the special use permit request for major grading is shown below:

WCC Section 110.438.35(a)(1) – Grading on slopes of less than (flatter than) fifteen (15) percent:

- (i) Area: (C) Grading of an area of more than four (4) acres on a parcel of any size;

Project – The overall development area of the site is 9.27+/- acres. All areas of proposed grading are shown on the project plans included in the application (Exhibit E).

- (ii) Volume: (A) Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site,

Project – Proposing to excavate a total of 33,000+/- cubic yards on site for the project.

- (ii) Volume: (B) Importation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site;

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.

WCC Section 110.438.35(a)(2) – Grading on slopes of fifteen (15) percent or greater (steeper):

- (i) Area: (C) Grading of more than two (2) acres on any size parcel;

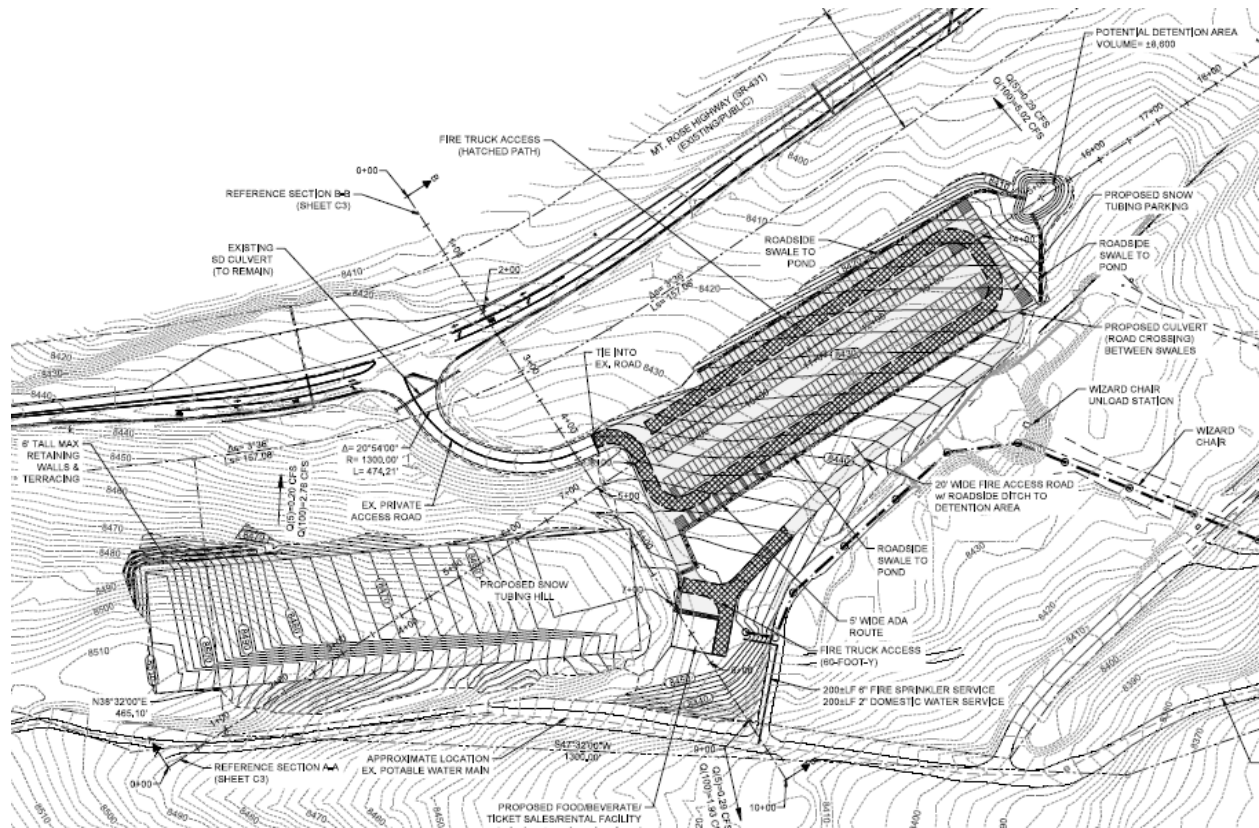
Project – The overall development area of the site is 9.27+/- acres. All areas of proposed grading are shown on the project plans included in the application (Exhibit E).

- (ii) Volume: (A) Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site,

Project – Proposing to excavate a total of 33,000+/- cubic yards on site for the project.

- (ii) Volume: (B) Importation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site;

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.

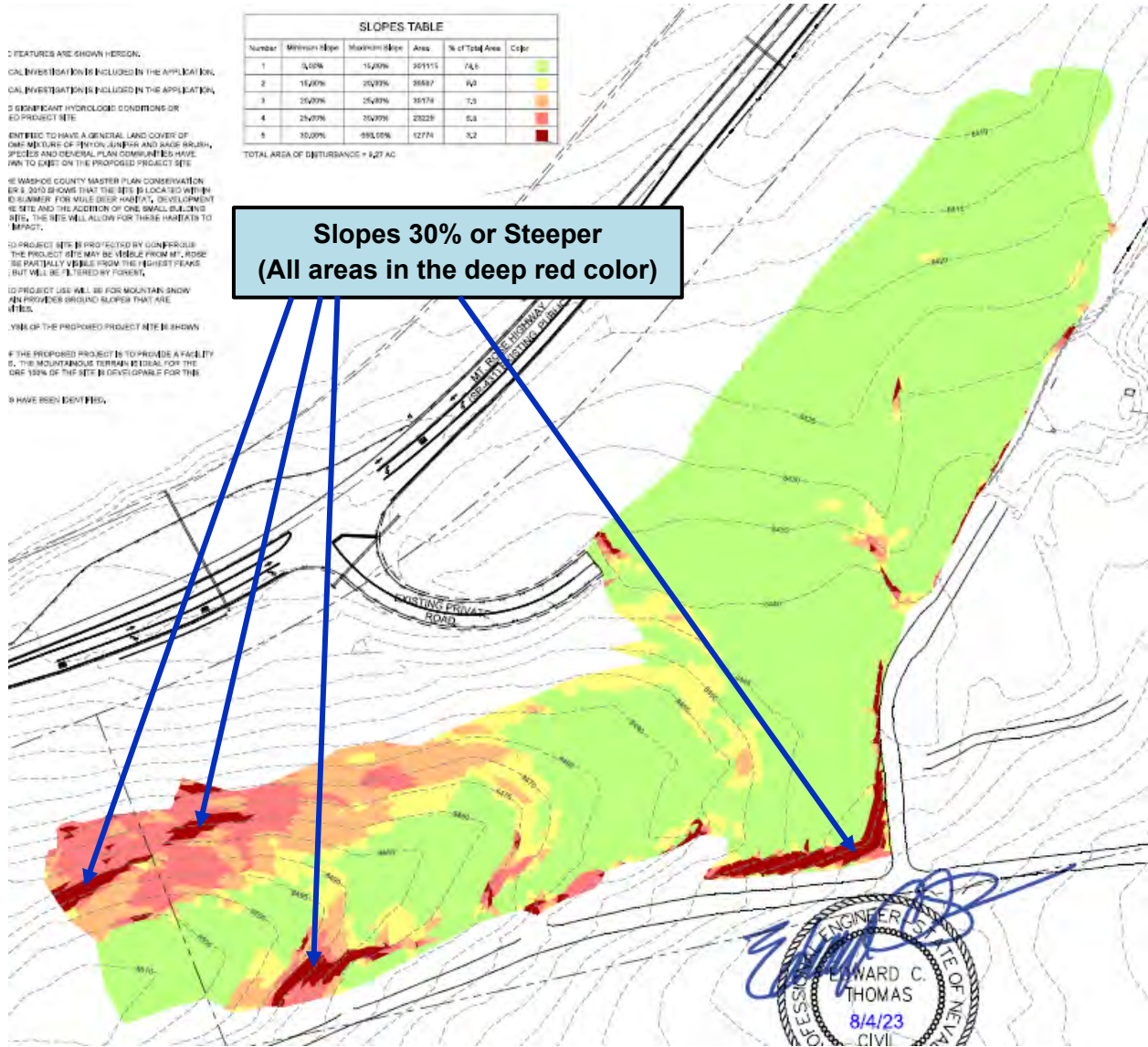


Portion of Preliminary Grading Plan

(Full Preliminary Grading Plan is available in Tab C of the application – Exhibit E)

WCC Section 110.438.35(a)(3) – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper);

Project – Small areas of 30% or steeper slope exist to the north of the existing access road and within the proposed parking area. These areas are shown in the Site and Slope Analysis Map provided in Tab C of the application (Exhibit E), and a portion of the map is shown below.

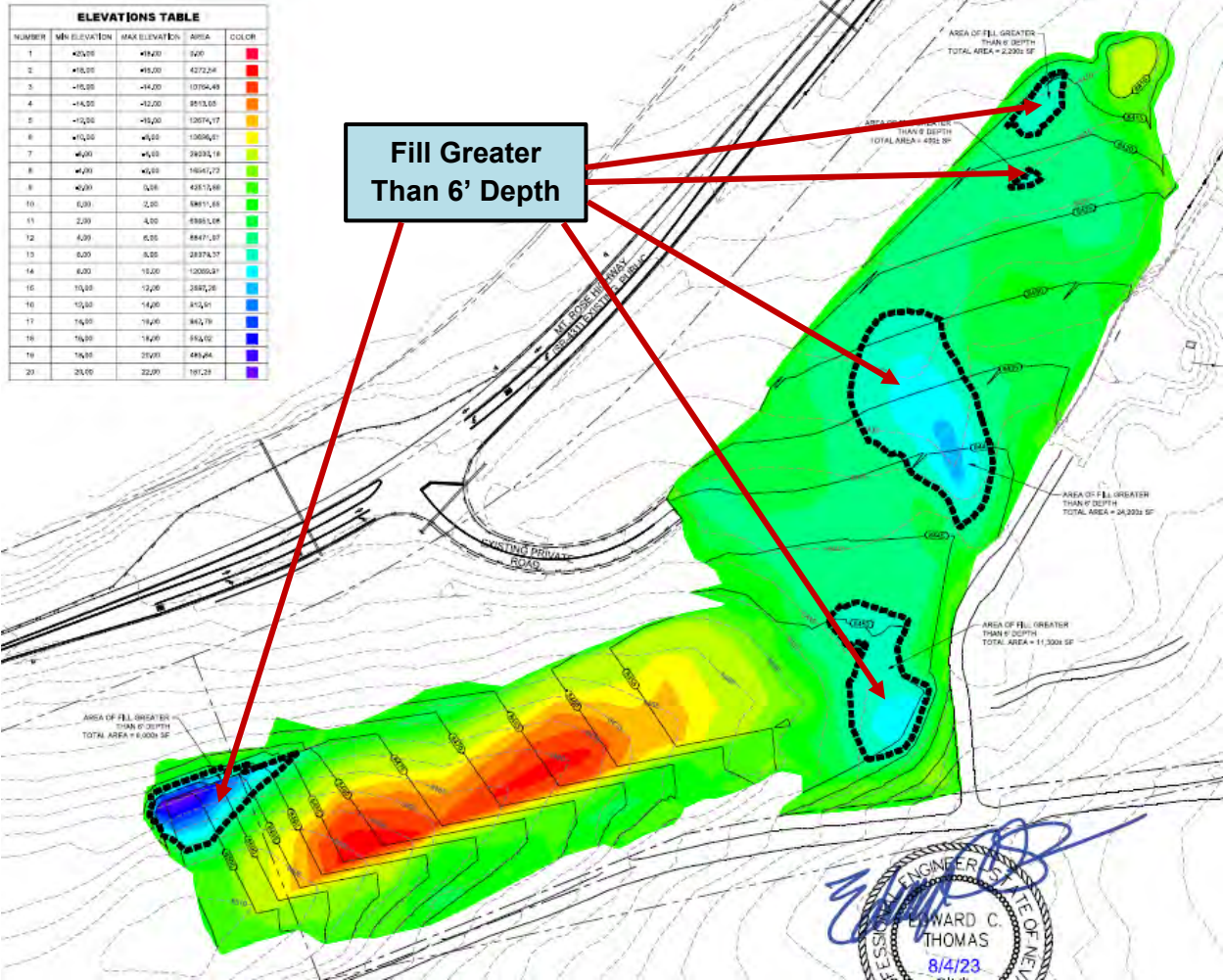


Grading – Slopes 30% or Greater – ■

WCC Section 110.438.35(a)(4) – Grading to construct a permanent earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback, or greater than six (6) feet in height on the remainder of the property. The height of an earthen structure is measured from existing grade at the time of permit issuance;

Project – There are areas of 6-foot fill outside of the front yard setback. These areas are shown in the Cut and Fill Map provided in Tab C of the application (Exhibit E), and a portion of the map is shown below. No grading is proposed within the front yard setback. The majority of the areas with fill greater than six feet in height are located in the proposed

parking area with fill ranging from six feet to 12 feet. Within this parking area, the combined areas ranging from six feet to 12 feet total 38,100+/- SF. There is also a smaller area (8,000+/- SF) with fill greater than 6-foot which is located in the northwest corner of the tubing hill.

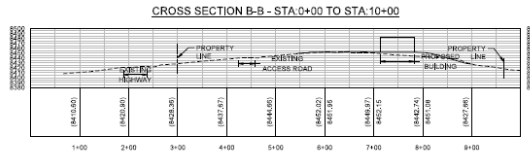
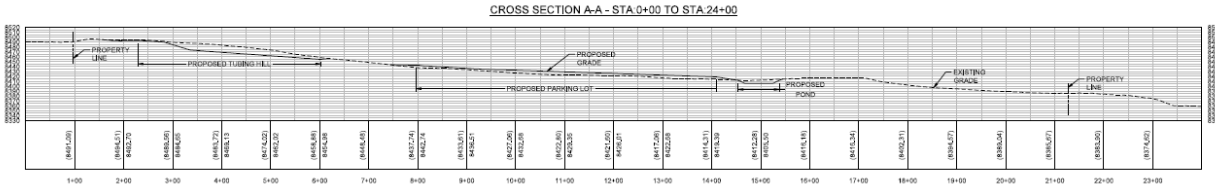


Grading – Cut and Fill Map

The applicant is requesting to vary the following grading standards, which are found in the Washoe County Development Code:

WCC Section 110.438.45(c) – Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director’s modification of standards by the Director of Community Development upon recommendation by the County Engineer.

Project – This may also be varied through the special use permit process. 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. Cross sections of the grading are shown in the Cross Sections images provided in Tab C of the application (Exhibit E), and a portion of the page is shown below.



Grading – Cross Sections

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 – The applicant is proposing to use riprap on a portion of the cut slope between the conveyor (magic carpet) grading and the tubing slopes. The applicant has stated that this area will be fully covered by snow and will create a safe, necessary, and obvious grade difference between the conveyor and the tubing lanes. There may be a portion of the tubing hill that may cross over the northern edge of the riprap area. That area will be covered by feet of snow during operation to ensure safety. If there is an insufficient snow level for operation of particular tubing runs that cross over any portion of the riprap area, then those tubing runs will not be operated until appropriate snow levels can be reached for the safe operation of those runs. In addition, during a site visit, planning staff noted that existing large boulder riprap had been used in multiple locations throughout the destination resort. The request to use additional riprap is in keeping with existing riprap at Mt. Rose – Ski Tahoe.

The applicant is requesting to vary these additional standards, which are found in the Washoe County Development Code:

WCC Section 110.204.05(d)(1) – Adjacent to the Mt. Rose Highway, all uses proposing one hundred (100) or more parking spaces, parking areas between the right-of-way property line and the main structure shall be limited in size to fifty (50) parking spaces, resulting in a series of smaller parking courts. Parking courts shall be separated by a minimum width of five (5) feet of landscaped area, excluding access drive lanes.

Project – The applicant is requesting that they not be required to break the parking lot into smaller parking courts of 50 parking spaces or less and not be required to separate parking courts by landscaped areas. The applicant has stated that smaller parking courts will create a challenge to snow removal. The proposed project will be located at an elevation of approximately 8,400 feet and will receive a heavy volume of snow. The applicant is concerned that breaking the parking area into smaller parking courts with landscaping between parking spaces will cause challenges for the facility operator and make snow removal less efficient. Efficient snow removal will be necessary to provide adequate and safe parking and loading areas for pedestrians/customers and employees.

WCC Section 110.410.25(c) – Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.

WCC Section 110.410.25(g) – Lighting. All off-street parking areas within commercially zoned projects shall be provided with exterior lighting which meets the following minimum standards: Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;

Project – The applicant is requesting that wheel stops, curbing, and illumination of at least one (1) foot candle average not be required within the proposed parking area. The applicant stated that the reason for both requests is to minimize the challenges and damage to improvements or equipment that can occur in the process of snow clearing. Snow removal must occur frequently at higher elevations. The applicant also stated that the use of suburban/urban level lighting standards in the project location, which is surrounded by much rural land and open space, would present lighting pollution and detract from the natural surroundings.

WCC Section 110.412.50(a) – Coverage. At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row and the trees are evenly distributed throughout the paved area,...

WCC Section 110.412.50(f) – Standards. The following standards shall apply within parking and loading areas: (1) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic.

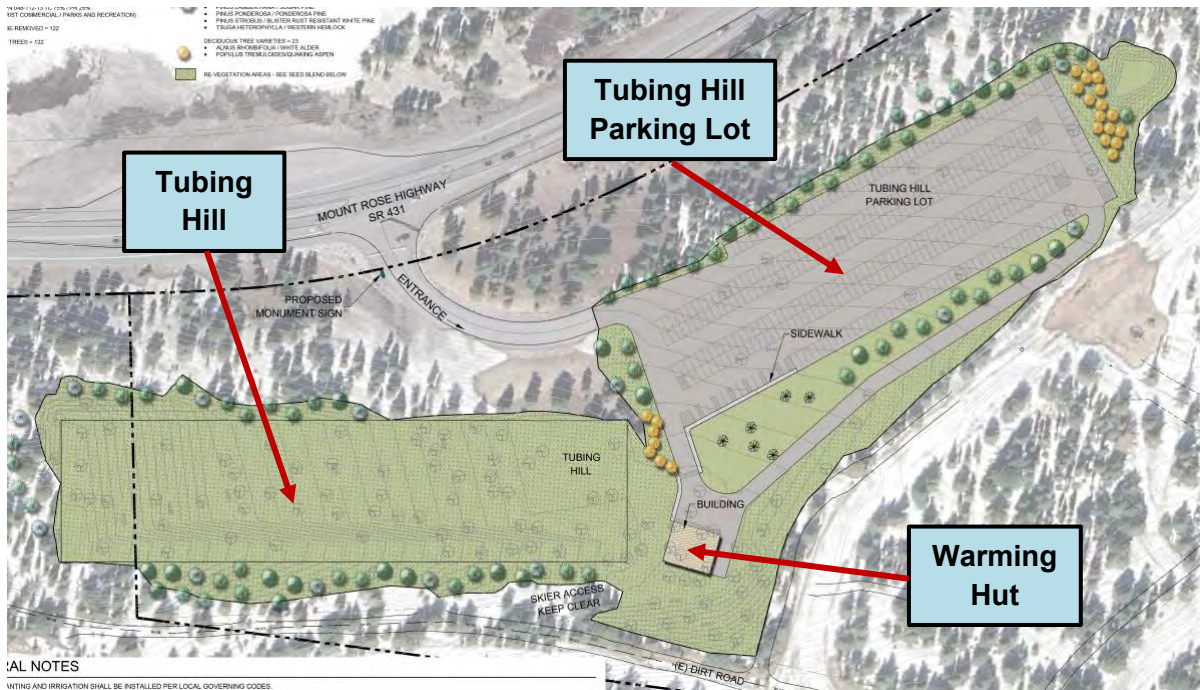
Project – The applicant is requesting that trees within the parking area not be required and that curbing and wheel stops around planted areas not be required. The applicant has stated that an unobstructed surface is needed for the clearing and removal of snow at this elevation, which is higher than much of Washoe County. The applicant also intends to plant 122 trees around the edge of the developed area to add to the existing forest vegetation that will remain.

Mt. Rose – Ski Tahoe History and Background – Mt. Rose – Ski Tahoe dates back to the 1930s when Wayne Paulson built and operated the Mt. Rose Upski and Ski School Tyrol in the area that is now the Sky Tavern Ski School. Devoted skiers would hike up to the 9,700’ peak of Slide Mountain and would ski the slopes that are now Mt. Rose – Ski Tahoe. When the State of Nevada connected Mt. Rose Highway over the Mt. Rose Summit to Lake Tahoe, vehicular access became available to the area that is now Mt. Rose – Ski Tahoe. The Slide Mountain Ski Area and the Mt. Rose Ski Area both operated at the mountain between 1964 and 1987. The two ski areas joined in 1987. In 2012, the Washoe County Board of Adjustment (Board) approved Special Use Permit Case Number SB11-015, which granted improvements to lifts, skiing terrain, expansion of the Mt. Rose Lodge building, access improvements, and other improvements and upgrades. SB11-015 holds a 15-year approval timeframe. In 2019, the Board approved Special Use Permit Case Numbers WSUP19-0020 and WSUP19-0021, which included a new Lakeview chairlift, a 5M gallon water tank, a new ski patrol building, an expansion to the Winters Creek Lodge, and other minor facilities and clearing in association with the project and mountain operations. The two 2019 special use permits were granted for a period of ten years (WSUP19-0020) and eight years (WSUP19-0021).

tubing Hill Project – The current project being evaluated in this report is the Mt. Rose – Ski Tahoe tubing Hill. (See image on the following page.) The applicant’s goal is to construct the project during the 2024 construction season and open the tubing hill to the public by Thanksgiving of 2024. The tubing hill would include a sloped area to accommodate up to 15 tubing lanes, a conveyor to transport tubers up the hill, a warming hut/ticket sales building up to 9,000 SF in size, and parking to accommodate tubers and provide additional/overflow parking for Mt. Rose skiers. The tubing hill would operate Friday – Sunday and holidays, offering sessions where customers would make reservations to come up and tube. There will be a fixed capacity per session in order to keep tubers and their vehicles at a level that can be regulated. The applicant would like to offer a winter sport in addition to skiing with the creation of the tubing hill. They also anticipate that the

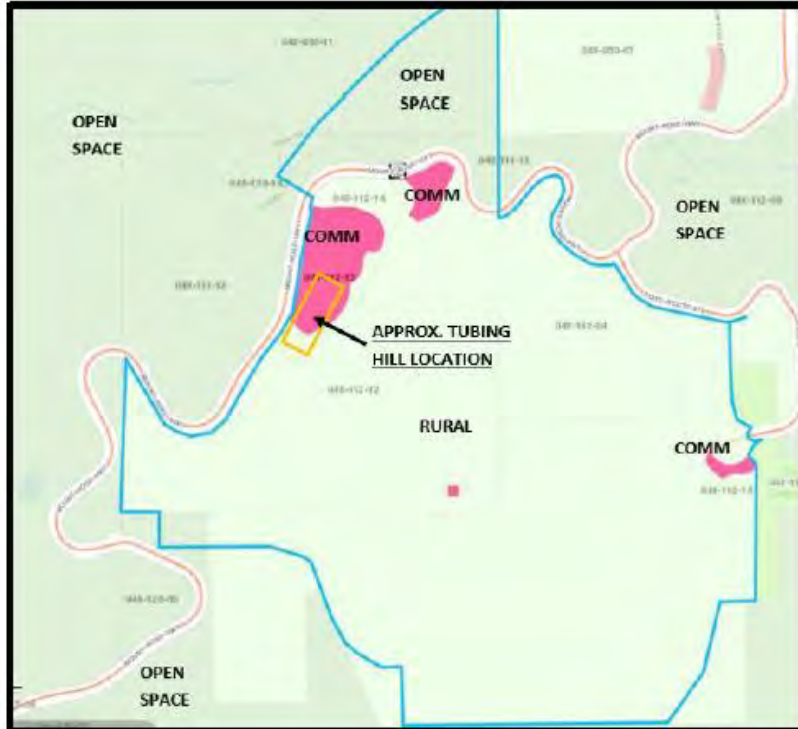
tubing hill may relieve some of the pressure placed on Tahoe Meadows during the winter and the associated heavy parking along Mt. Rose Highway.

The ticket sales/warming hut will offer food and beverage services for the tubers, but also provide service to Mt. Rose skiers due to its location near the terminus of the Wizard chair lift. The applicant expects this alternative food and bathroom location to relieve some of the peak time pressure from the Mt. Rose Lodge.

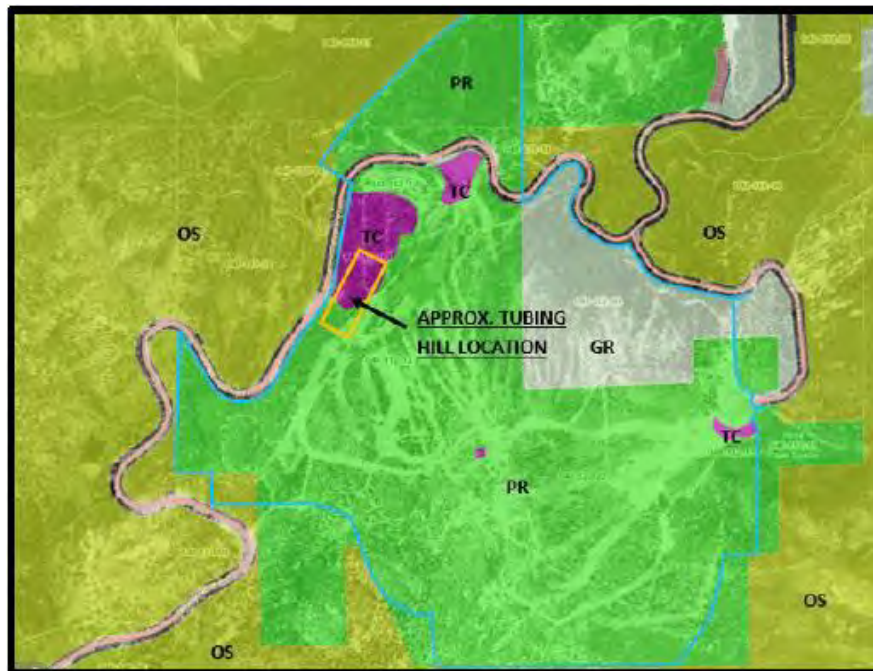


Proposed Layout for Tubing Hill with Parking Lot and Warming Hut

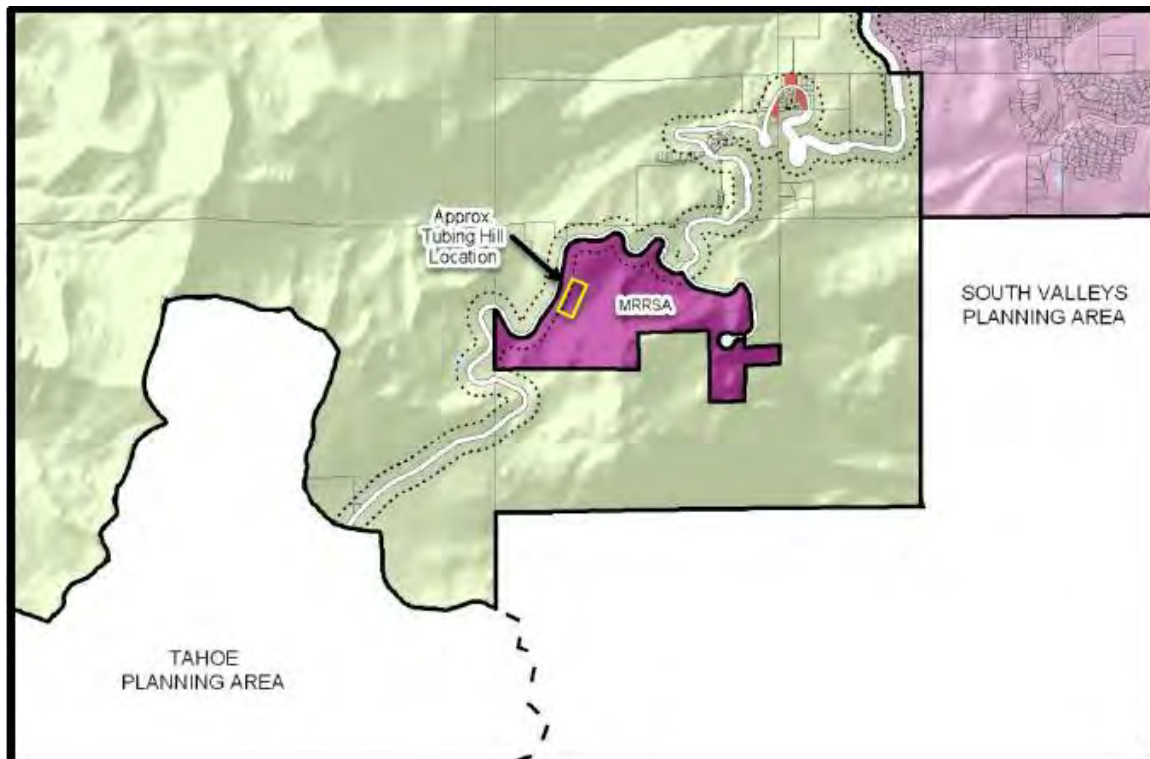
The property where the tubing hill is proposed has master plan designations of Commercial and Rural. The parcels on which the tubing hill is proposed to be located include the Tourist Commercial (TC) and Parks and Recreation (PR) regulatory zones. The proposed use of a tubing hill is an expansion to an existing destination resort which is permitted in the TC and PR regulatory zones with the approval of a special use permit per WCC Table 110.302.05.3. The proposed expansion also 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. See images below showing the tubing hill location in relation to the master plans, regulatory zones and the MRRSA.



Tubing Hill Location in Relation to Commercial and Rural Master Plan



Tubing Hill Location in Relation to TC and PR Regulatory Zones



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

Signage – The project proposes one new monument sign at the entry to the tubing hill facility. The driveway into the parking area for the tubing hill is not proposed to be connected to the parking area for the skiing portion of the resort. Appropriate signage will be necessary to direct drivers to the correct access point for the tubing hill. WCC Table 110.505.15.1 limits freestanding signs to one freestanding sign per site frontage for Regional Recreation, Travel and Tourism. The Forest Area modifiers within Article 204 of the Washoe County Development Code limit freestanding signs to one per project:

WCC Section 110.204.05(g)(7) – Only one (1) freestanding sign is allowed per project within the boundary of the Mt. Rose Highway scenic roadway corridor.

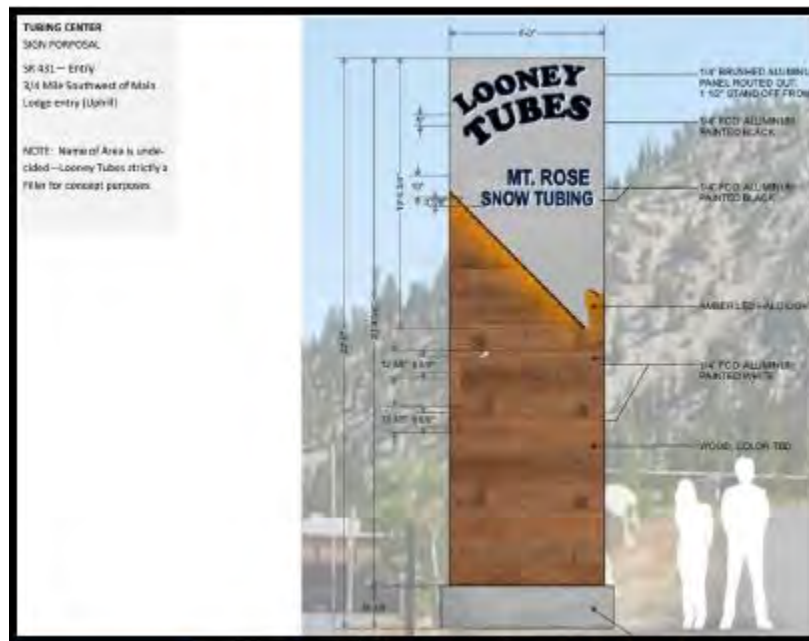
As a comprehensive resort, Mt. Rose – Ski Tahoe currently has two freestanding signs. One of these signs is located at the main lodge, Mt. Rose Lodge. The other sign is at the slide access and provides directional information for Mt. Rose Lodge and Winters Creek Lodge. See sign photographs provided below. However, Mt. Rose – Ski Tahoe is a unique property with approximately 2.25 miles of frontage along the Mt. Rose Highway. The new proposed sign would mark the tubing hill, which will be owned and operated by Mt. Rose – Ski Tahoe but will be branded under a different name/project. See proposed sign image below. In addition, the tubing hill project will be predominantly located on a parcel designated Tourist Commercial (TC) that has been unused to date. Parcel 048-112-13, while part of the overall Mt. Rose – Ski Tahoe property, has not yet been developed and is a unique parcel. The applicant has opined, and planning staff agrees, that an additional freestanding sign specific to the entrance of the tubing hill facility is reasonable and necessary to appropriately direct customers/traffic to their chosen activity and to prevent traffic issues.



Existing Sign at Mt. Rose Lodge



Existing Directional Sign



Proposed Freestanding Sign for Tubing Hill Project

Lighting – The applicant intends to provide lightning only where necessary and primarily for safety and access to buildings. Lighting will be architecturally compatible with the lighting currently in use at Mt. Rose – Ski Tahoe and/or compatible with the associated building architecture. Lighting will conform to the standards in Article 414, *Noise and Lighting Standards*, of the Washoe County Development Code. The applicant is requesting to vary the parking area lighting standards found in WCC Section 110.410.25(g) as explained previously in this report.

Parking – Parking for the tubing hill will be provided adjacent to and directly north of the tubing slope. The applicant has designed a new parking area with 375 parking spaces (363 standard spaces and 12 handicapped accessible spaces). The off-street parking space requirements for “Destination Resorts” are found in WCC Table 110.410.10.3. The code requirements are one off-

street parking space per employee during peak employment shift and one off-street parking space per room. In addition, WCC Table 110.410.15.1 requires eight (8) handicapped accessible spaces when there are 301 to 400 parking spaces in a lot. Mt. Rose – Ski Tahoe does not rent rooms for overnight lodging, which eliminates the requirement of one parking space per room. The applicant is exceeding both the required standard parking spaces and the required handicapped accessible parking spaces with their proposed parking area. The applicant anticipates that the parking area will be larger than what is needed for the tubing hill. The expectation is that some spaces in the tubing hill parking area will be used by skiing customers who can use a ski trail to the east of the parking lot to ski directly to Mt. Rose Lodge to purchase a lift ticket. The applicant has requested to vary several parking area standards found in the Washoe County Development Code; these requests were discussed previously in this report. An image of the proposed tubing hill parking lot is shown below.



Proposed Parking Lot for Tubing Hill

Access and Traffic – Access to the tubing hill will be provided at a previously constructed access point off Mt. Rose Highway. The Forest Area Plan includes a policy (F.4.2.e) that is specific to circulation and access for the Mount Rose Resort Services Area (MRRSA). The policy states that Mt. Rose – Ski Tahoe will continue to obtain vehicular access, both directly and indirectly, from Mt. Rose Highway. The policy further specifies three access points that are designated to adequately handle the long term needs of the resort. The access for the tubing hill is one of those three specific access points. A left and right turn lane have already been constructed for the access point. The applicant provided a Traffic Entry and Access Study, completed by Kimley-Horn, with their project application. The anticipated peak hour trips associated with the tubing hill are 46 AM and 76 PM trips. The application was reviewed by Washoe County Engineering (Engineering) and by the Nevada Department of Transportation (NDOT). Engineering and NDOT provided conditions of approval related to access and traffic, which are included in Exhibit A.

Landscape and Revegetation – The applicant assessed the 9.27+/- acre development area for existing trees. The site will need to be regraded from current conditions in order to accommodate the tubing hill, which will eliminate most of the existing trees and lower-level vegetation. The

applicant estimated that 122+/- trees currently exist within the development area and will need to be removed. Dead or dying trees were not included in the count. Staff visited the Mt. Rose – Ski Tahoe property on September 1, 2023, and received an extensive site tour from the Mt. Rose general manager. During the walk through the proposed tubing hill location, it was apparent that many trees had previously been removed from the area. See staff photos below. The general manager explained that the Forest Service has conducted active removal of many dead or dying trees due to the bark beetle.



Staff Photos of Cleared Trees

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)

The applicant has proposed a revegetation seed mixture for graded areas which has been used on other areas of the Mt. Rose – Ski Tahoe site. The applicant stated that this seed mixture is acceptable to the United States Forest Service (USFS). A list detailing the proposed revegetation seed mix is shown below. The project application was reviewed by Washoe County Regional Parks and Open Space (Parks) and by Washoe-Storey Conservation District (Conservation District). Parks provided several conditions of approval, which are included in Exhibit A, including a condition requiring that the revegetation seed mix be reviewed and approved by the Conservation District and/or by Parks. Another condition provided by Parks requires the applicant to comply with WCC Section 110.412.67, Revegetation.

REVEGETATION SEED MIX		
<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>PURE LIVE SEED</u>
<u>(LB/ACRE)</u>		
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

Hillside Development Considerations – The project development area contains slopes steeper than 15% on +/-25.5% of the site, which requires review under WCC Article 424, Hillside Development. WCC Section 110.424.15 requires a site analysis for hillside development. The applicant has provided a Site and Slope Analysis Map (sheet C4), which is included in Tab C of their application (Exhibit E).

Forest Area Plan Evaluation

The subject parcel is located within the Forest Area Plan in the Mount Rose Resort Services Area (MRRSA). The following are the pertinent policies from the Area Plan:

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.

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.*

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.*

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.*

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.

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

The applicants held a neighborhood meeting on Monday July 24, 2023, at 6:00 PM. The meeting was held at the Winters Creek Lodge at the Mount Rose Ski Resort. No virtual option was provided. The primary concerns were related to the size of the facility or number of lanes proposed, traffic impacts, and parking impacts. The proposal received public comment related to the neighborhood meeting. The public comment included concerns for people exiting the parking area, whether there will be access for skiers to the tubing area, and access for the tubers to the skiing area. Five citizens were present for the neighborhood meeting.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

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 Sinnot, msinnott@dot.nv.gov
NDOW (Wildlife)	X			
NV Highway Patrol	X			
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Operations Division	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	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas,
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell,
WCHD Environmental	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	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			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows:

- (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.

Staff Comment: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan. The destination resort use is permitted in the TC and PR regulatory zones with an approved special use permit. Additionally, the project conforms to the policies and findings found in the Forest Area Plan in general and in Goal Four: Mount Rose Resort Services Area (MRRSA), specifically.

- (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.

Staff Comment: The MRRSA is served by a private water system, public sewer (Washoe County), and electricity. The existing infrastructure is sized to meet the needs of development within the MRRSA and exclusively within the MRRSA. These existing water and sewer services will be extended to the development of the proposed tubing hill project. The tubing hill is proposed to be accessed via State Route 431/Mt. Rose Highway at an existing access point that includes left and right turn lanes. Washoe County Engineering provided conditions to ensure appropriate drainage, which are included in the Conditions of Approval, Exhibit A.

- (c) Site Suitability. That the site is physically suitable for a tubing hill and for the intensity of such a development.

Staff Comment: The elevation and existing contours of the site are appropriate for the environmental conditions and slopes needed for a tubing hill. The grading proposed by the applicant in their application will ensure that the natural undulation of the site can be normalized for appropriate tubing and parking lot surfaces. Washoe County Engineering provided conditions in Exhibit A to further ensure that grading requirements are met.

- (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.

Staff Comment: Issuance of the permit is not anticipated to 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. The development of the proposed tubing hill within the existing MRRSA is intended to open outdoor winter recreational opportunities to more locals and visitors, including those who might prefer an option other than skiing. In addition, the proposed project would provide additional parking within the MRRSA, which has the potential to improve driving and parking safety.

- (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.

Staff Comment: There are no military installations located in the proposed site area. This finding is not applicable to the proposed project.

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.

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.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0024 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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:

- (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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Mt. Rose Development Company, Attn: Greg Gavrilets
ggavrilets@skirose.com

Consultant: CFA, Inc., Attn: David Snelgrove
dsnlgrove@cfareno.com

Consultant: Lumos & Associates, Attn: Ed Thomas
ethomas@lumosinc.com



Conditions of Approval

Special Use Permit Case Number WSUP23-0024

The project approved under Special Use Permit Case Number WSUP23-0024 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 26, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. **The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- f. The business license will be obtained to for the new use.
- g. Construction activities shall be limited to the hours between 7am to 7pm, Monday through 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 permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative 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.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Names –

Janelle K. Thomas, P.E., C.F.M., 775.328.3603, jkthomas@washoecounty.gov and Robert Wimer, P.E., 775.328.2059, RWimer@washoecounty.gov

GENERAL CONDITIONS

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- b. A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.
- c. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name – Mitchell Fink, P.E., 775.328.2050, mfink@washoecounty.gov

- d. Verify that proposed signage meets AASHTO's sight triangle requirements for potential driver's view obstructions at the driveway intersection with Mt. Rose Highway.
- e. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT) for access to, from, or under roads and highways maintained by NDOT and for any work performed in the NDOT right-of-way, and a copy of said permit provided to the Engineering Division prior to issuance of permit.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
- b. All buildings over 5,000 square feet require sprinklers.
- c. Fire apparatus noted on the plans is 32' inside, 28' inside and 52' outside is the current minimum requirement for TMFPD fire apparatus access.
- d. Please also note this parcel is located in an extreme WUI fire hazard severity zone and will need to be considered for any addition of vegetation.

Washoe County Health District, Environmental Health Services Division (WCHD)

4. The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. If the special use permit is approved, all subsequent building permits and plan reviews must be routed to the WCHD for review and approval prior to permit issuance or construction.

Nevada Department of Transportation (NDOT)

5. The following conditions are requirements of the Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

Contact Name – Jeff Graham, Traffic Engineer, 775.834.8382

- a. The project proposes access to SR 431. A trip generation letter with trip distribution for the development will be required for determination of possible mitigations and if a traffic impact study per NDOT's Terms and Conditions Relating to Right-of-Way Occupancy Permits will be required.
- b. NDOT requires the use of permitted access to the state highway system. A NDOT occupancy permit will be required for the proposed improvements within and adjacent to SR 431 right of way. The maintaining agency of the access will be required to be the permittee.
- c. All work proposed within SR 431 right of way will require an encroachment permit and must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and the Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
- d. Since the site is located directly adjacent to SR 431 and has the potential to effect area drainage patterns, the applicant may be required to obtain an occupancy permit from NDOT for the drainage encroachment.
- e. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.

- f. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

Washoe County Regional Parks and Open Space

6. The following conditions are requirements of the Washoe County Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3623, FPekar@washoecounty.gov

- a. Any earthen materials imported to the site shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
- b. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.
- c. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe-Storey Conservation District and/or Washoe County Regional Parks and Open Space.

*** End of Conditions ***

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

August 25, 2023

Washoe County Community Services
Planning and Development Division

RE: Mt. Rose – Ski Tahoe Tubing Hill; 048-112-12 & 048-112-13
Special Use Permit; SUP23-0024

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed this application and has no objections to the approval of the special use permit as submitted.
- b) Condition #2: If the special use permit is approved, all subsequent building permits and plan reviews must be routed to the WCHD for review and approval prior to permit issuance or construction.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Brasuell, Sabrina](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: August Agency Review Memo I
Date: Monday, August 21, 2023 12:50:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[August Agency Review Memo I.pdf](#)
[image006.png](#)

Hello,

The EMS Program has reviewed the August Agency Review Memo I - Special Use Permit Case Number WSUP23-0024 (Mt. Rose – Ski Tahoe Tubing Hill) – and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Apologies for sending from my email. The “EMSProgram” email is unable to send email at this time. Receipt of email is not impacted at this time however.

NOTE EMAIL CHANGE: *The Washoe County Health District is changing its name to Northern Nevada Public Health (NNPH) on Aug. 31, 2023! My email has changed from sbrasuell@washoecounty.gov to sbrasuell@NNPH.org for testing purposes. You can still email me at either account. Thank you!*

Sabrina Brasuell

Pronouns: she/her

Office hours: 7:00AM – 3:30PM Remote on Mondays

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)



Date: August 24, 2023

To: Katy Stark, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***Mt. Rose – Ski Tahoe Tubing Hill WSUP23-0024***
APNs: 048-112-12, 048-112-13

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a tubing hill with up to 15 lanes, ticket sales and warming hut, and associated parking and is located on approximately 382 acres at approximately 11.4 miles from the intersection of Mount Rose Highway and Thomas Creek Road. The parcel numbers include the following: 048-112-12 and 048-112-13. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by CFA, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

No general comments or conditions.

Conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer

licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.

2. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. Verify that proposed signage meets AASHTO's sight triangle requirements for potential driver's view obstructions at the driveway intersection with Mt. Rose Highway.
2. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT) for access to, from, or under roads and highways maintained by NDOT and for any work performed in the NDOT right-of-way, and a copy of said permit provided to the Engineering Division prior to issuance of permit.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

No utility comments or conditions



JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
310 Galletti Way
Sparks, Nevada 89431

TRACY LARKIN THOMASON, P.E.
Director

August 24, 2023

Washoe County Planning Division
1001 E. 9th St,
Reno, NV 89512
Attention: Katy Stark – Planner

SENT VIA ELECTRONIC MAIL

RE: Mt. Rose Ski Tubing Hill - **Case Number WSUP23-0024**

Dear Mrs. Stark,

Nevada Department of Transportation (NDOT) District II staff has reviewed the application received via e-mail on August 16th, 2023 and provides comments accordingly.

Mt. Rose Ski Tubing Hill - For hearing, discussion, and possible action to approve a special use permit for a tubing hill with up to 15 lanes and a conveyor belt for transporting tubers up the hill. The request constitutes an expansion to an existing Destination Resort. The grading proposal includes 33,000 cubic yards of cut, 9.27 acres of disturbance, and 8,000 cubic yards of fill. The project includes the removal of 122 evergreen trees. The applicant is also requesting to vary grading standards as part of the application, specifically 110.438.45(c) to allow for finish grading to vary from natural slope by more than 10 feet and 110.438.50(a) to allow for rip rap. Additional standards to be varied are Section 110.410.25(c) & (g) to remove the requirement for wheel stops and parking area lighting, as well as Section 110.412.50(a) & (f) to remove the requirement for one tree for every 10 parking spaces and the placement of a tree no further than 12 parking spaces apart within a parking area.

NDOT comments:

1. The project is directly adjacent to Mt Rose Highway which is an NDOT maintained road that is officially designated as SR 431 and functionally classified as a Minor Arterial.
2. The project proposes access to SR 431. A trip generation letter with trip distribution for the development will be required for determination of possible mitigations and if a traffic impact study per NDOT's Terms and Conditions Relating to Right-of-Way Occupancy Permits will be required.
3. NDOT requires the use of permitted access to the state highway system. A NDOT occupancy permit will be required for the proposed improvements within and adjacent to

SR 431 right of way. The maintaining agency of the access will be required to be the permittee.

4. All work proposed within SR 431 right of way will require an encroachment permit and must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and the Drainage Manual current version at the time of application. Please contact the NDOT District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.
5. Since the site is located directly adjacent to SR 431 and has the potential to effect area drainage patterns, the applicant may be required to obtain an occupancy permit from NDOT for the drainage encroachment.
6. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.
7. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Jeff Graham at (775) 834-8382.

Sincerely,

DocuSigned by:



EEF9C06ADD034C7...

Jeff Freeman, PE

Engineering Services Manager

District II

JF:ms

Cc: Bhupinder Sandhu – Acting DII District Engineer
Jeff Graham – Traffic Engineer
District II Traffic Engineering Distribution List
Washoe County Planning Division
File



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Katy Stark, Planner

FROM: Faye-Marie Pekar, Park Planner

DATE: August 29, 2023

SUBJECT: Special Use Permit Case Number WSUP23-0024 (Mt. Rose- Ski Tahoe Tubing Hill)



I have reviewed the application for case number WSUP23-0024 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for a tubing hill to be developed on Mt. Rose to provide 15 lanes and a conveyor belt for transporting tubers up the hill. The proposal includes 9.27 acres of disturbance with 33,000 cubic yards of cut and 8,000 cubic yards of fill. The project includes the removal of 122 evergreen trees.

Given these considerations, the Parks Program requires the following conditions of approval:

1. Should any earthen materials imported to the site shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
2. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.
3. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.



From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WSUP23-0024 (Mt. Rose-Ski Tahoe Tubing Hill) Conditions of Approval w
Date: Thursday, August 17, 2023 1:59:48 PM
Attachments: [image001.png](#)

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

All buildings over 5,000 square feet require sprinklers.

Fire apparatus noted on the plans is 32’ inside, 28’ inside and 52’ outside is the current minimum requirement for TMFPD fire apparatus access.

Please also note this parcel is located in an extreme WUI fire hazard severity zone and will need to be considered for any addition of vegetation.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

From: [Nate Kusha](#)
To: [Stark, Katherine](#)
Subject: RE: WSUP23-0024 (Mt. Rose – Ski Tahoe Tubing Hill)
Date: Wednesday, September 6, 2023 4:49:07 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

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

Great, thanks Katy. Seems all good from our persepective!

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Wednesday, September 06, 2023 4:30 PM
To: Nate Kusha <NKusha@tmrpa.org>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: WSUP23-0024 (Mt. Rose – Ski Tahoe Tubing Hill)

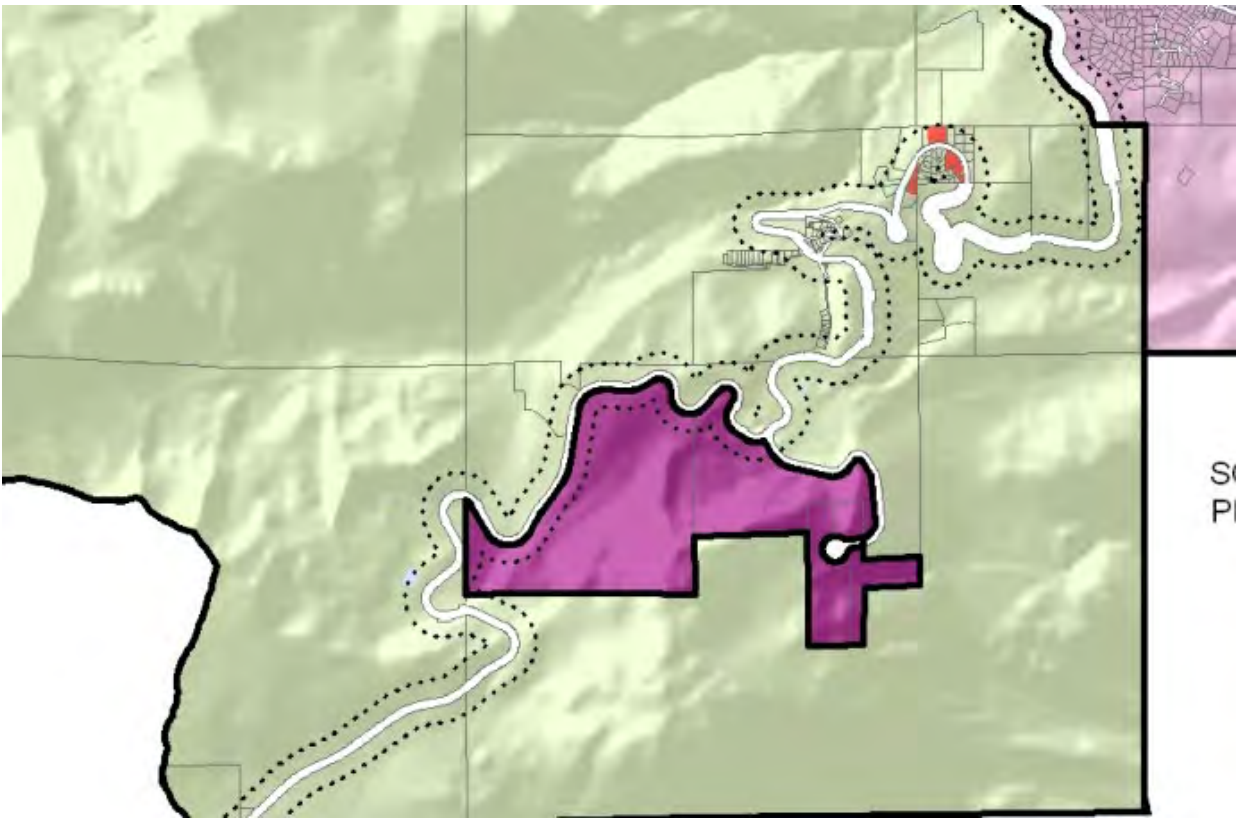
WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Nate,

Thanks for following up! I read your previous email, discussed it with my Senior Planner (Chris Bronczyk), and then forgot to get back to you. So sorry about that.

This particular project does not require an MPA. The tubing hill will be located within the Mount Rose Resort Services Area (MRRSA) as shown in the Forest Area Plan. (Images below) The MRRSA is the purple-pink area. The parcels on which the project will be constructed are within that service area. The tubing hill be located mostly within parcel 048-112-13.

Thanks for checking! I'm writing up the draft staff report for the project this afternoon, so let me know if you have any additional questions and/or let me know if you have any conditions of approval. Thanks!



From: Nate Kusha <NKusha@tmrpa.org>
Sent: Wednesday, September 6, 2023 4:12 PM
To: Stark, Katherine <KRStark@washoecounty.gov>
Subject: FW: WSUP23-0024 (Mt. Rose – Ski Tahoe Tubing Hill)

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

Hey Katy,

I just realized I never heard from you regarding this case and wanted to check on this amendment and see where it is at and if you need any clarification from us.

Let me know!

Thanks,

-Nate

From: Nate Kusha
Sent: Wednesday, August 16, 2023 10:06 AM
To: 'krstark@washoecounty.gov' <krstark@washoecounty.gov>
Subject: WSUP23-0024 (Mt. Rose – Ski Tahoe Tubing Hill)

Hi Katy,

It looks like this item seeks to amend the boundaries of the Mt. Rose Resort Services Area (RSA). Per Regional Plan policy RF – 8 the boundary of the RSA needs to be established in the local jurisdiction Master Plan. If the boundary is changed as it seems this item seeks to, it will necessitate a Master Plan amendment which will need a subsequent Regional conformance review.

Please let me know if I am understanding this proposal correctly and if this is already planned for an MPA or not!

Thanks,



<https://protect-us.mimecast.com/s/MYwNC9rBWZhM4Ok9SzfQHh?domain=tmrpa.org>

Nate Kusha | Policy Analyst

Truckee Meadows Regional Planning Agency
1105 Terminal Way, Suite 316, Reno, NV 89502
Phone: 775.321.8397



Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Carfield Storey app.
Jean Herman Washoe app.

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 133
nevadacconservation.com

August 21, 2023

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP23-0024 Mt Rose- Ski Tahoe Tubing Hill

Dear Katy,

In reviewing the special use permit for a tubing hill, the Conservation District has the following comments.

With the United States Forest Service (USFS) providing the vegetative seed mix, the District requests the site monitored for a three-year period as stated by the Conservation District in the WSUP19-0021 project application (page 3 of 4). If there is agreement an eighty percent germination for the seed mix for the three-year period.

With the import of material from sites at Mt. Rose, the District recommends a weed management plan to prevent weed seed species germination on site.

The District supports the applicants use of using rock from the site for color for the rockery walls and recommend filling the voids in the face of the entire wall to prevent the undermining of small mammals.

We also do not support varying the grading standards 110.438.45(c) to allow for finish grading to vary from natural slope and instead use rip rap with a harden appearance in the natural forest. If Washoe County supports to vary grading, the District recommends filling the voids in the rip rap by using D size rock of 1/2 to 1/12 size rock in the voids to eliminate the undermining of small animals in this infrastructure.

The District does not support removing the requirement by the applicant for one tree for every 10 parking spaces. There is no argument of hardship with the loss of 120 mature evergreen trees in the Tahoe National Forest. We strongly support Section 110.412.50 (a) & (f) with 20 additional trees to mitigate the adverse loss of mature trees to our natural resources.

The District recommends the paint color palette utilize soft earth tone colors for the ticket sales building.

The District supports lining the drainage swales with rock to prevent the flow of sediment to the detention basin. With the detention basin providing aquifer recharge as stated by the applicant, we request an infiltration trench 2 feet wide and three feet deep across the length of the basin to augment the recharge.

Thank you for providing us the opportunity to review the project and any questions please call me at (775) 750-8272.

Sincerely,

Jim Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

August 23, 2023

TO: Katy Stark, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP23-0024 (Mt. Rose – Ski Tahoe Tubing Hill)

Project description:

The applicant is proposing to approve a special use permit for a tubing hill with up to 15 lanes and a conveyor belt for transporting tubers up the hill. The request constitutes an expansion to an existing Destination Resort. The grading proposal includes 33,000 cubic yards of cut, 9.27 acres of disturbance, and 8,000 cubic yards of fill. The project includes the removal of 122 evergreen trees. The applicant is also requesting to vary grading standards as part of the application, specifically 110.438.45(c) to allow for finish grading to vary from natural slope by more than 10 feet and 110.438.50(a) to allow for rip rap. Additional standards to be varied are Section 110.410.25(c) & (g) to remove the requirement for wheel stops and parking area lighting, as well as Section 110.412.50(a) & (f) to remove the requirement for one tree for every 10 parking spaces and the placement of a tree no further than 12 parking spaces apart within a parking area.

The property is located at 0 Mt. Rose Highway, Reno, NV 89511 • Assessor's Parcel Number(s): 048-112-12 & 048-112-13

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights comments for this permit.

From: [Beard, Blaine](#)
To: [Weiche, Courtney](#); [Stark, Katherine](#); [Bronczyk, Christopher](#)
Cc: [Zirkle, Brandon](#)
Subject: FW: August Agency Review Memo I
Date: Thursday, August 17, 2023 9:05:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[August Agency Review Memo I.pdf](#)

Good morning,

Regarding Items #3, #4, and #7, the WCSO has no additional concerns and/or feedback for these items.

I was involved in several TRPA hearings and approvals as they relate to Item #7, as well.

Thank you and have a great day,

Blaine

Blaine Beard, Captain

Patrol Division – Incline Village

625 Mount Rose Highway, Incline Village, NV 89451

Desk: 775-832-4114

Personal Cell: 775-722-5580

Email: bbeard@washoecounty.gov

Web: www.WashoeSheriff.com

From: [Bronczyk, Christopher](#)
To: [Stark, Katherine](#)
Subject: FW: Mt Rose Tubing Hill
Date: Wednesday, September 6, 2023 12:37:22 PM
Attachments: [image001.png](#)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Christine Johnson <bro_cl@hotmail.com>
Sent: Wednesday, September 6, 2023 12:34 PM
To: David Snelgrove <dsnelgrove@cfareno.com>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Cc: Greg Gavrilets <ggavrilets@skirose.com>
Subject: RE: Mt Rose Tubing Hill

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

This is a much over do email. Greg and his Operations Manager graciously gave me a personal tour of the proposed Tubing Hill site and addressed all of my concerns. Having raised my children from aged 3 on Diamond Peak and Mt Rose ski hills, I walked away impressed and excited for the families and youth of Reno, Incline Village, Kings Beach and their visitors. I share their goal in giving local families and visitors a safe and friendly place to sled vs various hazardous spots along 431 such as the Mt Rose Summit Parking Lot and the congested pull-out opposite the proposed Tubing Hill. I hope that this project proceeds without delay.

Best Regards,
Christine Johnson

From: David Snelgrove <dsnelgrove@cfareno.com>
Sent: Wednesday, July 19, 2023 5:51 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Christine Johnson <bro_cl@hotmail.com>
Cc: Greg Gavrilets <ggavrilets@skirose.com>

Subject: RE: Mt Rose Tubing Hill

Christine:

Washoe County requires that we conduct a neighborhood meeting prior to submitting and formal application. We have prepared some conceptual plans, to date but we are still working on our exhibits for the meeting on Monday, July 24th at the Winter's Creek Lodge.

The proposed location will be south of the existing Mt. Rose Lodge and main parking lot. There is an access road that is blocked off before you get to the Mt. Rose lodge access when coming from the Lake. That existing access road will be the point of access for the proposed tubing hill.

As Chris noted, we will be posting information to the neighborhood meeting HUB site once we have it completed. You can address any comments to me and I will put them in with the comments that we receive during or after the meeting on Monday evening.

Thank you.

David Snelgrove, A.I.C.P. | Planning Manager
CFA, Inc. | Direct: (775) 856-7073 | Email: dsnelgrove@cfareno.com
[1150 Corporate Blvd.](#) | [Reno, Nevada 89502](#)
A Minority Business Enterprise

This email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error please contact the sender. Any views or opinions presented are solely those of the author and do not necessarily represent those of CFA, Inc. Although this email and any attachments are believed to be free of any virus or other defects, no responsibility is accepted by CFA, Inc for any loss or damage arising in any way from the receipt or use thereof.

From: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Sent: Wednesday, July 19, 2023 3:10 PM
To: Christine Johnson <bro_cl@hotmail.com>; David Snelgrove <dsnelgrove@cfareno.com>
Subject: RE: Mt Rose Tubing Hill

Christine,

Comments related to the project should go directly to the applicant or their representative. In this case it would be Dave Snelgrove. You are welcome to copy staff to those comments as well.

| [Chris Bronczyk](#)



Senior Planner, Planning & Building Division | Community Services Department

cbronzczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

From: Christine Johnson <bro_cl@hotmail.com>

Sent: Wednesday, July 19, 2023 3:08 PM

To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>; David Snelgrove <dsnelgrove@cfareno.com>

Subject: RE: Mt Rose Tubing Hill

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

Thank you. If I have any comments, to whom should I direct them?

From: Bronczyk, Christopher <CBronczyk@washoecounty.gov>

Sent: Wednesday, July 19, 2023 3:00 PM

To: Christine Johnson <bro_cl@hotmail.com>; David Snelgrove <dsnelgrove@cfareno.com>

Subject: RE: Mt Rose Tubing Hill

Hi Christine,

No zoom meeting or other remote options are anticipated for this neighborhood meeting.

The applicants are required to upload all meeting information including an audio or video recording of the meeting to the Washoe County Neighborhood Meeting Hub within 3 days of the meeting date – <https://neighborhood-washoe.hub.arcgis.com/>



Chris Bronczyk

Senior Planner, Planning & Building Division | Community Services Department

cbronzczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

From: Christine Johnson <bro_cl@hotmail.com>

Sent: Wednesday, July 19, 2023 2:38 PM

To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>; David Snelgrove <dsnelgrove@cfareno.com>

Subject: Mt Rose Tubing Hill

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

Hi Chris and Dave,

I reside in Incline Village and am also a Mt Rose season pass holder. I just read about the community event to gain input re; the tubing hill. How fun. Two questions:

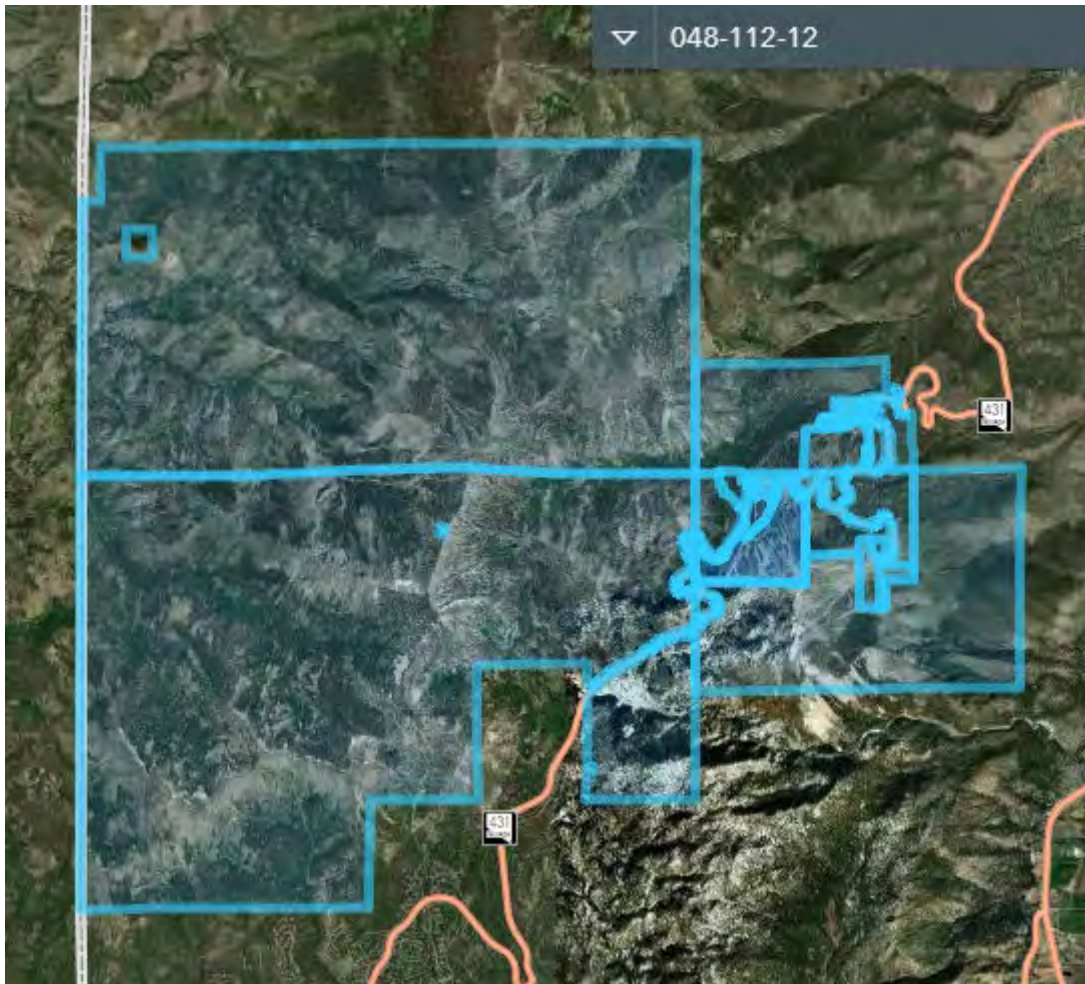
1. Chris – will the meeting be live-streamed or zoom-enabled for those of us who would like to remotely attend?
2. Dave – could you point me to the design pictures/layout for the project? I know Mt Rose Ski Area by the parking lots, ski lodges and lifts not via parcel numbers.

Thank you both and what an exciting project.

Chris Johnson

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 5,000-foot radius of the subject property. A total of 36 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WSUP23-0024 (Mt. Rose – Ski Tahoe Tubing Hill)

MT. ROSE - SKI TAHOE TUBING HILL SPECIAL USE PERMIT



PREPARED FOR:



PREPARED BY:



AUGUST 8, 2023

JOB NO. 19062.02

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Rose – Ski Tahoe Tubing Hill			
Project Description: Proposed is a tubing hill with up to 15-lanes and a conveyor belt for transporting tubers up the hill. The request constitutes an expansion to an existing Destination Resort. Requests are made for grading of the site under Article 438, Hillside Development and variations from certain grading standards and site design standards addressing parking lot design, landscaping within the parking areas and parking lot lighting.			
Project Address: 0 Mt. Rose Highway, Reno, Nevada 89511			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): The main access to the site is +/-11.4 driving miles from the intersection of Mt. Rose Hwy and Thomas Creek Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
048-112-12	340.930		
048-112-13	41.420		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SB11-015, WSUP19-0020, WSUP19-0021			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Mt. Rose Development Company		Name: CFA, Inc.	
Address: 22222 Mt. Rose Highway		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89511	Reno, Nevada	Zip: 89502
Phone: 775.849.0704,x-216	Fax:	Phone: 775-856-7073	Fax:
Email:		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell: 775-737-8910	Other:
Contact Person: Greg Gavrilets, General Manager		Contact Person: R. David Snelgrove, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Mt. Rose Development Company		Name: Lumos & Associates	
Address: 22222 Mt. Rose Highway		Address: 9222 Prototype Drive	
Reno, Nevada	Zip: 89511	Reno, Nevada	Zip: 89521
Phone: 775.849.0704,x-216	Fax:	Phone: 775-827-6111	Fax:
Email: ggavrilets@skirose.com		Email: ethomas@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person: Greg Gavrilets, General Manager		Contact Person: Ed Thomas, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



BARBARA K. CEGAVSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov
 www.nvsilverflume.gov

Annual or Amended List and State Business License Application

ANNUAL AMENDED (check one)

List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

MT. ROSE DEVELOPMENT COMPANY	NV19641001718
NAME OF ENTITY	Entity or Nevada Business Identification Number (NVID)

TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT

IMPORTANT: Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- Corporation
 - This corporation is publicly traded, the Central Index Key number is:
- Nonprofit Corporation (see nonprofit sections below)
- Limited-Liability Company
- Limited Partnership
- Limited-Liability Partnership
- Limited-Liability Limited Partnership
- Business Trust
- Corporation Sole

Filed in the Office of <i>Barbara K. Cegavske</i>	Business Number C1919-1964
Secretary of State State Of Nevada	Filing Number 20222755620
	Filed On 11/14/2022 11:54:13 AM
	Number of Pages 3

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

CHECK ONLY IF APPLICABLE

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- 001 - Governmental Entity
- 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

For nonprofit entities formed under NRS chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

- Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee. Exemption Code 002

For nonprofit entities formed under NRS Chapter 81: entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

- Unit-owners' Association
- Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box

Does the Organization intend to solicit charitable or tax deductible contributions?

- No - no additional form is required
- Yes - the "Charitable Solicitation Registration Statement" is required.
- The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

****Failure to include the required statement form will result in rejection of the filing and could result in late fees.****



BARBARA K. CEGAVSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov
 www.nvsilverflume.gov

Annual or Amended List and State Business License Application - Continued

Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:

CORPORATION, INDICATE THE <u>PRESIDENT</u> :			
KURT BUSER	USA		
Name	Country		
22222 MT. ROSE HWY	RENO	NV	89511
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>DIRECTOR</u> :			
ROLF BUSER	USA		
Name	Country		
22222 MT. ROSE HWY	Reno	NV	89511
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>DIRECTOR</u> :			
KURT BUSER	USA		
Name	Country		
22222 MT. ROSE HWY	Reno	NV	89511
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>TREASURER</u> :			
CAROLE LOVATO	USA		
Name	Country		
22222 Mt. Rose Hwy.	Reno	NV	89511
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>DIRECTOR</u> :			
STEFAN THOMANN	USA		
Name	Country		
22222 MT. ROSE HWY	Reno	NV	89511
Address	City	State	Zip/Postal Code
CORPORATION, INDICATE THE <u>SECRETARY</u> :			
BRIAN SCHUSTERMAN	USA		
Name	Country		
100 West Liberty St., Tenth Floor	Reno	NV	89501
Address	City	State	Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

MT. ROSE DEVELOPMENT COMPANY

Nevada Business Identification # NV19641001718

Expiration Date: 11/30/2023

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 11/14/2022.

Barbara K. Cegavske

Certificate Number: B202211143157591

You may verify this certificate
online at <http://www.nvsos.gov>

BARBARA K. CEGAUSKE
Secretary of State

X BRIAN SCHUSTERMAN

Secretary

11/14/2022

Signature of Officer, Manager, Managing Member,
General Partner, Managing Partner, Trustee,
Subscriber, Member, Owner of Business,
Partner or Authorized Signer *FORM WILL BE RETURNED IF*

Title

Date

UNSIGNED

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The project requested includes using a portion of the site to create a tubing facility, ticket sales and warming hut and associated parking with some overflow parking for the overall Mt. Rose - Ski Tahoe operation. The proposed tubing hill and associated improvements will be located on a portion of APN's 048-112-12 & -13,

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

The required site plan and detail information is provided with this application package.

3. What is the intended phasing schedule for the construction and completion of the project?

The project is proposed to be constructed in one phase.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The area proposed for the tubing facility already possesses improved access from Mt. Rose Highway with right and left turn pockets and an acceleration taper that were previously developed by Mt. Rose - Ski Tahoe. The terrain in the area proposed for the tubing hill is low to moderate in its existing slope, providing an appropriate existing general grade for tubing.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

Mt. Rose - Ski Tahoe has been the "local's" ski area for Truckee Meadows residents for many years. With the addition of the tubing facility, Mt Rose can appeal to the "non-skier" or non-skiing family member of a skier who wishes to enjoy the area. The facility can provide an option with full amenities to visitors and locals who currently use the Tahoe Meadows for tubing. This facility can provide some relief to the intense parking and pedestrian movement issues that exist in the winter along each side of the highway in the Tahoe Meadows.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Additional traffic will be generated by this new use, but the access to the site was previously improved with right and left turn pockets/lanes and a right out acceleration taper. There will be a limitation on number of tubers allowed on the hill at any one time that will moderate and spread out the the number of vehicles accessing the site at any one time.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Landscaping will be provided around the edge of the project area (area of disturbance). Due to the higher elevation location of the facility, variation from standards parking lot landscaping and lighting are requested to provide appropriate access and movement for snow removal. One monument sign, identifying the tubing hill will be provides at the NE corner of the existing project entry. The project narrative covers each of these items in greater detail.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Satellite TV Service
g. Water Service	2 Private Water System, Monitored by NDEP and Washoe County

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	Multiple - See Tab E	acre-feet per year	386.669 (Total combined)
i. Certificate #	Multiple - See Tab E	acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

Mt. Rose Development Company

10. Community Services (provided and nearest facility):

a. Fire Station	Forest Service Fire Station - 16255 Mt. Rose Highway
b. Health Care Facility	Saint Mary's Galena Urgent Medical Center, 18653 Wedge Pkwy, #300
c. Elementary School	Not Applicable - no school impact
d. Middle School	Not Applicable - no school impact
e. High School	Not Applicable - no school impact
f. Parks	Toyabe National Forest
g. Library	Not Applicable - no library impact
h. Citifare Bus Stop	No bus service is provided up Mt. Rose Highway - Some Shuttle Service on Holiday/Peak Use Times

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

Grading will be limited to areas of the site where the new facilities will be placed on currently vacant land.

2. How many cubic yards of material are you proposing to excavate on site?

33,000+/- CY

3. How many square feet of surface of the property are you disturbing?

9.27+/- acres

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

There is 8,000+/- CY of fill material that will be needed for this project. It is anticipated that final grading design (with design level topography) will bring the fill requirement lower and work on other permitted sites at Mt. Rose - Ski Tahoe is expected to be able to provide the necessary fill material.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No. As the Grading Ordinance (Article 438) is currently written, only the smallest of small projects can avoid triggering a special use permit for grading.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

A formal access exists but is not in use to the site. Left and right turn lanes are included at this access. Other than the previously constructed access improvements, no other work/grading has been done on this section of property.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes, all areas proposed to be disturbed by grading are shown on the project plans.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

Existing forest vegetation and slopes upwards from the highway will provide only a filtered view of the proposed improvements and grading from areas off-site.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No. The existing access connects to the Mt. Rose Development Co. properties on the eastern side of SR 431. All land and uses on that side of the highway are dedicated to the ski resort operation.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Steeper graded slopes are all 3:1 with the exception of the grading between the conveyor and the tubing slopes, which will be mechanically treated 2:1 cut slopes. Fiber rolls and water bars will be use on the slopes for revegetation establishment in accordance with USFS standards.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
-----	--	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Yes, Retaining walls will be used to catch grade, where necessary. Rock from site grading will be used to create walls, providing a consistent appearance and coloring with the native soil.

13. What are you proposing for visual mitigation of the work?

The existing forest vegetation along and adjacent to Mt. Rose Highway will provide most of the visual screening. Additional trees will be planted at the development area edge to better screen areas where view openings appear to exist.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

Yes. 122 evergreen trees will be removed with the proposed development.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

USFS procedures will be followed revegetation and erosion mitigation. A dryland seed mix will be used within the project. The proposed mix and pounds per acre is identified in the project narrative.

16. How are you providing temporary irrigation to the disturbed area?

The snowmaking water line will be used for temporary irrigation.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No we have not had a review, but have reached out to WSCD. The project will confirm with USFS requirements for revegetation.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
-----	--	-------------------------------

Table of Contents

Washoe County Development and SUP Application Forms Tab A

Project Narrative Tab B

- Property Location/Site Area 1
- Project Requests 1
- Project Background 3
- Project Overview 4
- Project Schedule/Timing 5
- Master Plan and Zoning 5
- Signage and Lighting 7
- Parking 8
- Access and Traffic 8
- Landscape & Revegetation 8
- Hillside Development Considerations 9
- Existing Site Conditions 10
- Special Use Permit Findings 12

Project Map & Exhibits - Prelim Landscape, Civil Engineering, Building Elevations & Signage Information..... C

Project Reports – Conceptual Drainage Report, Traffic Entry & Access Study & Geotechnical Report..... D

Supporting Information E

- Proof of Property Tax Payment
- State Water Permits and Certificate Information Sheets
- Neighborhood Meeting Summary
- 2012 Approval Letter – SB11-015
- 2019 Approval Letter – WSUP19-0020
- 2019 Approval Letter – WSUP19-0021

Map Envelope (Paper Application, Only)

- Full Size Maps

Property Location/Site Area

Mt. Rose/Ski Tahoe is an existing destination resort ski area that is located in the southwest corner of Washoe County approximately 25 miles south of Reno and approximately 32 miles north of Carson City (refer to the Project Vicinity Map provided on page 2 of this Project Narrative).

Mt. Rose – Ski Tahoe operates on both privately held land, owned by the Mt. Rose Development Company and USFS land under a permit. The proposed project with this application is located entirely on privately held land and presents 9.27+/- acres of development on portions of 2 parcels (APN's 048-112-12 & 13)

Project Requests

This application specifically requests the following special use permits and variation or modification to some of the code standards from the Washoe County Development Code.

Special Use Permit for Use – a special use permit is requested for expansion of an existing destination resort within the TC and PR zoning districts.

Special Use Permit for Major Grading - a special use permit is requested for hillside development major grading relative to the standards set forth in Article 438 of the Washoe County Development Code (WCDC).

The specific sections that are applicable to this request include:

110.438.35 (a)(1) – Grading on slopes less than or flatter than 15%

Area - (i)(C) Grading of an area of more than four (4) acres on a parcel of any size – the overall development area of the site is 9.27 acres.

Volume (ii)(A) Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

Volume (ii)(B) Importation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

110.438.35 (a)(2) – Grading on slopes of 15% or greater (steeper)

Area - (i)(C) Grading of more than two (2) acres on any size parcel

Volume (ii)(A) Excavation of five thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

Volume (ii)(B) Importation of five thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

110.438.35(a)(3) – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper) – Small areas of 30% or steeper slope exist just to the north of the existing access road and within the proposed parking area. These areas can be recognized in the Site and Slope Analysis Map provided in Tab C with this application.

110.438.35(a)(4) Grading to construct a permanent earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback or greater than six (6) feet in height on the remainder of the property. The height of an earthen structure is measured from existing grade at the time of permit issuance. – The only aspect of this standard that needs to be addressed is the 6 foot in height outside of the front yard setback. No grading is proposed within the front setback area.

Variation from the grading standards of the following is also requested:

110.438.45(c) Finish grading varying from natural slope by more than 10 feet in elevation. Variation from this standard typically may occur through a Director's Modification, but it is understood from discussions with County staff that this may be varied through the special use permit process.

110.438.50(a) Riprap is proposed to be used on a portion of the cut slope between the conveyor grading and the tubing slopes. This area will be fully covered by snow and will create a safe, necessary and obvious grade difference between the conveyor and the tubing lanes.

Additional Requests – variation of standards

110.410.25(c) & (g) – requirements for wheel stops and for lighting of parking areas - It is requested wheel stops and curbing not be required within the proposed parking area. Additionally, it is requested that that the requirement to provide illumination of at least one (1) foot candle average also be eliminated for this project. The reason for both requests is based in challenges and damage to improvements or equipment in the process of snow clearing and removal efforts that have to occur frequently at higher elevations. of additional noted relative to lighting, in the setting of the facility (a rural area) the application of suburban/urban level lighting standards is not necessary and would present lighting pollution that would detract from the natural surroundings.

110.412.50(a) & (f) – Requirement for one tree for every 10 parking spaces and the placement of a tree no further than 12 parking spaces apart within a parking area and curbing or wheel stops around planted areas – the rationale for these requested variations from the standard is base in the need for an unobstructed surface for the clearing and removal of snow at this higher elevation than most other parts of Washoe County. 122 trees will be planted around the edge of the developed area and this will only help add to the existing forest vegetation that will remain surrounding the property after development.

Project Background

Mt. Rose Ski Tahoe has a long history dating back to the 1930's when Wayne Paulson built and operated the Mt. Rose Upski and Ski School Tyrol in the area that is now operated by the City of Reno as the Sky Tavern Ski School. During this time, devoted skiers would hike from the area that would become Sky Tavern up to the 9,700' peak of Slide Mountain and would ski the slopes that are now Mt. Rose Ski Tahoe. Over the years, the State of Nevada connected the Mt. Rose Highway all the way over the Mt. Rose Summit to Lake Tahoe, which opened the vehicular access to the area that is now Mt. Rose Ski Tahoe. Two ski areas operated at the mountain between 1964 and 1987 (The Slide Mountain Ski Area and the Mt. Rose Ski Area). The two ski areas were joined in 1987. The joined ski area continues to have a slow and steady growth.

In 2012, approval was granted by the Washoe County Board of Adjustment under SB11-015. This approval granted the following improvements to lifts, skiing terrain, expansion of the Mt. Rose Lodge building, assess improvements, and other improvements and upgrades. This special use permit approval was granted on February 2, 2012, and holds a 15-year approval timeframe due to the broad nature of the facilities for improvement or upgrade and the short construction season at the 8,260' elevation and above.

Subsequently, an additional special use permit was approved on December 5, 2019, under WSUP19-0020 and WSUP19-0021. These 2019 SUPs included the following improvements: a new Lakeview chairlift, a 5M gallon water tank, new ski patrol building, an expansion to the Winters Creek Lodge and other minor facilities and clearing in association with the project and mountain operations. Two separate applications were processed as some of the improvements included federal land while most of the improvements were held entirely on privately owned land. These approvals were granted for a period of 8 years from the date of approval to conform to the remaining timeframe for the 2012 SUP approval.

Project Overview

The Mt. Rose – Ski Tahoe Tubing Hill is proposed to include a sloped area to accommodate for up to 15 tubing lanes, a conveyor that will transport tubers up the hill, a warming hut/ticket sales building that is anticipated to be up to 9,000 SF in size, and associated parking to accommodate tubers and provide additional or overflow parking for Mt. Rose skiers.



The tubing hill is anticipated to operate Friday – Sunday (and holidays) offering sessions where people would make reservations to come up and tube. There will be a fixed capacity per session, which will keep the total number of tubers and their associated vehicles to a regulatable level, rather than everyone showing up at one time on a nice day.

The location of the ticket sales/warming hut for the Tubing Hill will provide food and beverage services to the snow tubers as well as being able to provide service to the snow skiers due to its location near the terminus of the Wizard chair lift and accessible to ski runs that can take a skier to the Mt. Rose lodge. This alternative food and bathroom location is expected to relieve some of the peak time pressure from the Mt. Rose Lodge.

The Tubing Hill will function as an additional winter sport offering by Mt. Rose – Ski Tahoe to help diversify their business and offer greater opportunities for winter recreation to locals and area visitors. The tubing hill is anticipated to relieve some of the pressure that is placed on the Tahoe Meadows and will provide a safer parking environment than is the case in the meadows along Mt. Rose Highway. A couple images are provided below of typical parking along Mt. Rose Highway during the winter.



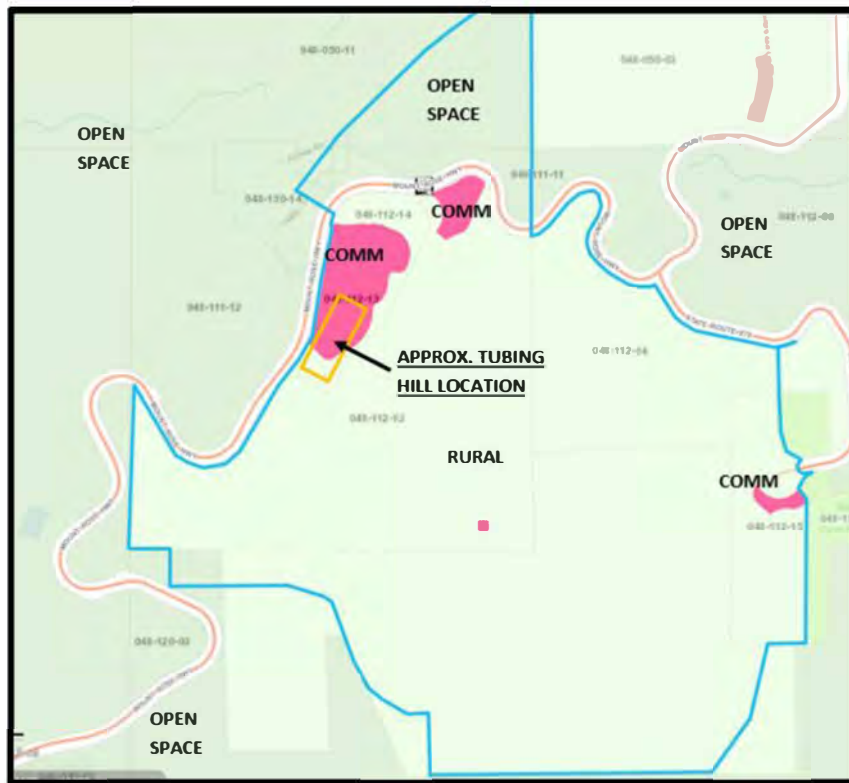
Project Schedule/Timing

The proposed tubing hill is proposed to be constructed in one building season with the goal being to construct during the 2024 construction season and be open by Thanksgiving of 2024.

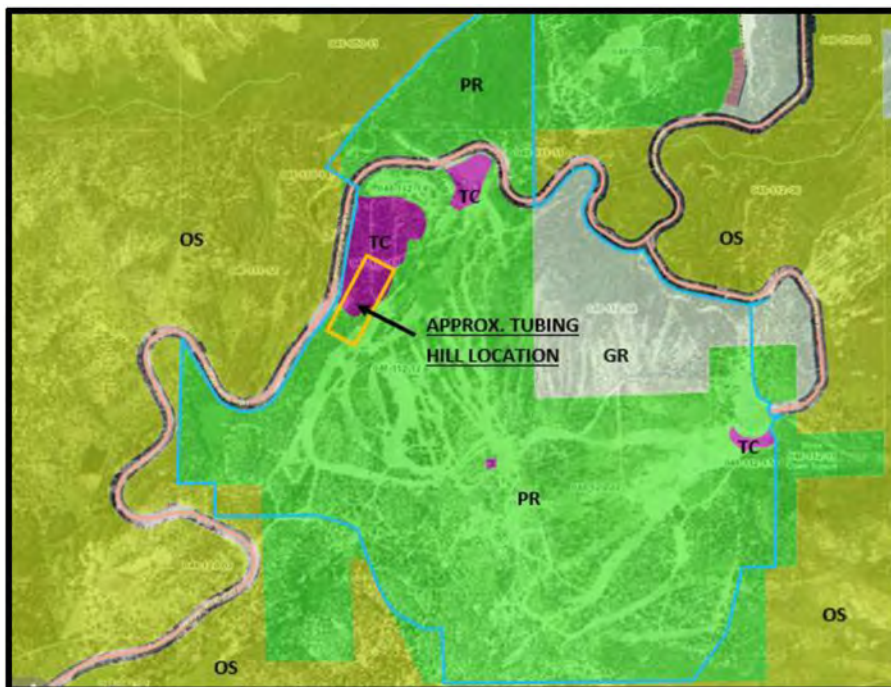
Master Plan and Zoning

The property where the Tubing Hill is proposed is Master Planned Commercial and Rural. The associated zoning designations on the proposed development area are Tourist Commercial (TC) and Parks and Recreation.(PR). The proposed use is allowed under these designations. A copy of the Washoe County Master Plan and Zoning Maps are provided as exhibits, below showing the approximate location of the proposed tubing hill as well as the Mt. Rose – Ski Tahoe boundary.

Master Plan Map Exhibit



Zoning Map Exhibit



Lighting - Lighting will be provided only where necessary and would largely be for safety and access at buildings. Any lighting that is provided will be architecturally compatible with the lighting that is currently in use at Mt. Rose - Ski Tahoe and/or compatible with the associated building architecture and will be conformant with Article 414 of the Washoe County Code. A variation to the code standard regarding lighting has been made part of this application request.

Parking

Parking for the tubing hill will be provided adjacent to and directly north of the tubing slope. A parking area containing 375 parking spaces (363 standard spaces and 12 accessible spaces) has been designed in the preliminary plans. It is expected that this parking area will be larger than will be needed for the tubing hill, alone and it is expected that some spaces in this parking area will be used by skiing customers as a ski trail exists directly to the east of the parking lot where one can ski directly to the Mt. Rose lodge to purchase a lift ticket.

Access and Traffic

Access to the tubing hill will be provided at a previously constructed access point off Mt. Rose Highway. This access is one of the three points of access that are allowed per Forest Area Plan Policy F.4.2.e. This access point has a left and right turn lane already constructed. A Traffic Entry and Access Study has been prepared with this application and is provided in Tab D with this package. The anticipated peak hour trips associated with the tubing hill are 46 AM and 76 PM trips.

Landscape & Revegetation

The 9.27+/- acre development area was assessed for existing trees. The site will need to be regraded from current conditions, which will eliminate most of the existing trees and lower-level vegetation. It is estimated that 122+/- trees currently exist within the development area. A tree count was conducted within the proposed development area with the following results. Dead or dying trees were not included in the count:

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

Following are a couple of photos from the interior of the site, one looking toward the proposed tubing hill and one toward the parking area.



Revegetation of graded areas will occur to the acceptance of Washoe County and the USFS (on forest service land). Following is a seed mixture that is proposed for use on the project and has been used on other areas of the Mt. Rose-Ski Tahoe site and is acceptable to the USFS.

REVEGETATION SEED MIX

SCIENTIFIC NAME (LB/ACRE)	COMMON NAME	PURE LIVE SEED
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

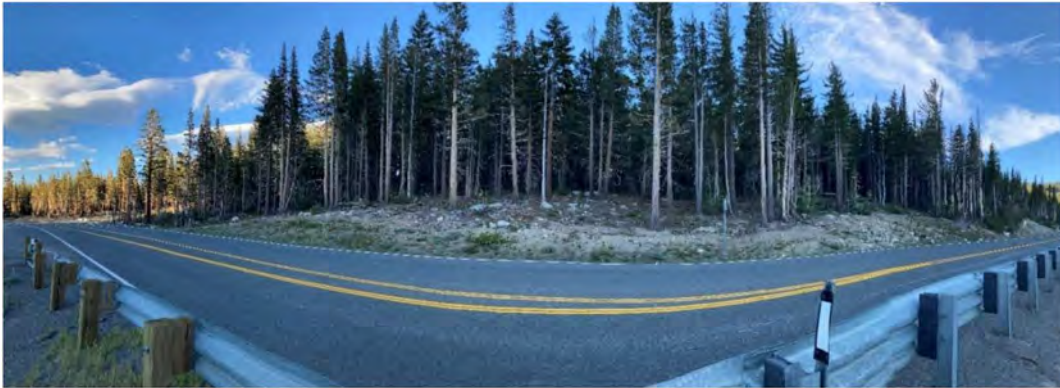
Hillside Development Considerations

The project development area contains slopes steeper than 15% on +/-25.5% of the site. As such, the project requires review under the Hillside Development ordinance (Article 424 of the WDCD). 110.424.15 of the Hillside Ordinance requires that a Site Analysis be provided. This mapping and review information is provided on the Site and Slope Analysis Map contained in Tab C with this application.

Existing Site Conditions

Following are photos of the existing site where the new tubing hill is proposed. Photos are provided from the Mt. Rose Highway corridor, viewing existing traffic access improvements and existing vegetation and screening for the future tubing hill facilities and parking.

Maintenance Building Location Site Photos



View of existing trees within and at edge of Mt. Rose Highway, view is section of highway frontage south of the existing access from highway. Tubing hill will be located within treed area of photo approximately 150 feet off highway pavement edge. Partial to full screening would be expected given the elevation difference from the highway to the tubing hill (approximately 60 feet) and remaining and proposed enhanced vegetation, after construction.



View of existing trees within and at edge of Mt. Rose Highway, view is section of highway frontage north of the existing access from highway. Parking lot area will be located within treed area of photo approximately 150 feet off highway pavement edge. Partial to full screening would be expected given the existing, remaining vegetation and proposed enhanced vegetation, after construction.

MT. ROSE/SKI TAHOE TUBING HILL

SPECIAL USE PERMIT NARRATIVE



View to the west from a point near the end of the proposed tubing hill. The existing access road and Mt. Rose Highway can be seen in the photo.



View toward the north across the flatter portion of the site where the parking lot is proposed to be located.

Special Use Permit Findings

Article 810 of the Washoe County Development Code identifies findings that must be made in order to approve a special use permit. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(1) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

The proposed uses and grading proposed with this special use permit are consistent with the Parks and Recreation and Tourist Commercial zoning designations which is consistent with the Rural and Commercial Master Plan Designations on the property. More specifically, the policies, and associated findings, outlined in Goal Four: Mount Rose Resort Services Area (MRRSA) are addressed. In particular, F.4.2 (a-n) (Reviewed in question #2).

(2) The proposed development is consistent with the following policies of the Forest Area Plan:

The Mt. Rose Ski Tahoe is located within the Mt. Rose Resort Service Area as defined by the Forest Area Plan of the Washoe County Comprehensive Plan

Goal Four: Mount Rose Resort Services Area (MRRSA). To preserve the important role of resort destinations in the community character of the Forest planning area and to promote the economic viability of resort destination activities, the Mount Rose Resort Services Area is designated on the Character Management Plan map. In order to achieve this goal, the following policies will apply to this area:

Goal Four and the associated policies that are applicable with this application request are met with this project.

F.4.1 The parcels designated Mt. Rose Resort Services Area are identified on the Forest Master Plan map as Parks and Recreation (PR) and Tourist Commercial (TC).

This holds true at the time of this submittal.

F.4.2 Mt. Rose Resort Services Area Conceptual Development Standards. These standards and guidelines of the Mt. Rose Resort Services Area are intended to form the basis for the future development of the Mount Rose Resort Services Area. This language is not intended to represent the only alternative for accomplishing the concept it embodies.

- a. Applicability. The Mt. Rose Resort Services Area MRRSA applies to ±477.2 acres and includes but may not be limited to the properties identified on the Forest Area Plan Character Management Plan map identified as the Mount Rose Resort Services Area.

The proposed project is within the MRRSA.

- b. Purpose and Intent. The purpose of the MRRSA is to establish and define the characteristics, uses and limitations for the long term master plan of the Mt. Rose-Ski Tahoe Resort in concert and consistent with the United States Forest Service (USFS) Plan that has been adopted by the USFS (Mt. Rose/Slide Mt. Master Development Plan, October 2003). Mt. Rose-Ski Tahoe has served for more than 44 years as the local ski resort for the residents of Washoe County. It has also benefited the tourism sector of the local economy by providing a recreational experience that is not typically found in close proximity to urban areas. The MRRSA is intended to recognize the long term needs of Mt. Rose-Ski Tahoe to modernize and remain competitive in the dynamic ski resort industry while assuring the goals and policies of the Truckee Meadows Regional Plan and the Washoe County Master Plan are achieved.

The proposed tubing hill will allow Mt. Rose – Ski Tahoe to Remain competitive in the dynamic ski resort industry with the addition of a complementary use.

- c. Procedures. Development within the MRRSA will follow the review procedures (i.e. tentative maps, special use and administrative permits) as they are established in the Washoe County Development Code for the land uses designations included in the MRRSA.

This SUP application and review process assure that this policy is being met.

- d. Land Use Designations. A possible approach to the designation of land uses is shown below. The ultimate designation of land uses will permit the establishment of various forms of lodging, including interval or timeshare units.

LAND USE DESIGNATION ACRES

Parks and Recreation 413.5 Tourist Commercial 44.7

The current SUP request does not include lodging nor timeshares

- 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). The Mt.

Rose Base Lodge side of the resort is served by a private internal loop road that will ultimately connect the Lodge, parking areas and condominiums. The Slide Lodge obtains access from a public road (State Route 878) that extend from its intersection with Mt. Rose Highway to the Slide Lodge and parking area. The existing accesses from Mt. Rose Highway to the Mt. Rose Base Lodge and Slide Bowl Lodge will remain. A third approved access to Mt. Rose, which is approximately one-quarter (1/4) mile south of the Mt. Rose Base Lodge access, will be constructed in 2009 pursuant to the approved special use permit. These three access points are designed to adequately handle the long-term needs of the resort.

The third identified access in this policy is the one that will be used for this project.

- f. Employee Transportation and Housing. Because it is located in close proximity to an urban area, Mt. Rose-Ski Tahoe creates no significant demand for on-site employee housing. The approximately 40 full time employees of the resort own homes in the Truckee Meadows and Washoe Valley. Seasonal and part time employees consist of college and high students that attend schools in the Truckee Meadows. The resort will provide on-site housing for caretaker, avalanche control and snow removal staff (3-6 units).

As necessary, sleeping arrangement can be made available for avalanche control or snow removal, but this is in major storm events and is a rare occurrence.

- g. Infrastructure. The MRRSA is currently served by a private water system, public sewerage (Washoe County) and electricity. This existing infrastructure, particularly the sewer and water improvements, is sized to meet only the level of development contemplated in the MRRSA. Therefore, it cannot promote the expansion of surrounding development outside the MRRSA.

The current water system supports the current development and the proposed additional construction with this application will not exceed the capacity of the existing systems.

- h. Primary Activity. The primary activity of the MRRSA is, and will remain, alpine skiing and associated snow sports that are a function of the elevation and topography of the site.

The proposed tubing hill is an "associated snow sport."

- i. Design Criteria. Any development applications shall include details of the design criteria and architectural details of the project and will be consistent with the development standards for the specific land use designations as they are established in the Washoe County Development Code.

Architectural elevations of the proposed buildings have been provided with the application to be consistent with the more recent existing architecture of the Mt. Rose Ski Tahoe Resort and with the design standards of the Washoe County Development Code.

- 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.

Design of the project is considerate of this policy. The tubing hill, where moderate to steeper grades are needed is where the 30% or steeper slopes will be disturbed. The parking area was located within an area that is predominately comprised of 0-15% slopes.

- k. Residential Development. Residential uses will be primarily intended for transient guests who will use the ski resort and will consist of not more than 440 "ski-in/ski-out" condominium units.

The current SUP request does not include lodging nor timeshares that the resort has not grown to that level, yet.

- l. Accessory Uses. Accessory uses must not meet or exceed the scale of the primary ski resort use within the MRRSA. They will be designed to meet the needs of the anticipated customer base of the resort and not be of a size or scale such that they would promote the development of properties surrounding the resort.

The tubing hill could be seen as an accessory use to the primary ski resort. This addition to the resort will help to meet the changing needs of the customers and will diversity the customer base to help with the overall economic vitality of the resort.

- m. Mt. Rose Scenic Corridor. A 100-foot open space setback along the Mt. Rose Highway frontage will be provided to implement the objectives of the Mt. Rose Scenic Corridor established in the Forest Area Plan. With the exception of the two access

driveways on Mt. Rose Highway and the existing Mt. Rose Lodge parking lot, this 100-foot setback will be retained as undisturbed open space.

No grading is proposed within 100 feet of the Mt. Rose Highway right-of-way.

- n. Sustainability. All new construction shall use construction best practices to implement “green” development standards that are appropriate for the location of the resort.

The project is designed to have a detention basin at the north end of the parking lot to collect runoff from the new, proposed impervious surface. Overall, the resort has a runoff retention system that captures stormwaters and runoff such that it can be absorbed back into the ground, thus helping to recharge the aquifer.

F.4.3 The development standards of the MRRSA shall be implemented through either the special use permit or development agreement process as established in the Washoe County Development Code.

This SUP application allows for the implementation of the development standards of the MRRSA.

Goal Six: Resources key to the preservation and implementation of the character described in the Character Statements will be protected and where possible, enhanced.

F.6.2 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that recreational, educational and scientific activities based on the area’s key resources will be supported and encouraged, particularly where those activities contribute to the character of the local community and are beneficial to the broader region. Washoe County will work with private landowners and developers to ensure that the goals of the Regional Open Space Plan are met and adhered to. The County will explore alternative funding sources for acquisition, maintenance, and operation.

The Mt. Rose Ski Tahoe Resort is a unique resource for primarily recreational activities and the goal of preserving and enhancing the area dovetails with this finding to support activities that contribute to the character of the area.

Goal 8: Maintain and enhance the scenic value of the State Route 431 corridor.

F.8.1 The State Route (SR) 431 corridor through the planning area is designated a Scenic Corridor as depicted on the Forest Character Management Plan map. The intent of the Scenic Corridor is to:

- a. Promote the preservation and enhancement of the scenic nature of the corridor.

- b. Limit and manage the establishment of uses incompatible with the scenic nature of the corridor.
- c. Ensure that development within the corridor does not diminish the distant vistas available along the corridor.
- d. Ensure that development within the corridor enhances the near vistas available along the corridor and does not create a tunnel effect.
- e. Promote the corridor as a community and regional asset.

The proposed tubing hill and associated improvements will have only limited/filtered visibility from the Mt. Rose Highway due to existing, remaining forest and vegetation which will be complimented with enhanced plantings along the western side of the development area.

F.8.3 To enhance the visitor and resident experience, Washoe County will encourage recreational facilities such as trails, trailheads, and scenic viewpoints.

The proposed tubing hill will provide a diversified recreational experience for locals and area visitors.

(3) Improvements. 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;

F.4.2(g) Infrastructure. The MRRSA is currently served by a private water system, public sewerage (Washoe County) and electricity. This existing infrastructure, particularly the sewer and water improvements, is sized to meet only the level of development contemplated in the MRRSA. Therefore, it cannot promote the expansion of surrounding development outside the MRRSA.

The Mt. Rose Ski Tahoe tubing hill is proposed to be accessed via State Route 431/Mt. Rose Highway at an existing access point that includes left and right turn lanes. Water and sewer service exists and will be extended to the development. The extension of these utility lines can be seen on the civil site/grading plan provided with this application.

(4) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

The existing contours of the site are generally good for the slopes needed for a tubing hill. It is necessary to provide grading to make sure that the natural undulation can be normalized for appropriate tubing and parking lot surfaces.

(5) Issuance Not Detrimental. 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;

Given that there is an existing, substantially improved access to the site and the project will open outdoor winter recreational opportunities to more locals and visitors that might not try snow tubing; it is not foreseen that any detriment would be felt by the existence and operation of this proposed project.

(6) 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.

There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.

LANDSCAPE DATA

- JURISDICTION: WASHOE COUNTY
- 048-112-12 = 340,830 ACRES
 - 048-112-13 = 41,420 ACRES
- DISTURBED SITE AREA: 402,255 SQ FT (9.27 ACRES)
- APN: 048-112-12 = 23,070 SQ FT (0.53 ACRES)
 - APN: 048-112-13 = 379,285 SQ FT (8.71 ACRES)
- ZONING: APN 048-112-12 TC 3% / PR 97%
- ZONING: APN 048-112-13 TC 75% / PR 25%
- (TOURIST COMMERCIAL / PARKS AND RECREATION)
- TREES TO BE REMOVED = 122
- PROPOSED TREES = 122

PLANT LEGEND

- TREES TO BE REMOVED¹ = 122
- TREES TO REMAIN² = 6
- TREE LOCATIONS ARE APPROXIMATE
- EVERGREEN TREE VARIETIES = 94
 - PINUS CONTORTA / LOGSPOLE PINE
 - PINUS JEFFREYI / JEFFREY PINE
 - PINUS LAMBERTIANA / SUGAR PINE
 - PINUS PONDEROSA / PONDEROSA PINE
 - PINUS STROBUS / BLISTER RUST RESISTANT WHITE PINE
 - TSUGA HETEROPHYLLA / WESTERN HEMLOCK
- DECIDUOUS TREE VARIETIES = 23
 - ALNUS RHOMBIFOLIA / WHITE ALDER
 - POPULUS TREMULOIDES / SQUAKING ASPEN
- RE-VEGETATION AREAS - SEE SEED BLEND BELOW



GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. TREES
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES
 - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION AND PROVIDED AT THE DISCRETION OF THE OWNER.
3. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
4. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
5. PLANTING PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER LOCAL AGENCY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

RE-VEGETATION SEED MIX

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



Copyright © 2023 by L.A. Studio Nevada, LLC

L.A. Studio Nevada
 the landscape architecture studio
 1557 C Street Sparks, NV 89431 (775) 323-2223 NV PIA #140
 www.la-studio.com

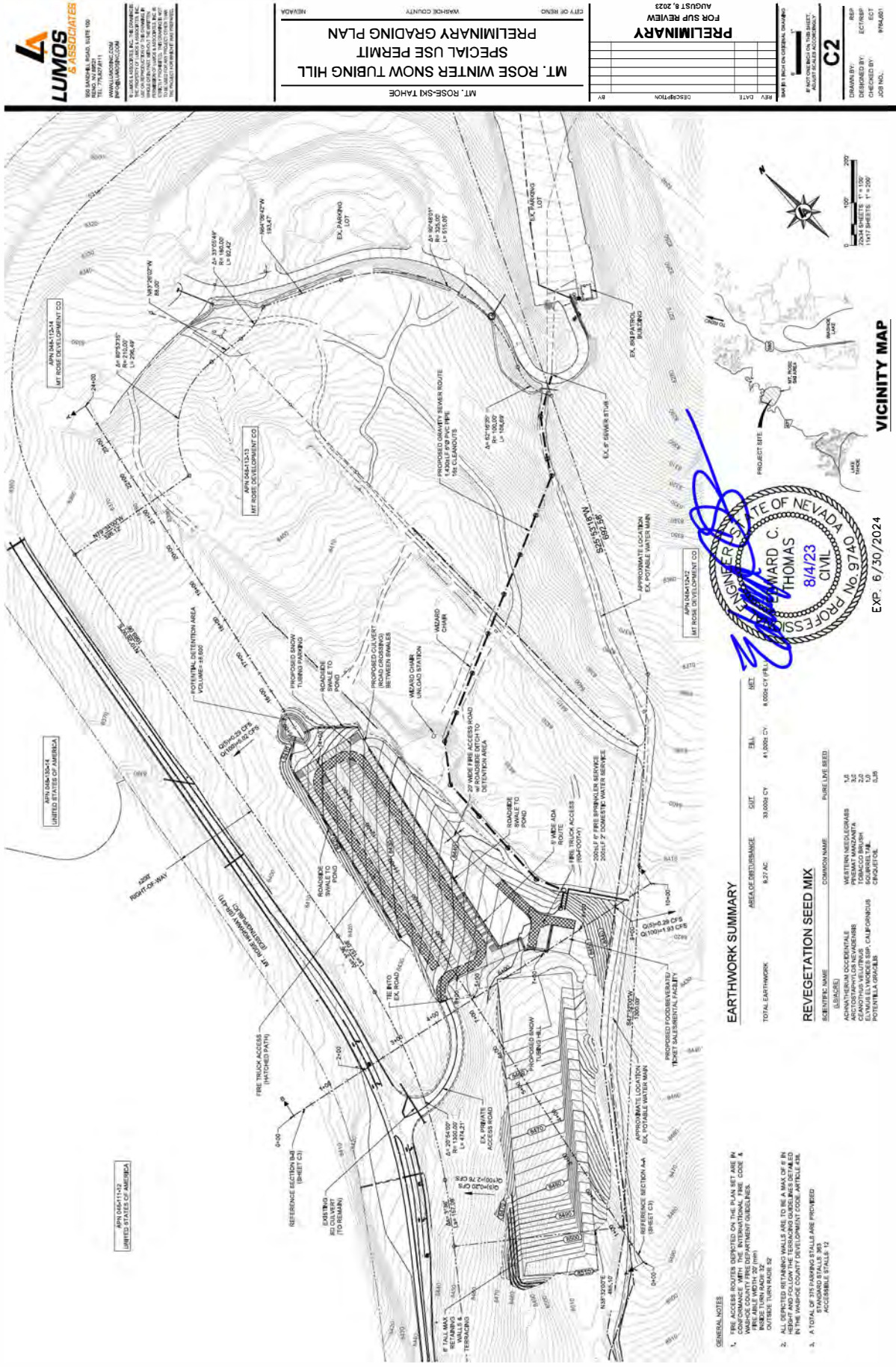


Preliminary Landscape Exhibit
MOUNT ROSE TUBING HILL
 Lumos & Associates

No.	Revision	Date

LA No: 200-001-04-20
 Designer: KSD
 Drawn: KSD
 Checked: MAC
 Date: 06/11/2023

Sheet: **L1** of 1

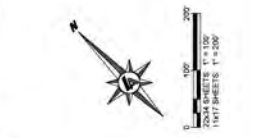


LUMOS & ASSOCIATES
 800 SANDHILL ROAD, SUITE 100
 WASHINGTON, NEVADA 89002
 TEL: 725.827.1111
 WWW.LUMOS.COM
 WWW.LUMOS.COM
 WWW.LUMOS.COM

**MT. ROSE WINTER SNOW TUBING HILL
 SPECIAL USE PERMIT
 PRELIMINARY GRADING PLAN**

PRELIMINARY
 FOR SUP REVIEW
 AUGUST 8, 2023
 CITY OF HENO
 WASHINGTON COUNTY
 NEVADA

C2
 DRAWN BY: [blank]
 DESIGNED BY: [blank]
 CHECKED BY: [blank]
 APPROVED BY: [blank]



EARTHWORK SUMMARY

ITEM	QUANTITY	UNIT
TOTAL EARTHWORK	82.7 AC	AC
SOIL	31,000	CY
FILL	4,000	CY
ROCK	0	CY

REVEGETATION SEED MIX

SEED TYPE	PERCENTAGE
NUTSEDGE	1.5%
YELLOW PINES	3.2%
GAMBEL'S QUERCUS	2.2%
GAMBEL'S OAK	2.2%
GAMBEL'S PINE	2.2%
GAMBEL'S JUNIPER	2.2%
GAMBEL'S CEDAR	2.2%
GAMBEL'S FIR	2.2%
GAMBEL'S SPRUCE	2.2%
GAMBEL'S HEMLOCK	2.2%
GAMBEL'S LARCH	2.2%

GENERAL NOTES

- FIRE ACCESS ROUTES DEPICTED ON THE PLAN SET ARE IN ACCORDANCE WITH THE FIRE SAFETY CODE AND THE WASHINGTON COUNTY FIRE DEPARTMENT ORDINANCES. FIRE ACCESS ROUTES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
- ALL DEPICTED RETAINING WALLS ARE TO BE A MAX. OF 8' IN HEIGHT AND FOLLOW THE TERRACING SURFACES DETAIL IN THE WASHINGTON COUNTY DEVELOPMENT CODE, ARTICLE 17.1. ALL RETAINING WALLS SHALL BE FINISHED WITH STANDARD STALLS 12" ACCESSIBLE STALLS 12".

SITE ANALYSIS

110.424.15(a)(1) TOPOGRAPHIC FEATURES ARE SHOWN HEREON.

110.424.15(a)(2) A GEOTECHNICAL INVESTIGATION IS INCLUDED IN THE APPLICATION.

110.424.15(a)(3) A GEOTECHNICAL INVESTIGATION IS INCLUDED IN THE APPLICATION.

110.424.15(a)(4) THERE ARE NO SIGNIFICANT HYDROLOGIC CONDITIONS OR RESOURCES ON THE PROPOSED PROJECT SITE.

110.424.15(a)(5) THE SITE IS IDENTIFIED TO HAVE A GENERAL LAND COVER OF CONIFEROUS FOREST WITH SOME MIXTURE OF PINYON, JUNIPER AND SAGE BRUSH. NO RARE AND ENDANGERED SPECIES AND GENERAL PLAN COMMUNITIES HAVE BEEN IDENTIFIED OR ARE KNOWN TO EXIST ON THE PROPOSED PROJECT SITE.

110.424.15(a)(6) REVIEW OF THE WASHOE COUNTY MASTER PLAN CONSERVATION ELEMENT SECTION, SEPTEMBER 9, 2010 SHOWS THAT THE SITE IS LOCATED WITHIN YEAR-ROUND BLACK BEAR AND SUMMER FOR MULE DEER HABITAT. DEVELOPMENT IS LIMITED TO GRADING OF THE SITE AND THE ADDITION OF ONE SMALL BUILDING ON THE PROPOSED PROJECT SITE. THE SITE WILL ALLOW FOR THESE HABITATS TO CONTINUE TO EXIST WITHOUT IMPACT.

110.424.15(a)(7) THE PROPOSED PROJECT SITE IS PROTECTED BY CONIFEROUS FOREST. FILTERED VIEWS OF THE PROJECT SITE MAY BE VISIBLE FROM MT. ROSE HIGHWAY. THE PROJECT MAY BE PARTIALLY VISIBLE FROM THE HIGHEST PEAKS WITHIN ONE MILE OF THE SITE BUT WILL BE FILTERED BY FOREST.

110.424.15(a)(8) THE PROPOSED PROJECT USE WILL BE FOR MOUNTAIN SNOW SPORTS. THE NATURAL TERRAIN PROVIDES GROUND SLOPES THAT ARE NECESSARY FOR THESE ACTIVITIES.

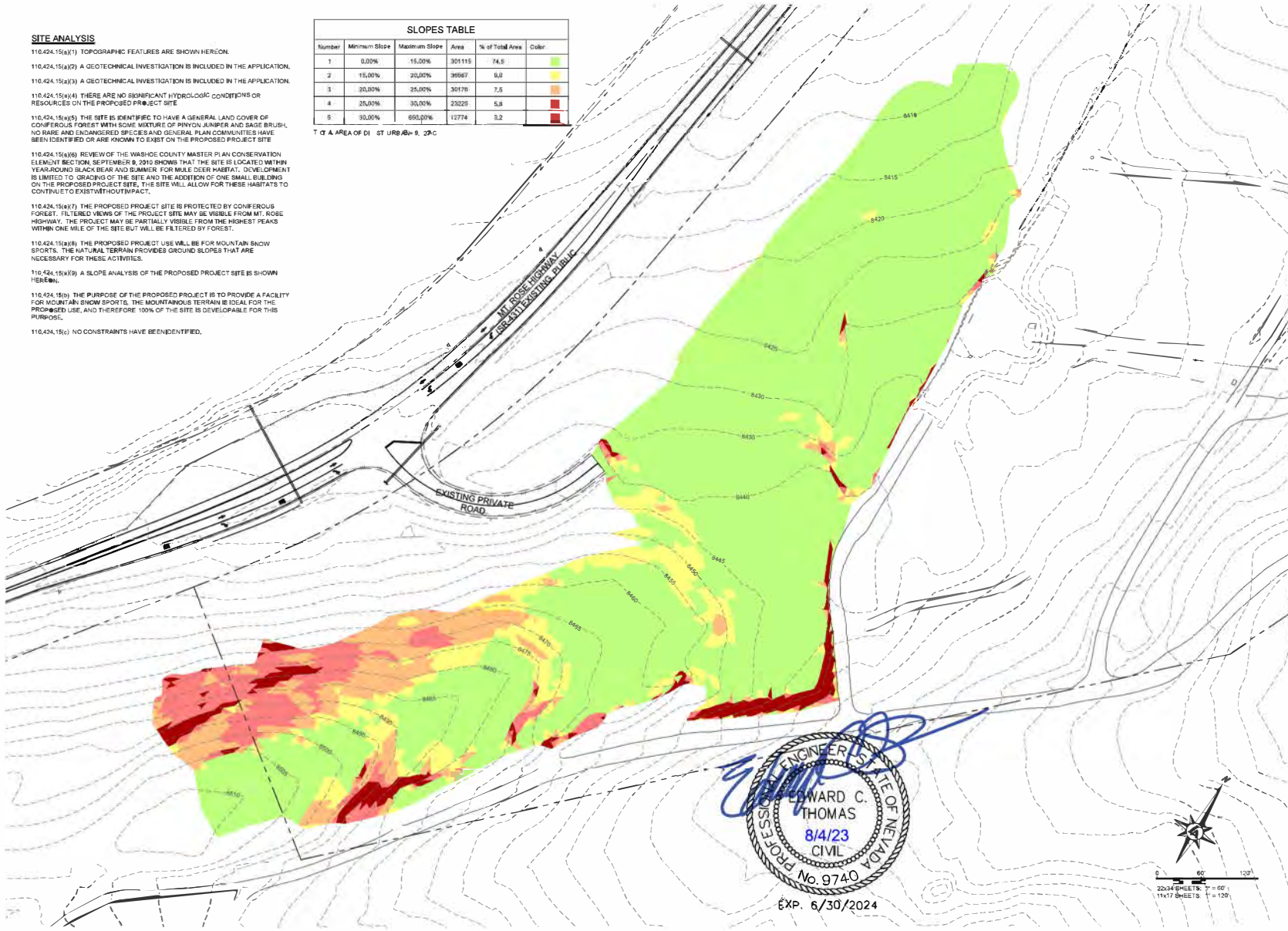
110.424.15(a)(9) A SLOPE ANALYSIS OF THE PROPOSED PROJECT SITE IS SHOWN HEREON.

110.424.15(b) THE PURPOSE OF THE PROPOSED PROJECT IS TO PROVIDE A FACILITY FOR MOUNTAIN SNOW SPORTS. THE MOUNTAINOUS TERRAIN IS IDEAL FOR THE PROPOSED USE, AND THEREFORE 100% OF THE SITE IS DEVELOPABLE FOR THIS PURPOSE.

110.424.15(c) NO CONSTRAINTS HAVE BEEN IDENTIFIED.

SLOPES TABLE					
Number	Minimum Slope	Maximum Slope	Area	% of Total Area	Color
1	0.00%	15.00%	301115	74.5	Light Green
2	15.00%	20.00%	39567	9.0	Yellow
3	20.00%	25.00%	30170	7.5	Orange
4	25.00%	30.00%	23225	5.8	Red-Orange
5	30.00%	60.00%	12774	3.2	Red

TOTAL AREA OF DISTURBANCE: 29.0 AC



EDWARD C. THOMAS
 8/4/23
 CIVIL
 No. 9740

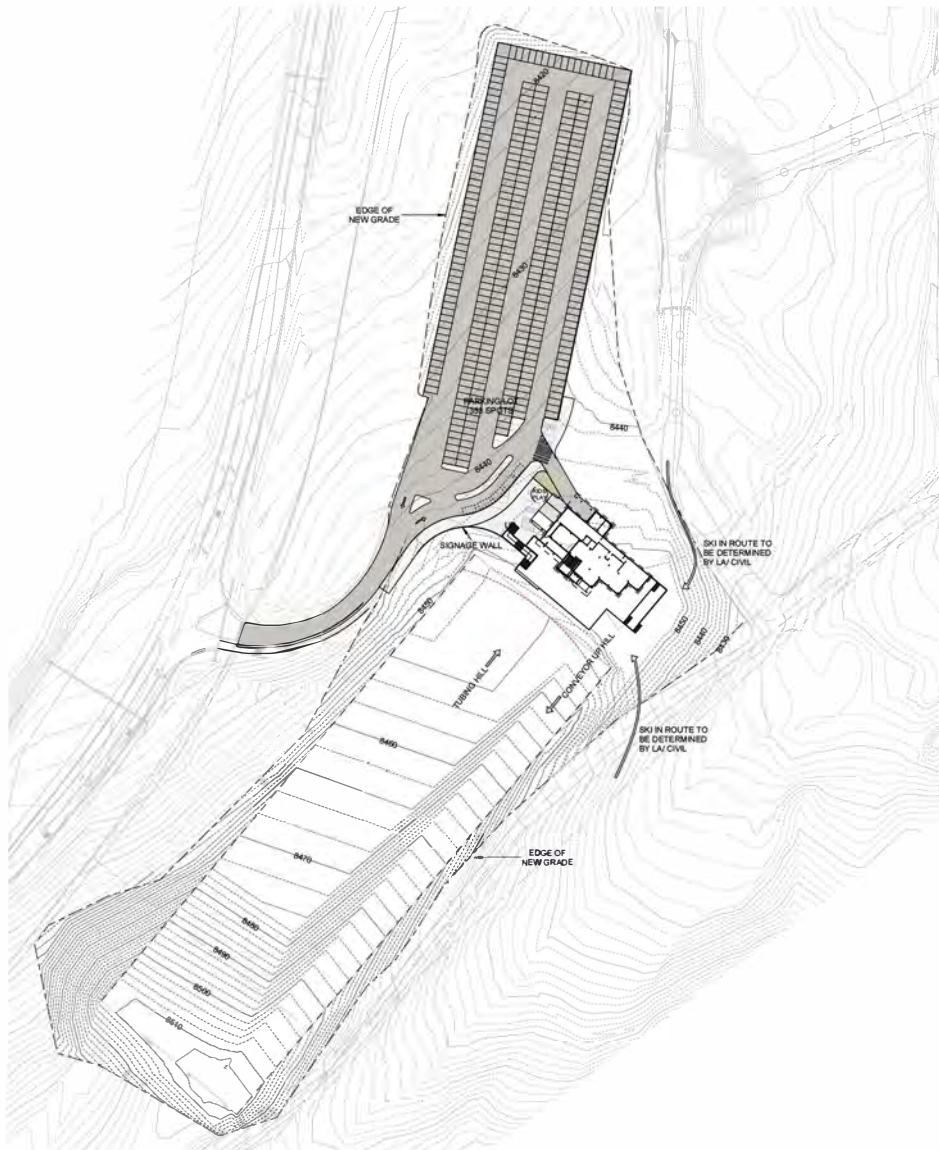
EXP. 6/30/2024

LUMOS & ASSOCIATES
 800 SANDHILL ROAD, SUITE 100
 RENO, NV 89502
 TEL: 775.827.9111
 WWW.LUMOSINC.COM
 INFO@LUMOSINC.COM

© LUMOS & ASSOCIATES, INC. THE DRAWINGS ARE THE PROPERTY OF LUMOS & ASSOCIATES, INC. NO USE OR REPRODUCTION OF THE DRAWINGS IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE DRAWINGS SET FORTH ARE FOR PRELIMINARY REVIEW ONLY. THE PROJECT PERMITS HAVE NOT YET BEEN PREPARED.

BY: _____
 DESCRIPTION: _____
 REV. DATE: _____
 PRELIMINARY FOR SUP REVIEW
 AUGUST 8, 2023
 MT. ROSE SKI TANCE
 MT. ROSE WINTER SNOW TUBING HILL
 SPECIAL USE PERMIT
 SITE AND SLOPE ANALYSIS MAP
 WASHOE COUNTY
 CITY OF RENO
 NEVADA

DRAWN BY: RSP
 DESIGNED BY: ECTRSP
 CHECKED BY: ECT
 JOB NO.: 9764.001
 2024 SHEETS: 7 OF 60
 11x17 SHEETS: 1 OF 100
 1" = 100'
 1" = 100'
C4



1 OVERALL SITE PLAN
1" = 80'-0"



bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS
300 MONTGOMERY STREET, SUITE 600
SAN FRANCISCO CA 94104

(C) 2023 BSA ARCHITECTS INC
"All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect."

**MT ROSE TUBING
LODGE**

ISSUE
SPECIAL USE PERMIT

RELEASE DATE
08.08.2023

REVISIONS

PROJECT NO.
MADE BY Author
REVIEWED BY Checker

**OVERALL SITE
PLAN**



A0.01



1 ENLARGED SITE PLAN
1" = 30'-0"



bull stockwell allen
ARCHITECTURE • PLANNING • INTERIORS
300 MONTGOMERY STREET, SUITE 600
SAN FRANCISCO CA 94104

(C) 2023 BSA ARCHITECTS INC
"All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect."

MT ROSE TUBING LODGE

ISSUE
SPECIAL USE PERMIT

RELEASE DATE
08.08.2023

REVISIONS

PROJECT NO.
MADE BY: Author
REVIEWED BY: Checker

ENLARGED SITE PLAN

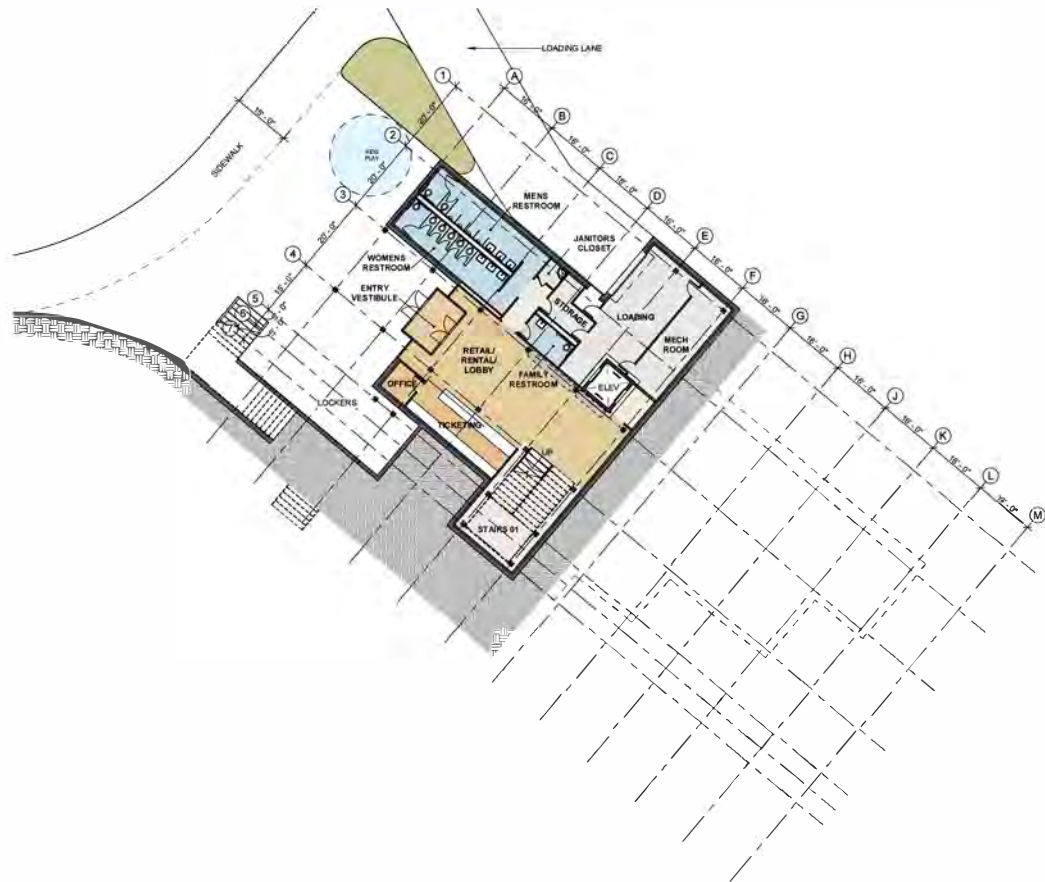


A0.02



bull stockwell allen
 ARCHITECTURE • PLANNING • INTERIORS
 300 MONTGOMERY STREET, SUITE 800
 SAN FRANCISCO CA 94104

(C) 2023 BSA ARCHITECTS INC
 "All drawings and written material appearing
 herein constitute the original and unpublished
 work of the architect and the same may not be
 duplicated, used, or disclosed without the written
 consent of the architect."



① LEVEL 1
 1/16" = 1'-0"

**MT ROSE TUBING
 LODGE**

ISSUE
 SPECIAL USE PERMIT

RELEASE DATE
 08.08.2023

REVISIONS

PROJECT NO.
 MADE BY: Author
 REVIEWED BY: Checker

FLOOR PLAN

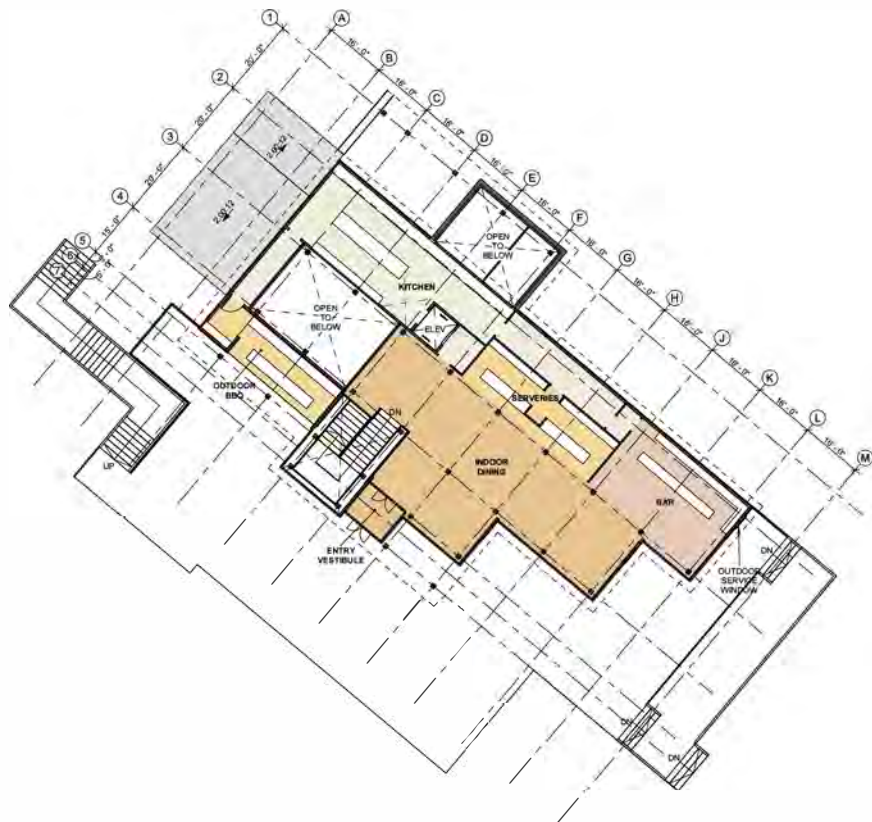


A2.01



bull stockwell allen
 ARCHITECTURE • PLANNING • INTERIORS
 300 MONTGOMERY STREET, SUITE 600
 SAN FRANCISCO CA 94104

(C) 2023 BSA ARCHITECTS INC
 *All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect.



① LEVEL 2
 1/16" = 1'-0"

**MT ROSE TUBING
 LODGE**

ISSUE
 SPECIAL USE PERMIT

RELEASE DATE
 08.08.2023

REVISIONS

PROJECT NO.
 MADE BY: Author
 REVIEWED BY: Checker

FLOOR PLAN



A2.02



bull stockwell allen
ARCHITECTURE • PLANNING • INTERIORS
300 MONTGOMERY STREET, SUITE 800
SAN FRANCISCO CA 94104

(C) 2023 BSA ARCHITECTS INC
"All drawings and written material appearing
herein constitute the original and unpublished
work of the architect and the same may not be
duplicated, used, or disclosed without the written
consent of the architect."

**MT ROSE TUBING
LODGE**

ISSUE
SPECIAL USE PERMIT

RELEASE DATE
08.08.2023

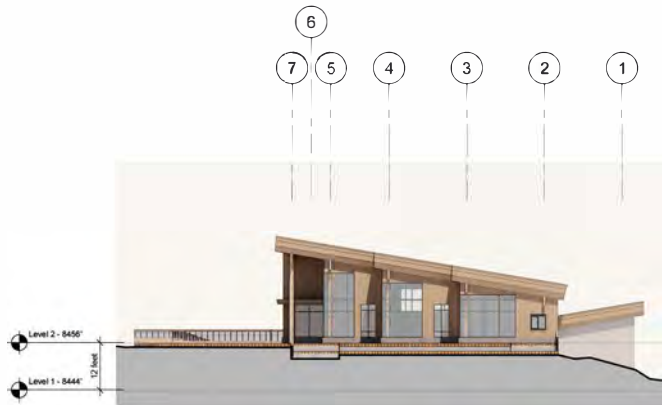
REVISIONS

PROJECT NO.
MADE BY: Author
REVIEWED BY: Checker

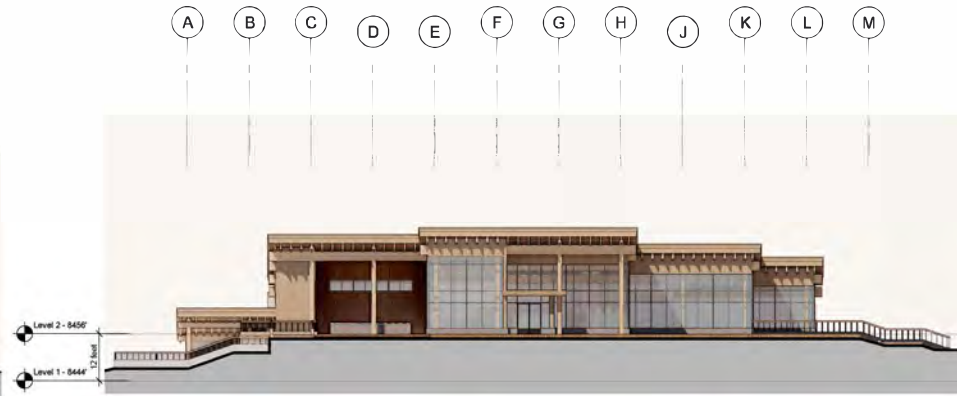
**EXTERIOR
ELEVATIONS**

A3.01

**WSUP23-0024
EXHIBIT E**



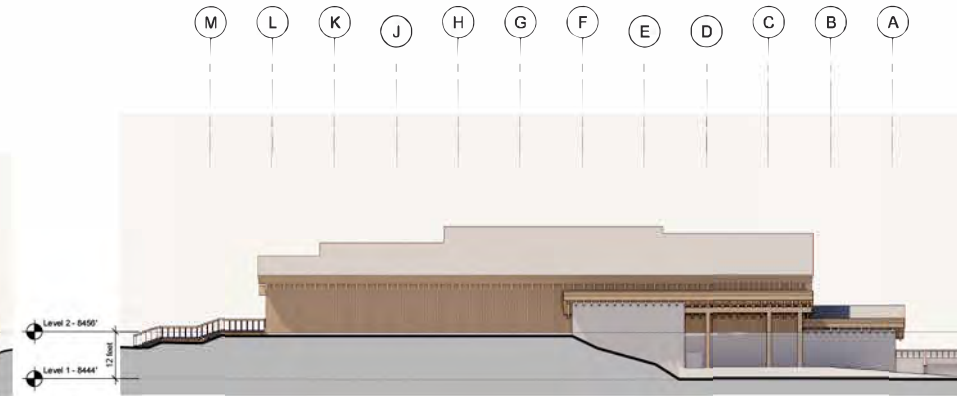
3 EAST ELEVATION - IN PROGRESS
1/16" = 1'-0"



4 SOUTH ELEVATION - IN PROGRESS
1/16" = 1'-0"



1 WEST ELEVATION - IN PROGRESS
1/16" = 1'-0"

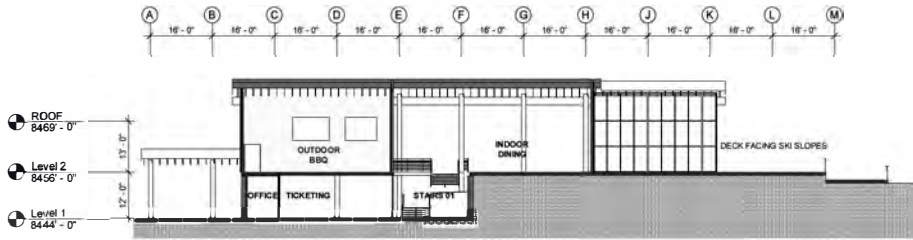


2 NORTH ELEVATION - IN PROGRESS
1/16" = 1'-0"

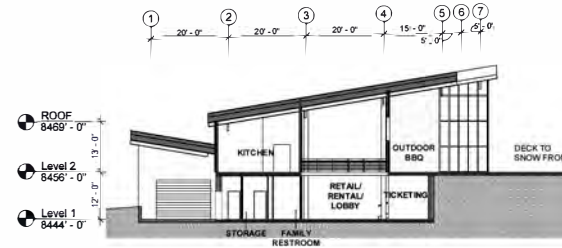


bull stockwell allen
 ARCHITECTURE • PLANNING • INTERIORS
 300 MONTGOMERY STREET, SUITE 800
 SAN FRANCISCO CA 94104

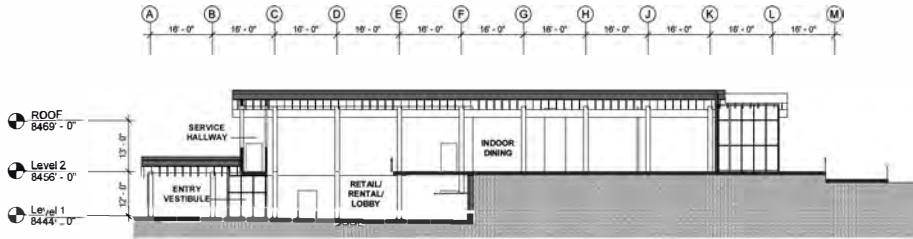
(C) 2023 BSA ARCHITECTS INC
 "All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect."



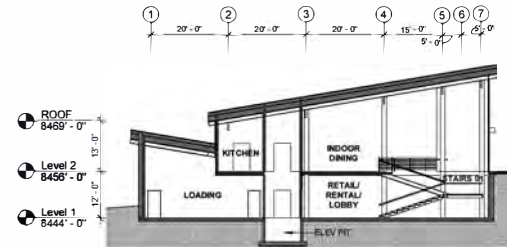
6 LONG SECTION 6
 1/16" = 1'-0"



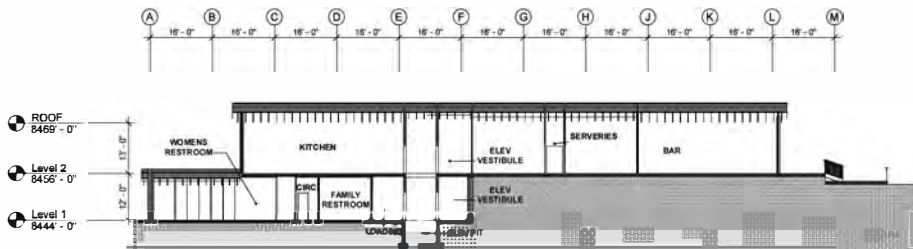
3 CROSS SECTION 3
 1/16" = 1'-0"



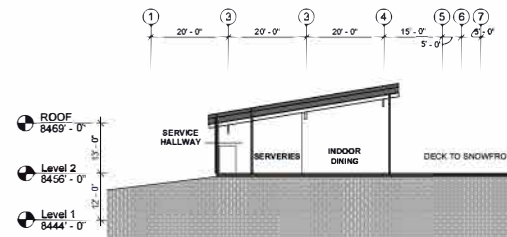
5 LONG SECTION 5
 1/16" = 1'-0"



2 CROSS SECTION 2
 1/16" = 1'-0"



4 LONG SECTION 4
 1/16" = 1'-0"



1 CROSS SECTION 1
 1/16" = 1'-0"

**MT ROSE TUBING
 LODGE**

ISSUE
 SPECIAL USE PERMIT

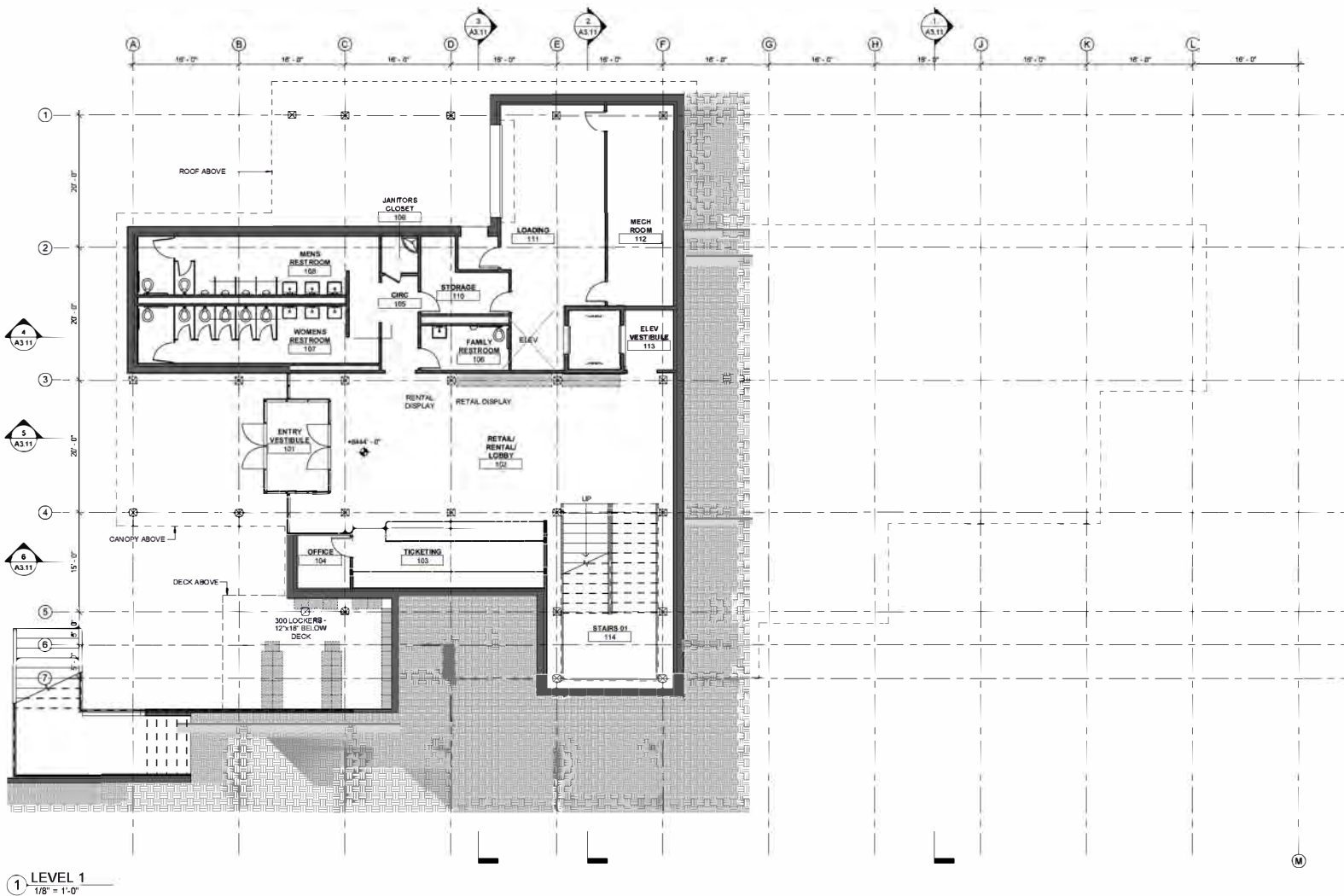
RELEASE DATE
 08.08.2023

REVISIONS

PROJECT NO.
 MADE BY: Author
 REVIEWED BY: Checker

**BUILDING
 SECTIONS**

A3.11



1 LEVEL 1
1/8" = 1'-0"



bull stockwell allen
ARCHITECTURE • PLANNING • INTERIORS
300 MONTGOMERY STREET, SUITE 600
SAN FRANCISCO CA 94104

(C) 2023 BSA ARCHITECTS INC
"All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect."

**MT ROSE TUBING
LODGE**

ISSUE
SPECIAL USE PERMIT

RELEASE DATE
08.08.2023

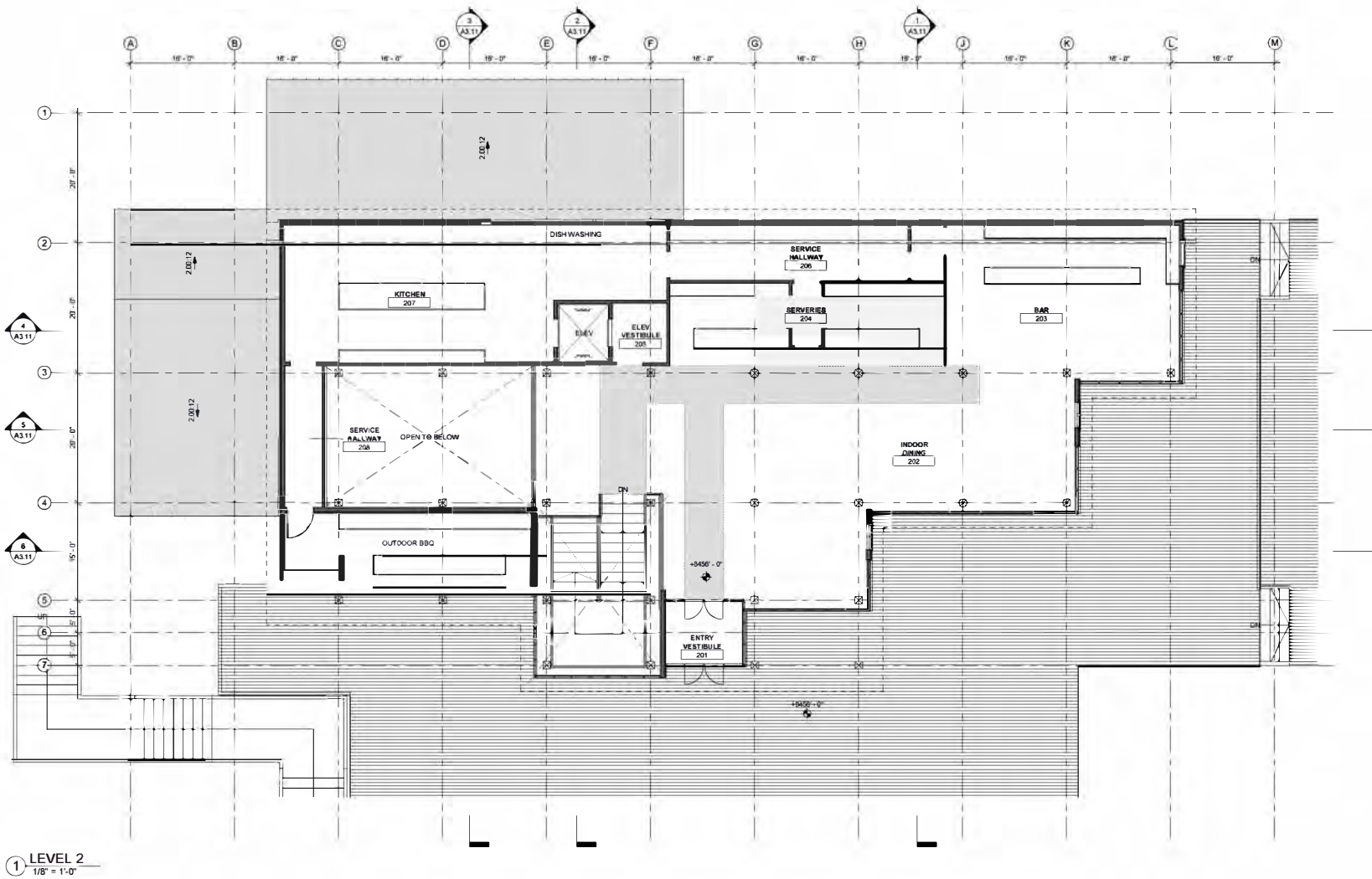
REVISIONS

PROJECT NO.
MADE BY: Author
REVIEWED BY: Checker

**OVERALL
FLOOR PLAN -
LEVEL 1**

A4.01





1 LEVEL 2
1/8" = 1'-0"



bull stockwell allen
ARCHITECTURE • PLANNING • INTERIORS
300 MONTGOMERY STREET, SUITE 600
SAN FRANCISCO CA 94104

(C) 2023 BSA ARCHITECTS INC
"All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect."

**MT ROSE TUBING
LODGE**

ISSUE
SPECIAL USE PERMIT

RELEASE DATE
08.08.2023

REVISIONS

PROJECT NO.
MADE BY: Author
REVIEWED BY: Checker

**OVERALL
FLOOR PLAN -
LEVEL 2**

A4.02

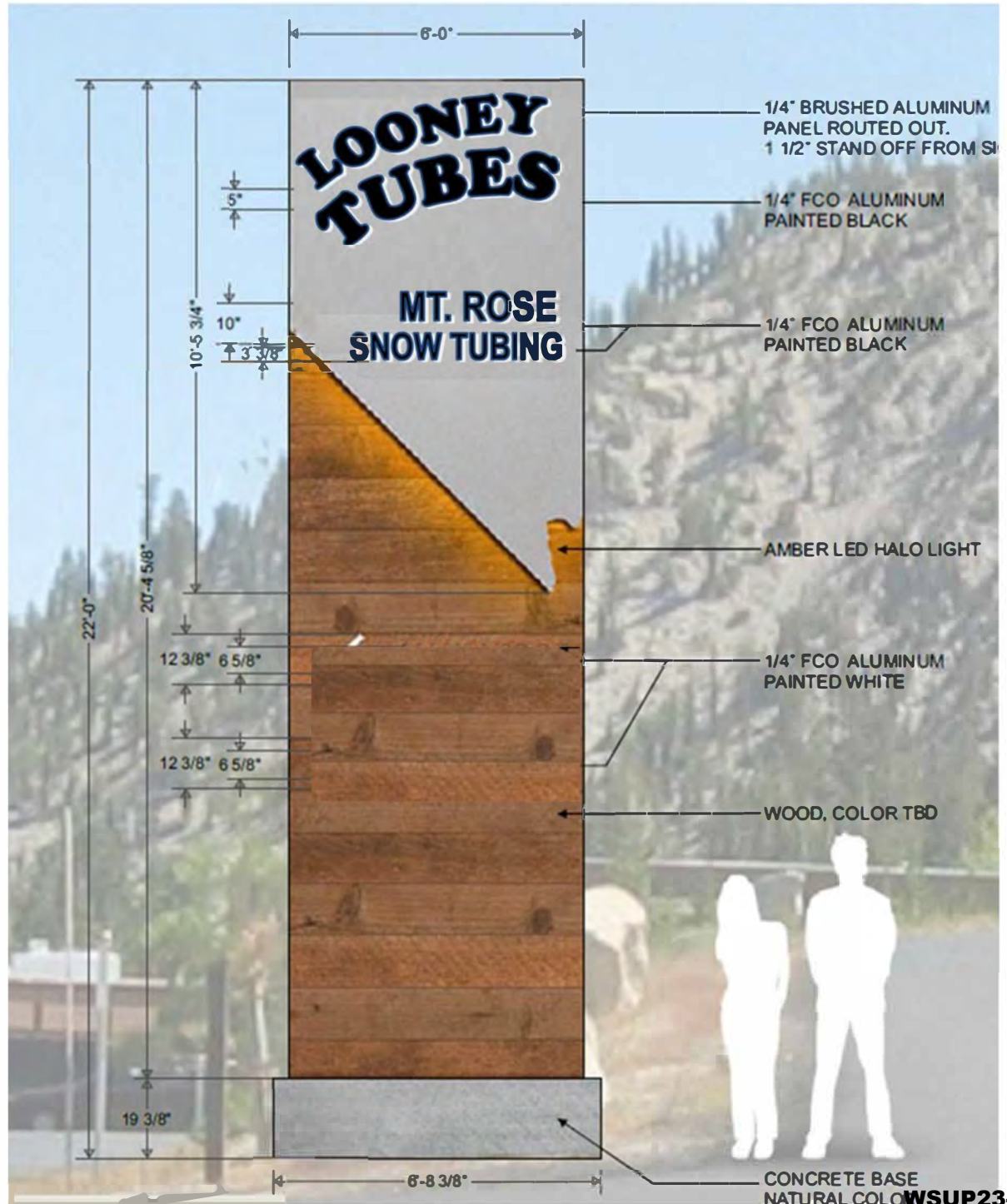


TUBING CENTER

SIGN PORPOSAL

SR 431— Entry
3/4 Mile Southwest of Main
Lodge entry (Uphill)

NOTE: Name of Area is unde-
cided—Looney Tubes strictly a
Filler for concept purposes

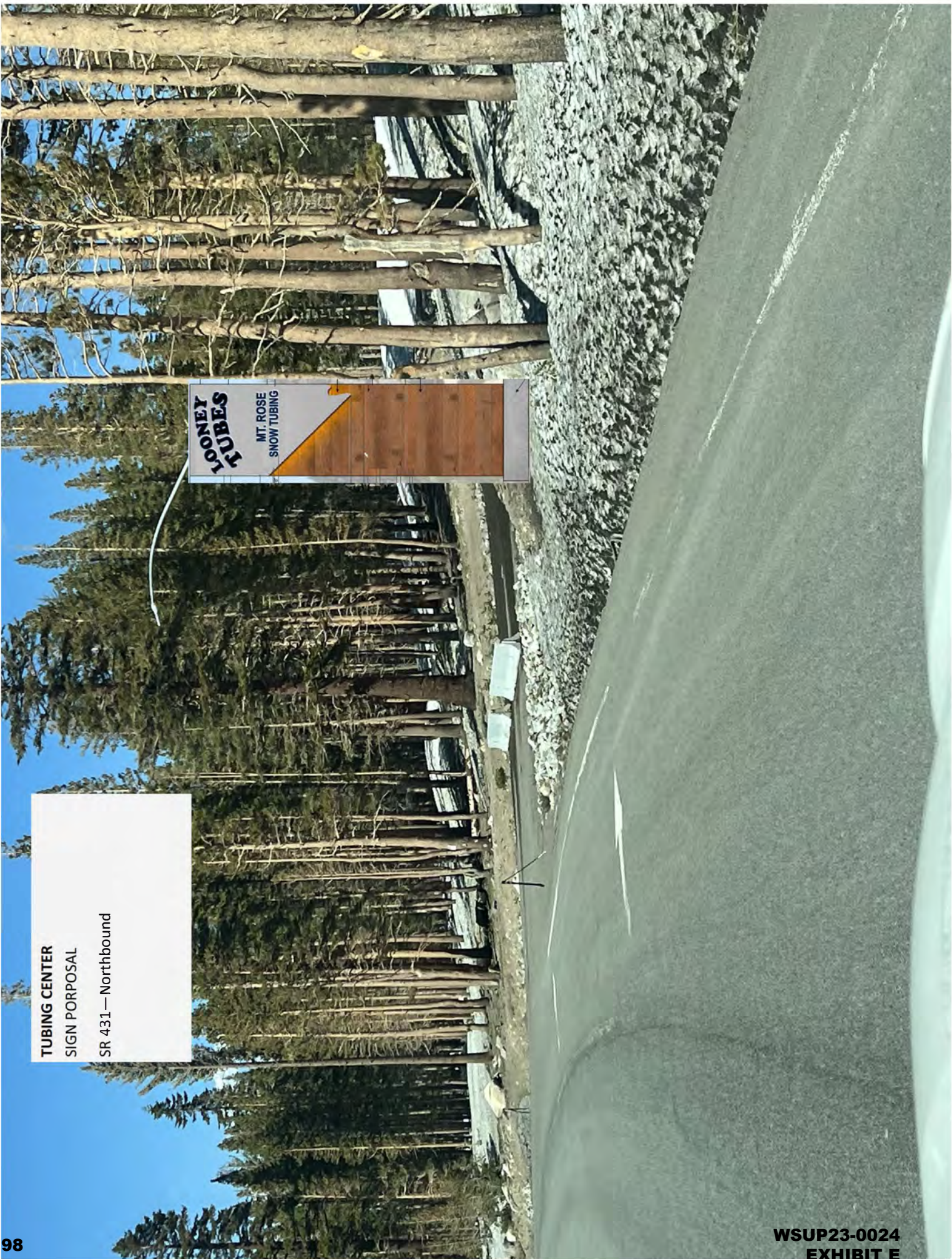


**TUBING CENTER
SIGN PORPOSAL**

LOCATION

SR 431— Entry
3/4 Mile Southwest of Main
Lodge entry (Uphill)





TUBING CENTER
SIGN PORPOSAL
SR 431—Northbound

**LOONEY
LOUBES**
MT. ROSE
SNOW TUBING

TUBING CENTER
SIGN PORPOSAL
SR 431—Southbound



TUBING CENTER
SIGN PORPOSAL
SR 431 — Southbound B



TUBING CENTER
SIGN PORPOSAL
SR 431—Southbound C



August 7, 2023

Greg Gavrilets
 Mt. Rose Ski Tahoe, Inc.
 22222 Mt. Rose Highway
 Reno, NV 89511

RE: Mount Rose Ski Tahoe Tubing Hill Traffic Entry and Access Study

This letter has been prepared to provide trip generation calculations for the proposed Tubing Hill located on Mount Rose Highway (State Route 431) in Reno, Nevada within APNs 048-112-12, 048-112-13, and 048-112-14. The existing site is undeveloped. The project will comprise of the following: one (1) snow tubing hill, one (1) dedicated parking lot, and one (1) food/beverage/ticket sales/rental facility. A site plan is located in **Attachment D**.

The following section describes the anticipated trip generation for a snow tubing hill. A driveway capacity entry and access study has also been conducted for access to the site from the existing roads adjacent to the site.

TUBING HILL TRIP GENERATION

For purposes of estimating the new vehicle trips that are anticipated to be generated by the tubing hill, the ITE Trip Generation Manual, 11th Edition was used. The Trip Generation Manual does not have a specific land use for tubing hills; however, the operations of a snow ski are very similar in nature to that of a tubing hill. The Trip Generation Manual has a land use titled Snow Ski Area and defines it as an area that “typically includes chair lifts, ski runs” and “may also contain equipment rental facilities”. While there are no proposed chair lifts and ski runs, the means to access the top of the tubing hill and the tubing hill itself are akin to a chair lift and ski run. Within the Trip Generation Manual, a Snow Ski Area is designated by ITE Trip Generation Land Use Code 466. Data obtained by ITE indicate that during the Sunday peak hour, 94% of trips enter the site (AM), and during the Saturday peak hour, 72% of trips exit the site (PM). The higher distribution of trips entering the site on Sunday closely resemble the trips occurring in the AM for a typical site, and the higher distribution of trips exiting the site on Saturday closely resemble trips in the PM for a typical site. Therefore, for a conservative trip generation, the Sunday peak hour was used to represent the AM peak hour trips, and the Saturday peak hour was used to represent the PM peak hour trips. Based on this methodology, the proposed development is expected to generate 46 AM peak hour trips and 76 PM peak hour trips based on one (1) lift. ITE does not currently provide a total daily trips estimate for this land use.

The calculations are attached, and the resulting trip generation is summarized in **Table 1** for the snow tubing hill.

Table 1 – ITE Trip Generation Estimate

Land Use	Size (Units)	AM Peak Hour Trips	PM Peak Hour Trips
466 - Snow Ski Area	1 (Lift)	46	76
Total		46	76

Source: ITE Trip Generation Manual, 11th Edition

DRIVEWAY CAPACITY ANALYSIS

Synchro 11 was used to analyze the project driveways for Level of Service (LOS). Synchro is an interactive computer program that enables planners and engineers to forecast the traffic impacts of new developments; conduct area-wide traffic forecasting studies; test different mitigation measures; and compare different traffic scenarios. Synchro 11 utilizes HCM 6th methodology to analyze intersection delay and LOS. Turning movement counts were collected on Saturday, July 15, 2023 at the existing intersection location. It is important to note that for this land use the peak hours will occur during winter months. The closest NDOT TRINA count station with monthly count data is Station 0317120 which is approximately 10 miles north along Mt. Rose Highway. Based on count data from that station, volumes are highest in July (notably higher than all winter months). As such, data collected in July for existing volumes is conservative.

The project site will have one driveway that will allow vehicles to ingress and egress the project site access driveway. It is estimated that 100% of project trips will ingress and egress the project site access driveway. The project trip distribution is shown in **Attachment B**. The LOS for each access drive is summarized in **Table 2**. Calculations are shown in **Attachment C**.

Table 2 – Peak Hour LOS Analysis

Intersection	2023 Existing		2023 Existing Plus Project	
	AM	PM	AM	PM
	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)
Mt. Rose Hwy (SR 431) and Project Access Driveway				
Unsignalized				
Westbound Left/Right	*	*	11.1 (B)	13.1 (B)
Southbound Left	*	*	1.8 (A)	8.5 (A)

* Movement does not currently have any volume.

As shown in **Table 2**, the project access drive intersections are anticipated to have acceptable LOS at project completion. The project access drive and approach lanes are anticipated to have adequate capacity.

LEFT TURN STORAGE BAY ANALYSIS

Left turn storage bay analysis was conducted for the unsignalized left turn movements anticipated to be impacted by the addition of project traffic at the study area intersection. The analysis was conducted using Synchro 11 software (HCM 6th methodology) to obtain 95th percentile queues. The left turn storage bay calculations include AM and PM peak volumes. Calculations are provided in **Attachment B**. As evaluated, the existing left turn storage bays were found to have adequate storage length to serve the existing plus project scenarios. Project traffic is not anticipated to significantly impact the left turn storage capacity at the key study intersection. As such, the existing facilities constructed at the project access drive intersection are adequate.

Please contact me at 775-200-1981 or David.Giacomin@kimley-horn.com should you have any questions regarding this analysis.

Sincerely,



David Giacomin, P.E., PTOE, RSP₁
Project Engineer



Attachments

- Attachment A – Trip Generation Calculations
- Attachment B – Project Trip Distribution
- Attachment C – LOS Calculations
- Attachment D – Site Plan

Attachment A
Trip Generation Calculations

Snow Ski Area (466)

Vehicle Trip Ends vs: Lifts
On a: Saturday, Peak Hour of Generator

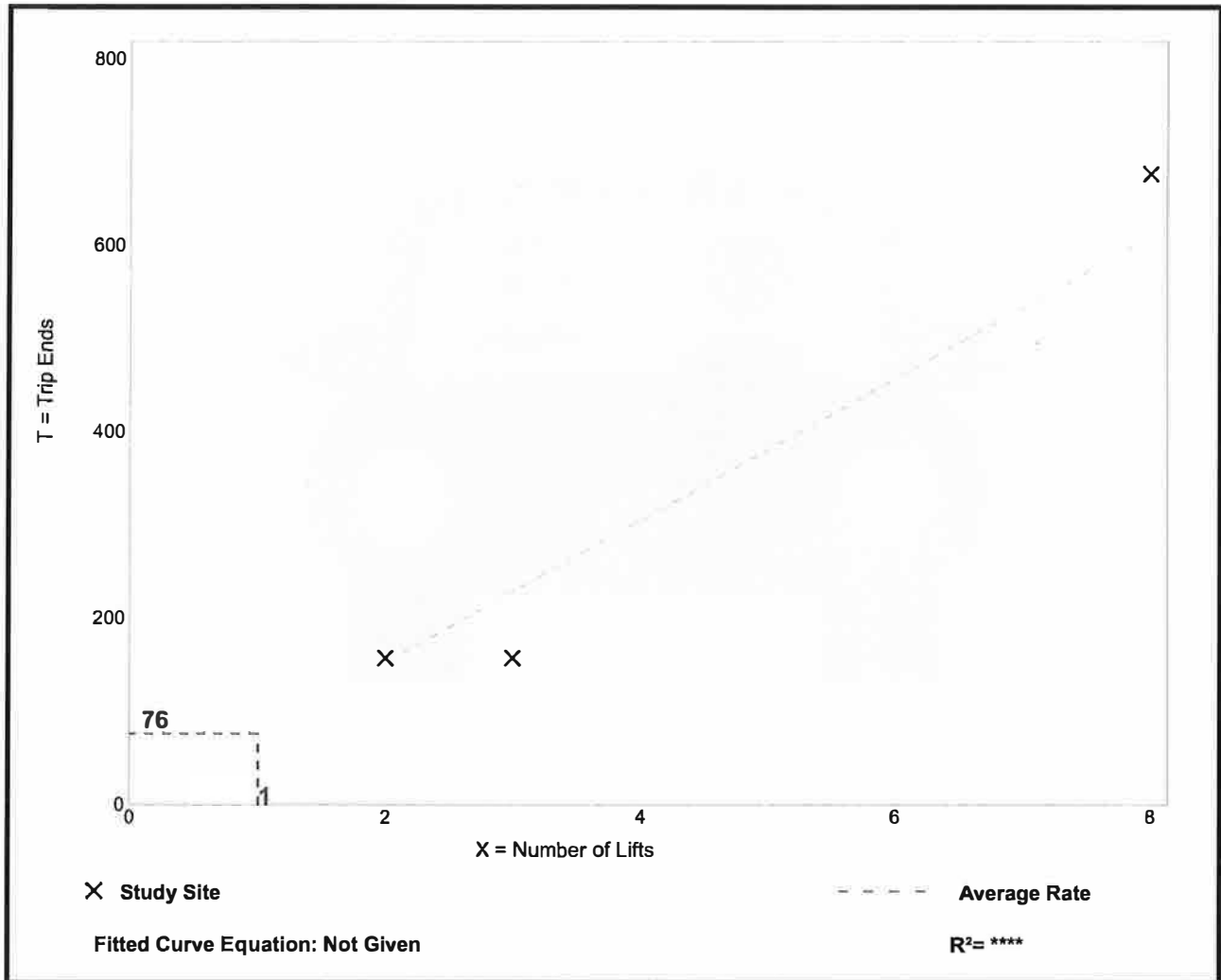
Setting/Location: Rural
 Number of Studies: 3
 Avg. Num. of Lifts: 4
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per Lift

Average Rate	Range of Rates	Standard Deviation
76.23	52.33 - 84.63	16.25

Data Plot and Equation

Caution – Small Sample Size



Snow Ski Area (466)

Vehicle Trip Ends vs: Lifts
On a: Sunday, Peak Hour of Generator

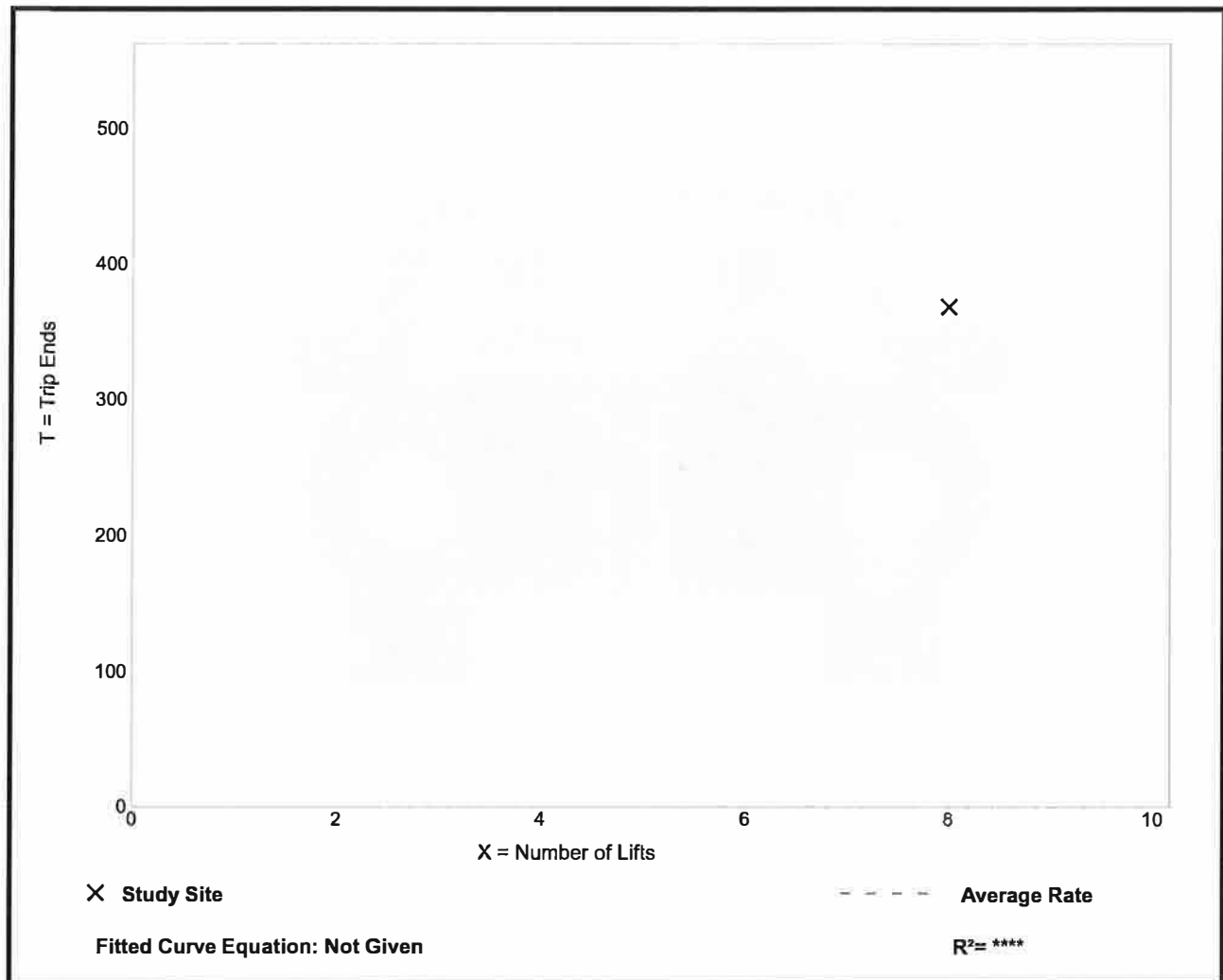
Setting/Location: Rural
 Number of Studies: 1
 Avg. Num. of Lifts: 8
 Directional Distribution: 94% entering, 6% exiting

Vehicle Trip Generation per Lift

Average Rate	Range of Rates	Standard Deviation
46.13	46.13 - 46.13	*

Data Plot and Equation

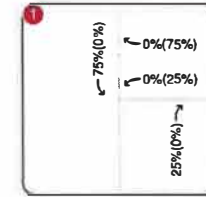
Caution – Small Sample Size



Attachment B
Project Trip Distribution



Project Trip Distribution



Legend

- 1 Study Area Key Intersection
- ← XX% (XX%) In(Out) Peak Hour Trip Distribution
- ← XX% → Global Peak Hour Trip Distribution

**Mt. Rose Ski Tahoe Tubing Hill
Project Trip Distribution**

Figure 1
Kimley»Hörn

Attachment C
LOS Calculations

Intersection

Int Delay, s/veh 0.5

Movement

	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗	↑	↗	↖	↑
Traffic Vol, veh/h	1	2	207	11	32	413
Future Vol, veh/h	1	2	207	11	32	413
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	220	12	34	439

Major/Minor

	Minor1	Major1	Major2		
Conflicting Flow All	727	220	0	0	232
Stage 1	220	-	-	-	-
Stage 2	507	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	391	820	-	-	1336
Stage 1	817	-	-	-	-
Stage 2	605	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	381	820	-	-	1336
Mov Cap-2 Maneuver	381	-	-	-	-
Stage 1	817	-	-	-	-
Stage 2	590	-	-	-	-

Approach

	WB	NB	SB
HCM Control Delay, s	11.1	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt

	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	381	820	1336	-
HCM Lane V/C Ratio	-	-	0.003	0.003	0.025	-
HCM Control Delay (s)	-	-	14.5	9.4	7.8	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	0.1	-

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	14	41	469	5	16	255
Future Vol, veh/h	14	41	469	5	16	255
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	175	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	45	515	5	18	280

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	831	515	0	0	520	0
Stage 1	515	-	-	-	-	-
Stage 2	316	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	340	560	-	-	1046	-
Stage 1	600	-	-	-	-	-
Stage 2	739	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	334	560	-	-	1046	-
Mov Cap-2 Maneuver	334	-	-	-	-	-
Stage 1	600	-	-	-	-	-
Stage 2	726	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.1	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	334	560	1046	-
HCM Lane V/C Ratio	-	-	0.046	0.08	0.017	-
HCM Control Delay (s)	-	-	16.3	12	8.5	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0.3	0.1	-

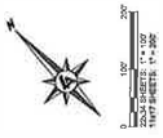
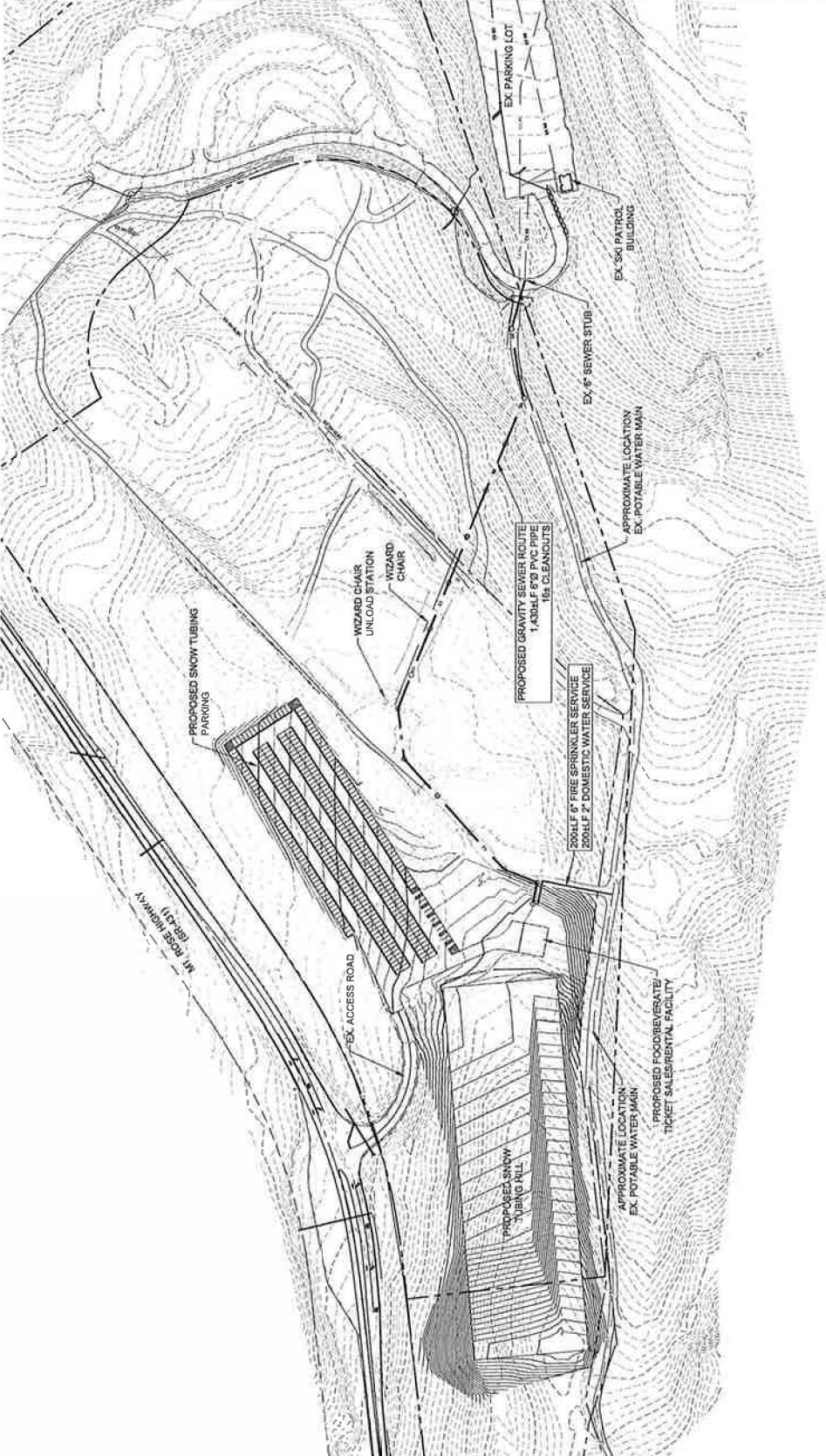
Attachment D
Site Plan

THIS DOCUMENT IS THE PROPERTY OF LUMOS & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC.

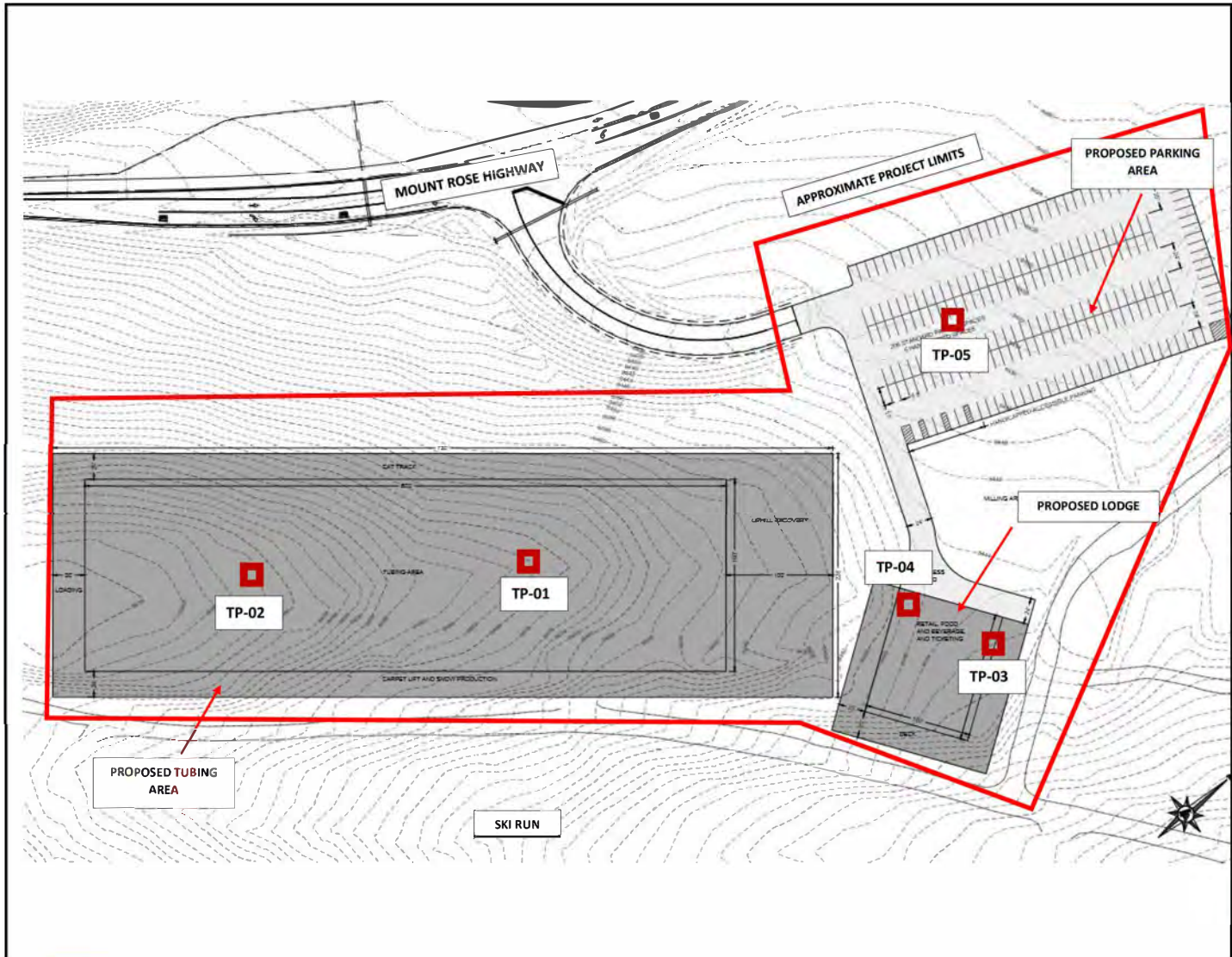
MT. ROSE-SKI TAHOE
 SCHEMATIC SEWER AND WATER CONNECTION
 PRELIMINARY
 FEBRUARY 9, 2023



NO.	DATE	DESCRIPTION

SCH-02
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



PLATES




 NORTH
 Overall Scale: 1" = ~ 205'
LEGEND
 **TP-01** APPROXIMATE TEST PIT LOCATION

 Base map provided by
 LUMOS AND ASSOCIATES.

VICINITY MAP



MT. ROSE SKI TAHOE
PLOT PLAN
 MT. ROSE TUBING PARK
 WASHOE COUNTY, NEVADA

NOT TO SCALE
 Black Eagle Consulting, Inc.
 Project No. 0094-15-1
 Plate 1

TEST PIT LOG

TEST PIT NO.: TP-01


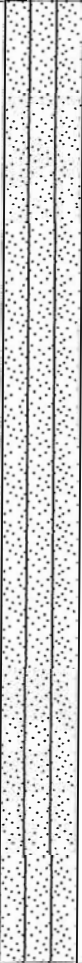
DATE: 7/19/23

EXCAVATOR TYPE: CAT 308E

DEPTH TO GROUND WATER (ft): NE

LOGGED BY: CRW

GROUND ELEVATION (ft): 8,484

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
						SM		Topsoil Dark brown, slightly moist, loose to medium dense organics present with an estimated 30% non-plastic fines, 50% fine to coarse sand and 20% gravel.
					5	SM		<p>Silty Sand Light brown to brown, moist, medium dense with an estimated 30% non-plastic fines, 50% fine to coarse sand and 20% gravel. Cobbles and boulders up to 24 inches in diameter make up about 15% of the total soil matrix (TSM).</p> <p>Increasing cobbles and boulder content.</p>
								Bottom of excavation at 9 feet below existing grade.

TEST_PIT_0094151.GPJ BLACKEAGLE.GDT 8/7/23



Black Eagle Consulting, Inc.
 1345 Capital Blvd., Suite A
 Reno, Nevada 89502-7140
 Telephone: (775) 359-6600

Mt. Rose Ski Tahoe
 Mt. Rose Tubing Park
 Washoe County, Nevada

PROJECT NO.:
0094-15-1

PLATE:
2

WSUP23-0024
 SHEET OF 1
EXHIBIT E

TEST PIT LOG

TEST PIT NO.: TP-02


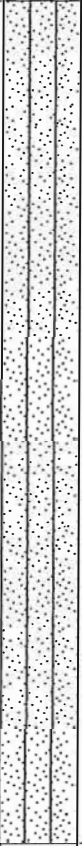
DATE: 7/19/23

EXCAVATOR TYPE: CAT 308E

DEPTH TO GROUND WATER (ft): NE

LOGGED BY: CRW

GROUND ELEVATION (ft): 8,502

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
						SM		Topsoil Dark brown, slightly moist, loose to medium dense organics present with an estimated 30% non-plastic fines, 50% fine to coarse sand and 20% gravel.
A	GRAB				5	SM		Silty Sand Light brown to brown, moist, medium dense with an estimated 25% non-plastic fines, 55% fine to coarse sand and 20% gravel. Cobbles and boulders up to 18 inches in diameter make up about 15% of the TSM.
								Bottom of excavation at 8 feet below existing grade.

TEST_PIT_0094151.GPJ BLACKEAGLE.GDT 8/7/23



Black Eagle Consulting, Inc.
 1345 Capital Blvd., Suite A
 Reno, Nevada 89502-7140
 Telephone: (775) 359-6600

Mt. Rose Ski Tahoe
 Mt. Rose Tubing Park
 Washoe County, Nevada

PROJECT NO.:
0094-15-1

PLATE:
2

WSUP23-0024
 SHEET OF 1
EXHIBIT E

TEST PIT LOG

TEST PIT NO.: TP-03

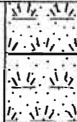


DATE: 7/19/23

EXCAVATOR TYPE: CAT 308E

DEPTH TO GROUND WATER (ft): 6

LOGGED BY: CRW

GROUND ELEVATION (ft): 8,438

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
						SM		Topsoil Dark brown, slightly moist, loose to medium dense organics present with an estimated 30% non-plastic fines, 50% fine to coarse sand and 20% gravel.
						SM		Silty Sand Reddish-brown, moist, medium dense with an estimated 25% non-plastic fines, 55% fine to coarse sand and 20% gravel. Cobbles and boulders up to 24 inches in diameter make up about 15% of the total soil matrix (TSM).
					5			
A	GRAB					SC		Clayey Sand with Gravel Grey-brown, moist to saturated, loose to medium dense, with an estimated 30% low plasticity fines, 50% fine to coarse sand and 20% angular gravel. Granitic source material.
								Free groundwater seepage observed at 6 feet.
								Bottom of excavation at 8 feet below existing grade.

TEST_PIT_0094151.GPJ BLACKEAGLE.GDT 8/7/23



Black Eagle Consulting, Inc.
 1345 Capital Blvd., Suite A
 Reno, Nevada 89502-7140
 Telephone: (775) 359-6600

Mt. Rose Ski Tahoe
 Mt. Rose Tubing Park
 Washoe County, Nevada

PROJECT NO.:
0094-15-1

PLATE:
2

WSUP23-0024
 SHEET 1 OF 1
EXHIBIT E

TEST PIT LOG

TEST PIT NO.: TP-04

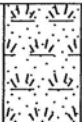
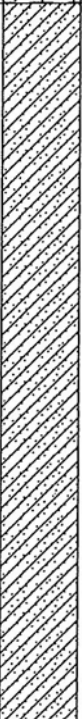
DATE: 7/19/23

EXCAVATOR TYPE: CAT 308E

DEPTH TO GROUND WATER (ft): 5

LOGGED BY: CRW

GROUND ELEVATION (ft): 8,446

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
						SM		Topsoil Dark brown, slightly moist, loose to medium dense organics present with an estimated 30% non-plastic fines, 50% fine to coarse sand and 20% gravel.
						SC		Clayey Sand with Gravel Grey to reddish-brown, moist to saturated, loose to medium dense, with an estimated 30% low plasticity fines, 50% fine to coarse sand and 20% angular gravel. Granitic source material. Subangular cobbles and boulders up to 30 inches in diameter make up about 15% of the TSM.
A	GRAB				5			Free groundwater seepage observed at 5 feet.
								Bottom of excavation at 7 feet below existing grade.

TEST_PIT_0094151.GPJ BLACKEAGLE.GDT 8/7/23



Black Eagle Consulting, Inc.
1345 Capital Blvd., Suite A
Reno, Nevada 89502-7140
Telephone: (775) 359-6600

Mt. Rose Ski Tahoe
Mt. Rose Tubing Park
Washoe County, Nevada

PROJECT NO.:
0094-15-1

PLATE:
2

WSUP23-0024
SHEET 2 OF 1
EXHIBIT E

TEST PIT LOG

TEST PIT NO.: TP-05

DATE: 7/19/23

EXCAVATOR TYPE: CAT 308E

DEPTH TO GROUND WATER (ft): 4

LOGGED BY: CRW

GROUND ELEVATION (ft): 8,434

SAMPLE NO.	SAMPLE TYPE	PENETROMETER (tsf)	MOISTURE (%)	PLASTICITY INDEX	DEPTH (ft)	USCS SYMBOL	LITHOLOGY	DESCRIPTION
A	GRAB					SM		Topsoil Dark brown, slightly moist, loose to medium dense organics present with an estimated 30% non-plastic fines, 50% fine to coarse sand and 20% gravel.
					4	SM		Silty Sand Reddish-brown, moist, medium dense with an estimated 25% non-plastic fines, 55% fine to coarse sand and 20% gravel. Cobbles and boulders up to 30 inches in diameter make up about 15% of the TSM. Free groundwater seepage observed at 4 feet.
					5	SC		Clayey Sand with Gravel Grey-brown, moist to saturated, loose to medium dense, with an estimated 30% low plasticity fines, 50% fine to coarse sand and 20% angular gravel. Granitic source material. Cobbles and boulders up to 30 inches in diameter make up about 15% of the TSM.
								Bottom of excavation at 7 feet below existing grade.

TEST_PIT_0094151.GPJ BLACKEAGLE.GDT 8/7/23



Black Eagle Consulting, Inc.
1345 Capital Blvd., Suite A
Reno, Nevada 89502-7140
Telephone: (775) 359-6600

Mt. Rose Ski Tahoe
Mt. Rose Tubing Park
Washoe County, Nevada

PROJECT NO.:
0094-15-1

PLATE:
2

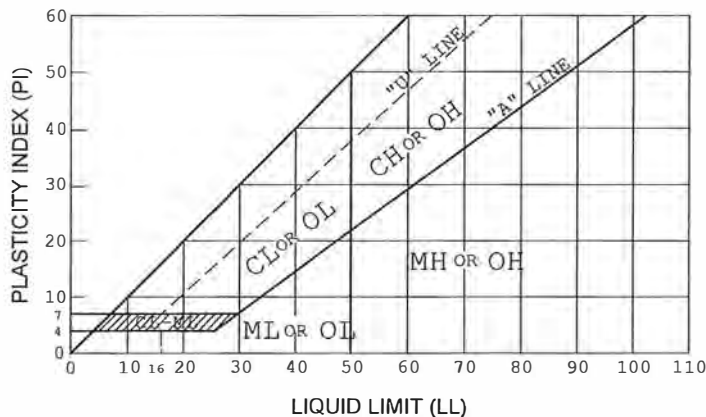
WSUP23-00241
EXHIBIT E

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
				GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND-SILT MIXTURES
				SC	CLAYEY SANDS, SAND-CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50			ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	INORGANIC SILTS, MICACEOUS OR DIATOMEACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS
FILL MATERIAL				--	FILL MATERIAL, NON-NATIVE

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS.

PLASTICITY CHART



FOR CLASSIFICATION OF FINE-GRAINED SOILS AND FINE-GRAINED FRACTION OF COARSE-GRAINED SOILS

EXPLORATION SAMPLE TERMINOLOGY

Sample Type	Sample Symbol	Sample Code
Auger Cuttings		Auger
Bulk (Grab) Sample		Grab
Modified California Sampler		MC
Shelby Tube		SH or ST
Standard Penetration Test		SPT
Split Spoon		SS
No Sample		

GRAIN SIZE TERMINOLOGY

Component of Sample	Size Range
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75mm)
Gravel	3 in. to #4 sieve (75mm to 4.75mm)
Sand	# 4 to #200 sieve (4.75mm to 0.074mm)
Silt or Clay	Passing #200 sieve (0.074mm)

RELATIVE DENSITY OF GRANULAR SOILS

N - Blows/ft	Relative Density
0 - 4	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
greater than 50	Very Dense

CONSISTENCY OF COHESIVE SOILS

Unconfined Compressive Strength, psf	N - Blows/ft	Consistency
less than 500	0 - 1	Very Soft
500 - 1,000	2 - 4	Soft
1,000 - 2,000	5 - 8	Firm
2,000 - 4,000	9 - 15	Stiff
4,000 - 8,000	16 - 30	Very Stiff
8,000 - 16,000	31 - 60	Hard
greater than 16,000	greater than 60	Very Hard

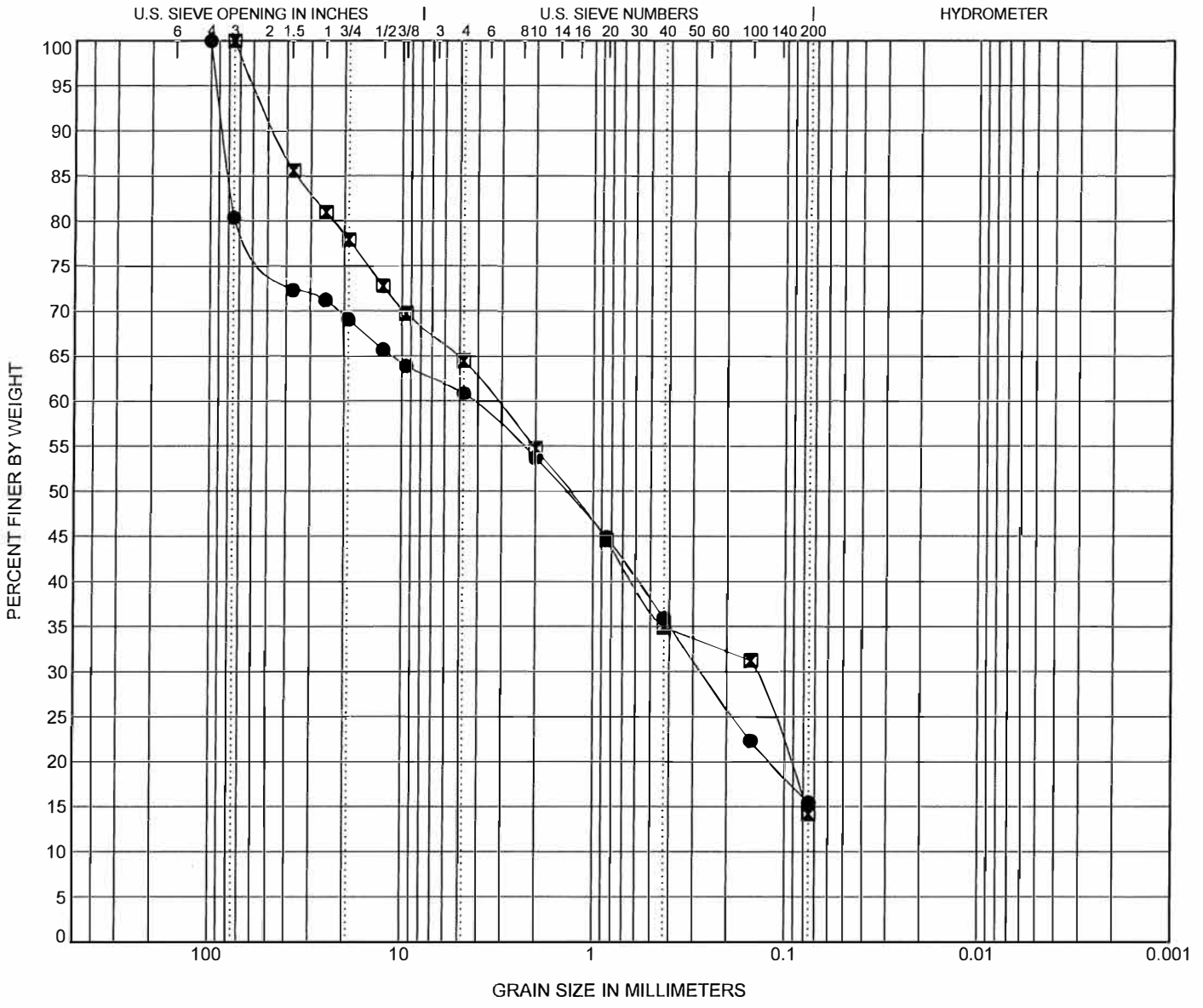
USCS Soil Classification Chart

Project: Mt. Rose Tubing Park
 Location: Washoe County, Nevada
 Project Number: 0094-15-1

Plate: **WSUP23-0024**
EXHIBIT E

Black Eagle Consulting, Inc.
 1345 Capital Blvd., Suite A
 Reno, Nevada 89502-7140
 Telephone: (775) 359-6600
 Fax: (775) 359-7766





COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
● TP-02	5.0	SILTY SAND with GRAVEL(SM)	NP	NP	NP		
☒ TP-04	4.0	SILTY SAND with GRAVEL(SM)	NP	NP	NP		

BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
● TP-02	5.0	100	4.248	0.269		19.4	45.5	15.5	
☒ TP-04	4.0	75	3.186	0.142		35.5	50.3	14.2	

GRAIN SIZE 0094151.GPJ GINT STD US LAB.GDT 8/7/23



Black Eagle Consulting, Inc.
 1345 Capital Blvd., Suite A
 Reno, Nevada 89502-7140
 Telephone: (775) 359-6600

GRAIN SIZE DISTRIBUTION

Project: Mt. Rose Tubing Park
 Location: Washoe County, Nevada
 Project Number: 0094-15-1

SUMMARY OF LABORATORY RESULTS

Black Eagle Consulting

CLIENT Mt. Rose Ski Tahoe PROJECT NAME Mt. Rose Tubing Park

PROJECT NUMBER 0094-15-1 PROJECT LOCATION Washoe County, Nevada

Borehole	Depth	Liquid Limit	Plastic Limit	Plasticity Index	Maximum Size (mm)	%<#200 Sieve	Classification	Water Content (%)	Dry Density (pcf)	Saturation (%)	Void Ratio
TP-02	5.0	NP	NP	NP	100	15	SM	15.5			
TP-04	4.0	NP	NP	NP	75	14	SM	27.4			

LAB SUMMARY 0094151.GPJ GINT STD US LAB.GDT 8/7/23



SGS Silver State Analytical Laboratories
1135 Financial Blvd
Reno, NV 89502
(775) 857-2400
www.ssalabs.com

August 01, 2023
Workorder 23071048

Jonathan Payne
BLACK EAGLE CONSULTING, INC
1345 Capital Blvd
Suite A
Reno, NV 89502-7140

Project: 0094 - 15 - 1 / TP - 02_ A _ 5'

Dear Jonathan Payne:

It is the policy of SGS Silver State Analytical Laboratory - Reno to strictly adhere to a comprehensive Quality Assurance Plan that ensures the data presented in this report are both accurate and precise. SGS Silver State Analytical Laboratory - Reno maintains accreditation in the State of Nevada (NV-00015) and the State of California (ELAP 2990).

The data presented in this report was obtained from the analysis of samples received under a chain of custody. Unless otherwise noted below, samples were received in good condition, properly preserved and within the hold time for the requested analyses. Any anomalies associated with the analysis of the samples have been flagged in the Analytical Report with an appropriate explanation in the Definitions & Qualifiers.

23071048: Sample has been Sub Contracted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carly Wood'.

Carly Wood
Laboratory Director
1135 Financial Blvd
Reno, NV 89502



SGS Silver State Analytical Laboratories
 1135 Financial Blvd
 Reno, NV 89502
 (775) 857-2400
 www.ssalabs.com

Analytical Report

Workorder#: 23071048

Date Reported: 8/1/2023

Client: BLACK EAGLE CONSULTING, INC
Project Name: 0094 - 15 - 1 / TP - 02_A_5'
PO #:

Sampled By: Remington

Laboratory Accreditation Number: NV930/CA3029

Laboratory ID	Client Sample ID	Date/Time Sampled	Date Received
23071048-01	TP - 02, A, 5'	07/19/2023 9:30	7/21/2023

Parameter	Method	Result	Units	PQL	Analyst	Date/Time Analyzed	Data Flag
Oxidation-Reduction Potential	SM 2580 B	424	mV	1	LJ	07/26/2023 14:43	
pH	SM 4500H	7.77	pH Units	0	VO	07/26/2023 15:03	H
Resistivity	NDOT T235 B	76500	Ohms-cm	0	LJ	07/26/2023 14:43	
Sulfate	EPA 9056A	3.44	mg/Kg	2	JG	07/26/2023 19:12	L
Sulfide	SM 4500S2 F	1.60	mg/Kg	1	LJ	07/26/2023 14:44	



SGS Silver State Analytical Laboratories
 1135 Financial Blvd
 Reno, NV 89502
 (775) 857-2400
 www.ssalabs.com

Quality Control Report

WO#: 23071048
 8/1/2023

Analysis: Sulfide - Soils
Method: SM 4500S2 F

Batch ID: R81058

Method Blank

RunID: 81058 SeqNo 2121074 Units: mg/Kg
 Analysis Date: 7/26/2023 2:44:00 PM Analyst: LJ

Analyte	Result	Rep Limit	Rep Qual
Sulfide	ND	1.00	

Analysis: Anions in Soils (Cl, F, NO2, NO3, S)
Method: EPA 9056A

Batch ID: R81092

Duplicate

RunID: 81092 SeqNo 2121598 Units: mg/Kg
 Analysis Date: 7/26/2023 5:27:00 PM Analyst: JG

Analyte	Result	Rep Limit	Rep Qual	RPD	Sample Value
Sulfate	208	0.200		0.0021876	207.5843

Method Blank

RunID: 81092 SeqNo 2121577 Units: mg/Kg
 Analysis Date: 7/26/2023 10:50:00 AM Analyst: JG

Analyte	Result	Rep Limit	Rep Qual
Sulfate	ND	0.200	

Laboratory Control Sample (LCS)

RunID: 81092 SeqNo 2121578 Units: mg/Kg
 Analysis Date: 7/26/2023 11:11:00 AM Analyst: JG

Analyte	LCS Spike Added	LCS Result	LCS % Recovery	LCSD Spike Added	LCSD Result	LCSD % Recovery	RPD	RPD Limit	Low Limit	High Limit	Qual
Sulfate	5.000	5.32	106								

Matrix Spike (MS) / Matrix Spike Duplicate (MSD)

Sample Spiked: 23071124-02B

RunID: 81092 SeqNo 2121596 Units: mg/Kg
 Analysis Date: 7/26/2023 4:45:00 PM Analyst: JG

Analyte	Sample Result	MS Spike Added	MS Result	MS % Recovery	MSD Spike Added	MSD Result	MSD % Recovery	RPD	RPD Limit	Low Limit	High Limit	Qual
Sulfate	207.6	10.00	215	71.3	10.00	213	54.0	0.809	20	90	110	S

Original



SGS Silver State Analytical Laboratories
 1135 Financial Blvd
 Reno, NV 89502
 (775) 857-2400
 www.ssalabs.com

Quality Control Report

WO#: 23071048
 8/1/2023

Matrix Spike (MS) / Matrix Spike Duplicate (MSD)

Sample Spiked: 23071124-02B

RunID: 81092 SeqNo 2121597 Units: mg/Kg

Analysis Date: 7/26/2023 5:06:00 PM Analyst: JG

Analyte	Sample Result	MS Spike Added	MS Result	MS % Recovery	MSD Spike Added	MSD Result	MSD % Recovery	RPD	RPD Limit	Low Limit	High Limit	Qual
Sulfate	207.6	10.00	213	54.0								

Original



SilverState
Analytical Laboratories

Sierra Environmental Monitoring
EnviroTech

3626 E. SUNSET RD., STE 100, LAS VEGAS, NV 89120
Phone (702) 873-4478 Fax: (702) 873-7967 (EPA#: NV00930, CA2885)

1135 FINANCIAL BOULEVARD, RENO, NV 89502
Phone (775) 857-2400 Fax: (888) 398-7002 (EPA#: NV00015, CA2526)

CHAIN-OF-CUSTODY-RECORD

Page 1 of 1

ssalabs.com sem-analytical.com envirotechonline.com

23071048

Page 5 of 6

Report Results To:

Report Attention: Jonathan Payne
Company: Black Eagle Consulting, Inc.
Mailing Address: 1345 Capital Blvd., Suite A
City, State, Zip: Reno, NV 89502
Phone: 775-359-6600
Email / Fax: jpayne@blackeagleconsulting.com

Project Number: **0094-15-1**

Send Invoice To:

Invoice Attention: Jonathan Payne
Company: Black Eagle Consulting, Inc.
Mailing Address: 1345 Capital Blvd., Suite A
City, State, Zip: Reno, NV 89502
Phone: 775-359-6600
Email / Fax: accounting@blackeagleconsulting.com

COMPLIANCE MONITORING?
Yes
No

NEW ADDRESS?
Results:
Invoice:

Applicable Program
SDWA CWA RCRA
Mining Other _____

QC Level Report
I II III IV
NOTE: Surcharges apply to Level II, III and IV reports

Sampled by: **Remington**
Signature: *[Signature]*

I attest to the validity and authenticity of the sample. I am aware that tampering with or intentionally mislabeling the sample location, date or time is considered fraud and may be grounds for legal action.

ANALYSES REQUESTED

Standard: Standard TAT 7-10 Business Days. Note that some tests vary.
Other Pertinent Information / Special Instructions: **32°C**

Rush
 Same Day: 3 Day: Other (specify): _____
 1 Day: 4 Day: _____
 2 Day: 5 Day: _____
 Rush results will be issued after 4:00 p.m.

NOTE: A Rush Surcharge is applied for rush samples

Date Sampled	Time Sampled	Sample Identification	SSAL - SEM Lab No.	Comp. Grab	Matrix*	Preservative**	Number / Type of Containers**	Sulfates	Sulfides	Redox Potential	Resistivity	pH
7/19	9:30	TP-02, A, 5'			SS	6	1	✓	✓	✓	✓	✓

Send Results Via:
Mail: Email: Fax:

Send Invoice Via:
Mail: Email: Fax:

Field Measurements
On-Site pH: _____ Chlorine: _____
Temperature: _____ Other: _____

Metals* _____

COMMENTS: _____

Relinquished By:	Signature	Print Name	Company	Date	Time
	<i>[Signature]</i>	Remington Walker	Black Eagle	7/21/23	12:47
Received By:	<i>[Signature]</i>	John Nava	SSSO	7/21/23	12:47
Relinquished By:					
Received By:					
Relinquished By:					
Received By:					
Authorized By:					

Authorization is required to process samples. This obligates your organization for service fees. SSAL Standard T & C's or other written agreement applies. If collections or legal services are required to recover said fees, your organization will be responsible for all fees and costs in addition to service fees.

Samples are discarded 30 days after results are reported unless other arrangements are made and storage fees may apply. The analytical results associated with this COC apply only to these samples as they are received by the laboratory. The liability of the laboratory is limited to the amount paid for the report.

Matrix* 1=Drinking Water, WW-Waste Water, GW-Ground Water, SW-Surface Water, SS-Soil, S-Solid, OT-Other
Preservative** 1=H₂SO₄, 2=HNO₃, 3=HCl, 4=NaOH, 5=Na₂S₂O₃, 6=None, 7=Other

Container*** P-Plastic, G-Glass, O-Other
WSUP23-0024
EXHIBIT E



SGS Silver State Analytical Laboratories
1135 Financial Blvd
Reno, NV 89502
(775) 857-2400
www.ssalabs.com

Definitions & Qualifiers

WO#: 23071048

Date: 8/1/2023

Definitions:

LCS: Laboratory Control Sample; prepared by adding a known mass of target analytes to a specified amount of de-ionized water and prepared with the batch of samples, used to calculate Accuracy (%REC).

LCSD: LCS Duplicate; used to calculate both Accuracy (%REC) and Precision (%RPD)

MBLK: Method Blank; a sample of similar matrix that is processed simultaneously with and under the same conditions as samples through all steps of the analytical procedure, and in which no target analytes or interferences are present at concentrations that impact the analytical results for sample analyses.

MS: Matrix Spike; prepared by adding a known mass of target analytes to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available, used to calculate Accuracy (%REC)

MSD: Matrix Spike Duplicate; used to calculate both Accuracy (%REC) and Precision (%RPD)

RPD: Relative Percent Difference; comparison between sample and duplicate and/or MS and MSD.

PQL: Practical Quantitation Limit; the limit to which data is quantitated for reporting.

MDL: Method Detection Limit; the limit to which the instrument can reliably detect.

MCL: Maximum Contaminant Level; value set according to EPA guidelines.

Qualifiers:

* - Analyte exceeds Safe Drinking Water Act MCL, does not meet drinking water standards.

C - Analyte value below Safe Drinking Water Act MCL, does not meet drinking water standards.

B - Analyte found above the PQL in associated method blank.

G - Calibration blank analyte detected above PQL.

H - Sample analyzed beyond holding time for this parameter.

J - Estimated Value; Analyte found between MDL and PQL limits.

L - Sample concentration is at least 5 times greater than spike contribution. Spike recovery criteria do not apply.

R - RPD between sample and duplicate sample outside the RPD acceptance limits.

S - Batch MS and/or MSD were outside acceptance limits, batch LCS was acceptable.

W - Sample temperature when received was out of limit as specified by method.

Z - Batch LCS and/or LCSD were outside acceptance limits.

Original



THE STATE OF NEVADA
PERMIT TO APPROPRIATE WATER

Name of applicant: MT ROSE DEVELOPMENT COMPANY
Source: UNDERGROUND
Basin: PLEASANT VALLEY
Manner of Use: RECREATIONAL
Period of Use: OCTOBER 1ST TO MAY 1ST
Priority Date: 10/22/2010

APPROVAL OF STATE ENGINEER

This is to certify that I have examined the foregoing application, and do hereby grant the same, subject to the following limitations and conditions:

This permit is issued subject to existing rights. It is understood that the amount of water herein granted is only a temporary allowance and that the final water right obtained under this permit will be dependent upon the amount of water actually placed to beneficial use. It is also understood that this right must allow for a reasonable lowering of the static water level. This well shall be equipped with a two (2) inch opening for measuring depth to water. If the well is flowing, a valve must be installed and maintained to prevent waste. A totalizing meter must be installed and maintained in the discharge pipeline near the point of diversion and accurate measurements must be kept of water placed to beneficial use. The totalizing meter must be installed before any use of water begins, or before the Proof of Completion of Work is filed. This source is located within an area designated by the State Engineer, pursuant to NRS 534.030. The State retains the right to regulate the use of the water herein granted at any and all times.

A separate totalizing meter must be installed and the amount of water pumped from this source for quasi-municipal and snowmaking purposes shall be reported separately. The Permittee shall keep monthly records of the amount of water pumped from this well for both uses and the consumptive use portions must be calculated. These records must be submitted to the State Engineer on an annual basis within 30 days after the end of each calendar year. Under no circumstances shall the maximum net consumptive use duty of 131.669 acre-feet annually be exceeded.

This permit does not extend the permittee the right of ingress and egress on public, private or corporate lands.

The well must be sealed with cement grout, concrete grout or neat cement from ground level to 100 feet.

The totally combined duty of water that may be withdrawn from the well under Permit 67914, Certificate 17118; Permit 67915, Certificate 17119; Permit 67916, Certificate 17120; Permit 67917, Certificate 17121; Permit 67918, Certificate 17122; Permits 79024 and 80237 shall not exceed 386.669 acre-feet annually and the net consumptive use duty of water under these permits shall not exceed 131.669 acre-feet annually.

The issuance of this permit does not waive the requirements that the permit holder obtain other permits from State, Federal and local agencies.

(Continued on Page 2)

Project Name: Mt. Rose-Ski Tahoe Tubing Hill

Neighborhood Meeting

SUMMARY

Meeting Location: Winters Creek Lodge, 21333 Mt. Rose Highway, Reno, NV 89511

Meeting Date: 6:00 p.m., Monday, July 24, 2023

Virtual Meeting Option Provided: YES NO

Hosted By (Name): Dave Snelgrove, AICP (Company): CFA, Inc

Contact (Email): dsnelgrove@cfareno.com (Phone): (775) 856-7073

Public Concerns:

1. Question on number of lanes - showed example of narrower lane equipment to explain.
2. Traffic - explained that turn lanes already exist and limitation on number of tubers will keep traffic levels down.
3. _____
4. _____
5. _____

Changes Made to Proposal (if applicable):

1. No changes necessary out of comments.
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:

Comment cards were provided to attendees but none were returned



Board of Adjustment Action Order

Special Use Permit Case No. SB11-015

Decision: Approval with Conditions
Decision Date: February 2, 2012
Applicant: Mount Rose Ski Tahoe
Assigned Planner: Trevor Lloyd - Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Project Description: To allow the phased improvements to the Mt. Rose Ski Tahoe ski resort. The proposed improvements include the removal of two existing ski lifts (Ponderosa and Galena) and the replacement with a new single ski lift, the extension of an existing ski lift (Lakeview lift), expansion of the mountain terrain to include new ski trails and a new surface lift, the expansion of the existing Rose lodge by approximately $\pm 30,000$ square feet, the relocation of a $\pm 5,000$ square foot maintenance building, the construction of two snowmaking ponds, the construction of a relocated access road off of Mt. Rose Hwy., the construction of a new $\pm 3,000$ square foot on mountain restaurant, the construction of a $\pm 15,000$ seasonal locker building and the construction of a new terrain park ski lift on the slide side of the resort. The proposed improvements are projected to be phased over a 15 year timeframe.

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810. If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810 of the Washoe County Development Code.

This Action Order of approval is granted subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

To: Mount Rose Ski Tahoe
Subject: Special Use Permit Case No SB11-015
Date: February 3, 2012
Page: 2

Washoe County
Community Development



Bill Whitney
Secretary to the Board of Adjustment

BW/TL/ds (SB11-015 Mount Rose Ski Tahoe Action Order)

Attachments:

- Conditions of Approval

xc: Representatives: Lisa Foster, lfnevada@sbcglobal.net

Action Order xc: Greg Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; Don Jeppson, AIA, Department of Building & Safety; Jim Shaffer, Environmental Health Services, District Health Department; Alan Reich, P.E., Department of Water Resources; Kimble Corbridge/Leo Vesely, P.E., Public Works Department, Engineering Division; Kurt Latipow, Washoe County Fire Services Coordinator; Mark Regan, Sierra Fire Protection District; West Washoe Valley Citizen Advisory Board, Chair, Galena Steamboat Citizen Advisory Board



Conditions of Approval

Special Use Permit Case No. SB11-015

The project approved under Special Use Permit Case No: SB11-015 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 2, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.

Any conditions set by the District Health Department must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit building plans and complete construction of all phases of this project within 15 years from the approval date by Washoe County. In order to demonstrate progress, the applicant shall complete at least one improvement within each five year increment.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said

plan shall address, but not be limited to: type and color of building materials, general architectural design, and signage and exterior lighting if applicable.

- f. The following **Operational Conditions** shall be required for the life of the project/business:
 - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - 4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- g. The applicant shall provide signage/markers and rope or fencing around each of the snowmaking ponds at all times to provide warnings and keep people away from the ponds.

Washoe County Department of Public Works

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.8032

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the County Engineer for approval when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), pollution control, slope stabilization, and mosquito abatement. Placement or disposal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent properties.
- b. For construction areas larger than 1 acre, the owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. For construction areas larger than 1 acre, the owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater

Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

- d. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
- e. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. The developer shall provide documentation of access to the site to the satisfaction of the County Engineer.
- h. Approved Encroachment Permits shall be obtained from the Nevada Department of Transportation (NDOT), for use of State right-of-way and a copy of said permit sent to the Engineering Division. The County Surveyor shall determine compliance with this condition.
- i. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- j. Any increase in storm water runoff resulting from the site grading and based upon the 5 and 100-year storms shall be detained and/or mitigated on site to the satisfaction of the County Engineer.
- k. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- l. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel sli, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall be responsible for determining compliance with this condition.
- m. A note shall be placed on the improvement plans stating that at no time shall natural drainage be impeded.

- n. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- o. Any existing easements or utilities that conflict with the project shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- p. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.

Washoe County Department of Water Resources (DWR)

- 3. The following conditions are requirements of the Department of Water Resources, which shall be responsible for determining compliance with these conditions.

Contact Name – Alan Reich, 775.954.4600

- a. The applicant shall dedicate necessary water rights for the requested uses prior to issuance of building permit(s). The dedication of water rights shall be in accordance with Article 422 and the Forest Area Plan. Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the DWR. The subject water rights will then be made available to the Applicant via a water sale agreement, which will then lease the water rights back to the Applicant for 99 years, at no cost to the Applicant.
- b. The applicant shall pay all applicable fees resulting from Special Assessment District 29 (SAD29).
- c. Improvement plans shall be reviewed and approved by DWR prior to the release of building permits. They shall be in compliance with Washoe County Design Standards or design standards acceptable to Washoe County, NAC445A, and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. Inspection of all sanitary sewer improvements shall be accomplished by DWR staff or the Engineer of Record.
- e. All fees shall be paid in accordance with Washoe County Ordinance prior to the release of building permits.
- f. All applicable sanitary sewer connection fees shall be paid prior to release of any building permits.
- g. A master sanitary sewer report for the entire proposed project shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first phase which addresses:
 - i. the estimated sewage flows generated by the project(s),
 - ii. projected sewage flows from potential or existing development within tributary areas,

- iii. the impact on capacity of existing infrastructure,
 - iv. slope of pipe, invert elevation and rim elevation for all manholes,
 - v. and proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- h. No building permits shall be released until an application for service is received and a sewer lateral permit is issued.
- i. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- j. A 20-foot minimum sanitary sewer and access easement shall be granted to Washoe County over any public sanitary sewer facilities not located in a dedicated right of way.
- k. A 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to public sanitary sewer manholes not within a paved street.

Washoe County District Health Department

4. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Bryan Tyre, 775.328.2434

- a. Construction plans and equipment specifications for any foodhandling facilities, detailing food storage and preparation areas, shall be submitted to the health District for review and approval prior to the issuance of a building permit. Foodhandling facilities shall comply with requirements stipulated in the Washoe County District Board of Health Regulations Governing Food Establishments and with requirements of the appropriate disposal service.
- b. Garbage facilities, dumpsters, and compactors shall have raised washdown pads which drain into a sanitary sewer. Refer to Sections 100.025 and 100.040 of the Washoe County District Board of Health Regulations Governing Food Establishments.
- c. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

Washoe County District Health Department – Vector Borne Diseases

5. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any

conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer, 775.328.2434

- a. The proposed snow making ponds will require the standard detail of placing 6-8 inch rock on the side slopes of the ponds perimeter.
- b. Prior to approval of any grading permit and or building permit the above detail designs is required on the civil plans.

Sierra Fire Protection District

6. The following conditions are requirements of the Sierra Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Mark Regan, 775.849.1108

- a. Have a Wildfire Hazard Mitigation Plan in place before construction begins.
- b. Meet fire flow requirements for the Rose Base Lodge expansion. 3,750gpm duration of 4 hours. New water tanks will meet NFPA 22 and new fire service mains will meet NFPA 24.
- c. Provide remote FDC to the Rose Base Lodge and mountain restaurant.
- d. Update the fire hydrants to a Storz steamer port in place of a 4.33 x 5" port.
- e. New buildings to be built to meet the 2006IFC and Washoe County Chapter 60. Fire sprinklers are required in Rose Base Lodge, mountain restaurant, seasonal locker room and the new maintenance building.
- f. Need to provide approved transportation up to the mountain restaurant. The fire equipment can't access the restaurant.
- g. Provide a supply of firefighting equipment on site of the mountain restaurant

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
 Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order
Special Use Permit Case Number WSUP19-0020

Decision: Approval with Conditions
 Decision Date: December 5, 2019
 Mailing/Filing Date: December 10, 2019
 Applicant: Mr. Rose Development Company
 Assigned Planner: Chris Bronczyk, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3612
 E-Mail: cbronczyk@washoecounty.us

Special Use Permit Case Number WSUP19-0020 (Mt. Rose Expansion) - For possible action, hearing, and discussion of a special use permit for improvements to Mt. Rose Ski Tahoe ski resort. In order to accommodate specific improvements within the resort area the applicant is requesting to vary several grading standards. Project elements include replacing and expanding a maintenance building; building a first aid and ski patrol station; expanding the existing Winters Creek Lodge; and repurposing several existing buildings. The proposal includes the excavation of ±9,900 cubic yards of earthen material, and disturbance of a ±3-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 a final environmental impact statement (EIS) for the proposed expansion.

- Applicant: Mt. Rose Development Company
- Property Owners: Mt. Rose Development Company and US Forest Service
- Location: Main access to the site is ±11.4 miles from the intersection of Mt. Rose Hwy and Thomas Creek Rd.
- APNs and Parcel Sizes: 048-112-12: ±340.9 acres; 048-112-13: ±41.4 acres; 048-112-14: ±15.9 acres; 048-112-15: ±67.68 acres; 048-050-11: ±945.3 acres; 048-111-11: ±68.3 acres; 048-120-22: 2551.6 acres
- Master Plan: Rural (R); Open Space (OS); Commercial (C)
- Regulatory Zone: Parks and Recreation (PR); Open Space (OS); Tourist Commercial (TC)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading Standards
- Commission District: 2 – Commissioner Lucey



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Mt. Rose Development Company
Subject: Special Use Permit Case WSUP19-0020
(Mt. Rose Expansion)
Date: December 10, 2019
Page: 2

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permit. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

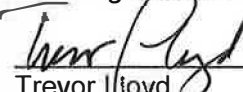
The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for a destination resort use type, and for the intensity of such a development;
4. 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;
5. 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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Board of Adjustment

TL/CB/df

Attachments: Conditions of Approval

To: Mt. Rose Development Company
Subject: Special Use Permit Case WSUP19-0020
(Mt. Rose Expansion)
Date: December 10, 2019
Page: 3

Applicant: Mt. Rose Development Company
22222 Mt. Rose Highway
Reno, NV 89511

Representatives: CFA, Inc
1150 Corporate Boulevard
Reno, NV 89502

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office;
Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely,
Engineering and Capital Projects; Charles Moore, Truckee Meadows Fire
Protection District; Nevada Division of Environmental Protection, 901
South Stewart Street, Suite. 4001, Carson City, NV 89701-5249;
Regional Transportation Commission; Truckee Meadows Regional
Planning Agency; STM/WV Citizen Advisory Board



Conditions of Approval

Special Use Permit Case Number WSUP19-0020

The project approved under Special Use Permit Case Number WSUP19-0020 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 5, 2019. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and building permits shall be issued within ten (10) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. Prior to the issuance of building or grading permits, the applicant shall submit a noxious weed management plan, developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the Washoe-Storey Conservation District, and/or the US Forest Service. The plan will be implemented on a voluntary compliance basis.
- f. All proposed lighting must adhere to Article 414, *Noise and Lighting Standards* requirements.
- g. All undeveloped disturbed areas shall be revegetated utilizing a native, dryland seed mix as reviewed and approved by the Forest Service. Revegetation shall occur as soon as practicable after construction.
- h. A revegetation plan shall be prepared to address soils and plants to restore project-related ground disturbance. The revegetation plan will be developed in coordination with the Forest Service and will include, at a minimum, appropriate revegetation options, seed mixes and goals for establishing success of revegetation for desirable species, as consistent with management requirement BO 1 in the FEIS.
- i. Prior to the issuance of building or grading permits, the applicant shall submit the geotechnical investigations related to the proposed maintenance building, and Winters Creek Lodge expansion. Final plans must incorporate all recommendations identified in the investigation.
- j. A restoration plan must be submitted to Washoe County Planning for areas that have been graded.
- k. The applicant shall secure any required air quality permits prior to construction.
- l. A revegetation plan must be submitted to Washoe County Planning, the revegetation plan will address soils, and plants to restore project-related ground disturbance.
- m. The following **Operational Conditions** shall be required for the life of the project.
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.

- ii. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, P.E., 775.328.2041, Lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. All existing and proposed easements shall be shown on the site and/or grading plan.
- c. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
- d. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- e. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
- f. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438, unless otherwise specified/modified by the Washoe County Planning Division.
- g. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geo-fabric, etc.) may be acceptable.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated or mechanically stabilized. Methods and seed mix must be designed by a licensed landscape architect and approved by the County Engineer.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- i. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval prior to the approval of a grading or building permit. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing and rip-rap sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- j. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts.
- k. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site.

- i. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name: Mitch Fink, (775) 328-2050, mfink@washoecounty.us

- m. Verify that any proposed signage meets AASHTO's sight triangle requirements for potential driver's view obstructions at the driveway intersection(s) with Mt. Rose Highway.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
 Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order
Special Use Permit Case Number WSUP19-0021

Decision: Approval with Conditions
 Decision Date: December 5, 2019
 Mailing/Filing Date: December 10, 2019
 Applicant: Mt. Rose Development Company
 Assigned Planner: Sophia Kirschenman, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3623
 E-Mail: skirschenman@washoecounty.us

Special Use Permit Case Number WSUP19-0021 (Mt. Rose Water Tank) - For possible action, hearing, and discussion to modify grading and setback standards, vary grading and landscaping 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 ±0.9 acres. The subject site is located on privately-owned land and lands owned by the United States Forest Service.

- Applicant: Mt. Rose Development Company
- Property Owners: Mt. Rose Development Company and US Forest Service
- Location: Main access to the site is ±11.4 miles from the intersection of Mt. Rose Hwy and Thomas Creek Rd.
- APNs and Parcel Sizes: 048-112-12: ±340.9 acres; 048-120-22: ±2551.6 acres
- Master Plan: Rural (R); Open Space (OS)
- Regulatory Zone: Parks and Recreation (PR); Open Space (OS)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading Standards
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permit. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Mt. Rose Development Company
Subject: Special Use Permit Case WSUP19-0021
(Mt. Rose Water Tank)
Date: December 10, 2019
Page: 2

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for a 5-million-gallon water tank, and for the intensity of such a development;
4. 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;
5. 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.

Required Findings for special use permits within the Forest planning area:

- 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.
- 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 (now the Community Services Department) will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division

Trevor Loyd
Secretary to the Board of Adjustment

TL/SK/df

To: Mt. Rose Development Company
Subject: Special Use Permit Case WSUP19-0021
(Mt. Rose Water Tank)
Date: December 10, 2019
Page: 3

Attachments: Conditions of Approval

Owner/Applicant: Mt. Rose Development Company
22222 Mt. Rose Highway
Reno, NV 89511

Owner: US Forest Service
Attn: William Dunkelberker and Marnie Bonesteel
1200 Franklin Way
Sparks, NV 89431

Consultants CFA, Inc.
Attn: R. David Snelgrove
1150 Corporate Blvd.
Reno, NV 89502

AND

Lumos & Associates
Attn: Ed Thomas
9222 Prototype Drive
Reno, NV 89521

Action Order xc: Mike Large, District Attorney's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Charles Moore, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission, Truckee Meadows Regional Planning Agency, Patricia Phillips, South Truckee Meadows/Washoe Valley Citizen Advisory Board



Conditions of Approval

Special Use Permit Case Number WSUP19-0021

The project approved under Special Use Permit Case Number WSUP19-0021 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 5, 2019. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this special use permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirschenman, 775.328.3623, Skirschenman@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and building permits shall be issued within eight years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. Prior to the issuance of building or grading permits, the applicant shall submit a noxious weed management plan, developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the Washoe-Storey Conservation District, and/or the US Forest Service. The plan will be implemented on a voluntary compliance basis.
- e. The final environmental impact statement (FEIS) for the Mt. Rose Ski Tahoe Atoma Area Expansion and the final record of decision (ROD) for the water tank include a number of management requirements to mitigate identified environmental impacts. The applicant shall comply with all finalized management requirements related to construction of the water tank, including, but not limited to: compliance with National Historic Preservation Act Section 106 obligations; completion of a fire precaution plan; utilization of a muted color that blends with the forest environment on the water tank; and compliance with revegetation requirements.
- f. All undeveloped disturbed areas shall be revegetated utilizing a native, dryland seed mix as reviewed and approved by the Forest Service. Revegetation shall occur as soon as practicable after construction.
- g. A revegetation plan shall be prepared to address soils and plants to restore project-related ground disturbance. The revegetation plan shall be developed in coordination with the Forest Service and will include, at a minimum, appropriate revegetation options, seed mixes and goals for establishing success of revegetation for desirable species, as consistent with management requirement BO 1 in the FEIS and final ROD.
- h. Prior to issuance of building or grading permits, a full geotechnical investigation must be prepared for the water tank site and final plans must incorporate all recommendations identified in the investigation.
- i. Permits allowing for use of the earthen materials excavated at the water tank elsewhere on the subject site will be required, as necessary, per WCC Article 438, *Grading Standards*.
- j. The applicant shall secure any required air quality permits prior to construction.
- k. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- i. The following **Operational Conditions** shall be required for the life of the development:
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, P.E., 775.328.2041, Lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall provide permanent easements or right-of-entry documentation for construction and maintenance of facilities that fall on the U.S. Forest Service owned parcel. A copy of the document(s) shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan.
- d. Appropriate drainage facilities for tank overflow and drainage shall be extended to a natural or improved drainage system.
- e. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
- f. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- g. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to approval of the grading or building permit.
- h. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438, unless otherwise specified/modified by the Washoe County Planning Division.
- i. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geo-fabric, etc.) may be acceptable.
- j. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated or mechanically stabilized. Methods and seed mix must be designed by a licensed landscape architect and approved by the County Engineer.
- k. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval prior to the approval of a grading or building permit. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm

drain pipe and ditch sizing and rip-rap sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- I. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.

Washoe-Storey Conservation District

3. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact: Jim Shaffer, shafferjam51@gmail.com

- a. A revegetation monitoring plan shall be in place for at least three years to ensure that revegetation success criteria (as determined by the U.S. Forest Service) are met. Photos shall be sent to the Washoe County Planning Division and to the Washoe-Storey Conservation District one year and three years after hydroseeding applications to demonstrate compliance with revegetation goals.

Truckee Meadows Fire Protection District

4. The following conditions are requirements of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (IFC) 2012 and International Wildland Urban Interface Code (IWUIC) 2012 Ed., with amendments and the requirements of the NFPA standard(s).
- b. A draft fire hydrant and fire apparatus access road shall be provided to within 150 ft. of the proposed water tank or the existing water tank. The road shall have adequate turnaround at the tank and shall be a minimum of 26 ft. wide at the hydrant location, pursuant to IFC Chapter 5 and IFC Appendices B, C, and D.

*** End of Conditions ***



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

9/7/2023

Katy Stark
Washoe County Community Development
1001 E. Ninth Street
Reno, NV 89512

RE: **WSUP23-0024 - RESPONSE TO PLANNING REQUESTS FROM 8/30/2023 EMAIL MESSAGE**

Dear Katy,

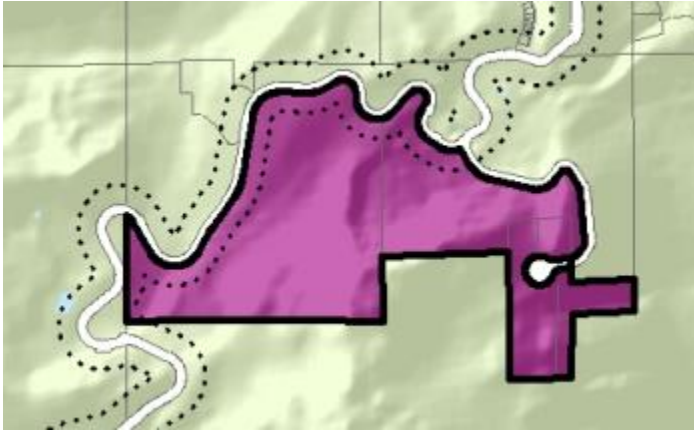
Following is a response to each of the comments/request that were presented in your email message that was sent on August 30, 2023. Each request is listed and a response to each is provided.

1. For the riprap proposed between the conveyor grading and the tubing slopes, we would like to request that soil amended riprap be used to give that area a more natural look.

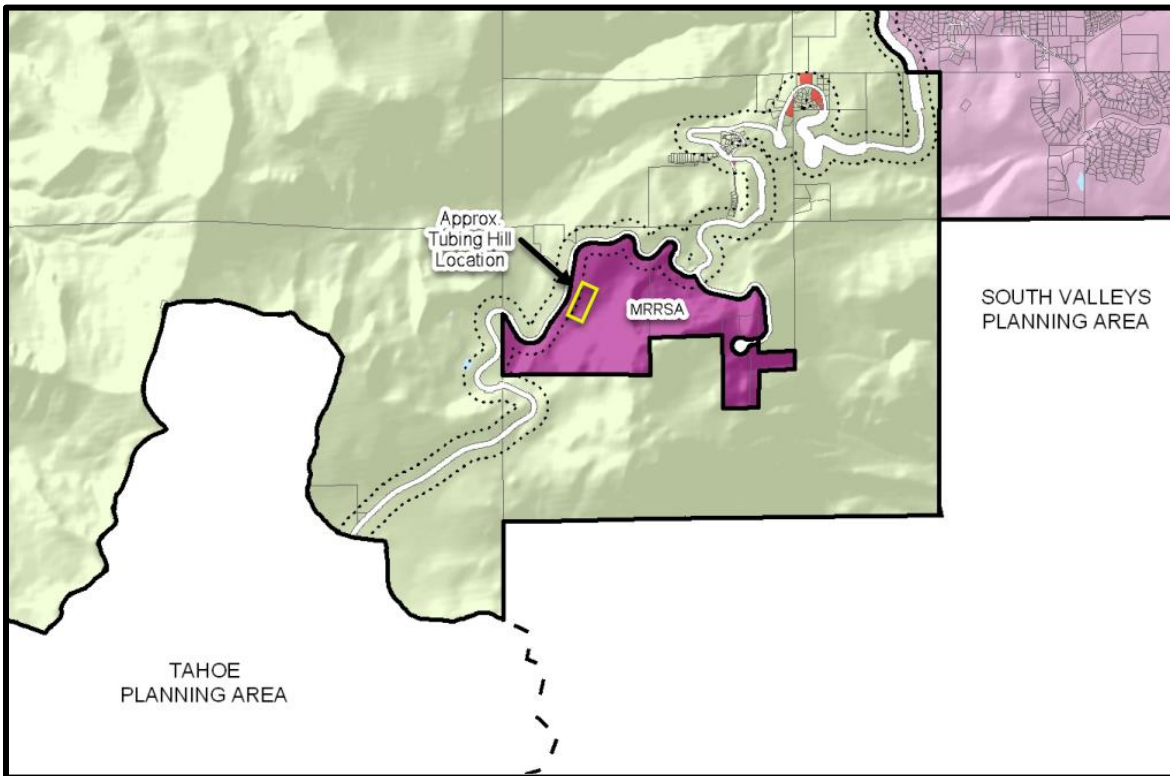
<p>110.438.50(a) Riprap is proposed to be used on a portion of the cut slope between the conveyor grading and the tubing slopes. This area will be fully covered by snow and will create a safe, necessary and obvious grade difference between the conveyor and the tubing lanes.</p>

Response – *It is understood that the current code only allows riprap in limited situations. It was misunderstood during our conversations at the Pre-Development meeting that riprap would be allowed for slope stabilization on cut slopes, which is the only place that riprap is proposed. If necessary, the applicant and project engineer would accept a condition requiring soil amended riprap.*

2. Please email me an additional exhibit showing an image of the Mount Rose Resort Services Area and showing where the tubing hill will fall within the service area. The tubing hill appears to be within the boundaries of the service area. If that is not the case and if expansion is occurring, then an MPA/RZA would be necessary. An exhibit showing the boundaries will allow us to show that we are meeting Forest Area Plan and Regional Plan requirements.



Response – The image, below is provided in the email in an electronic format such that you can use and incorporate the image in your staff report. This image is similar to the master plan and zoning exhibits provided on page 6 of the project narrative that was provided with the application request. It is noted that the entire proposed tubing hill and the associated facilities (parking and ticket sales/warming hut building) are all contained within the area that is currently recognized as being within the MRRSA.



3. The Forest Area modifiers in Article 204 provide landscaping requirements. Please see the requirements in Section 110.204.05(d)(1) & (2). Provide a memo explaining your request to vary these landscaping requirements.

- (d) Parking and Loading. Parking and loading shall be in conformance with Article 410, Parking and Loading, and Article 412, Landscaping, and the following provisions:
- (1) Adjacent to the Mt. Rose Highway, all uses proposing one hundred (100) or more parking spaces, parking areas between the right-of-way property line and the main structure shall be limited in size to fifty (50) parking spaces, resulting in a series of smaller parking courts. Parking courts shall be separated by a minimum width of five (5) feet of landscaped area, excluding access drive lanes.
- (2) Adjacent to the Mt. Rose Highway, all surface parking areas between the right-of-way property line and the main structure shall provide adequate landscaping material (e.g. shrubs and trees) so as to provide a minimum of fifty (50) percent screening within five (5) years of planting to visually screen parked vehicles. Landscaping material placement and mature height shall be considered to protect distant views, where appropriate.

Response – A deviation from the requirements of Articles 410 and 412 have been included in the project application request for the same reasons that this section is requested for variation from the code standards. It is formally requested that this deviation or variation from the standards of Article 204 that similarly require landscape treatments in association proximity to the Mt. Rose Highway.

The rationale and justification variation from 110.202.(d)(1) requiring a series of smaller parking pods for parking lots over 100 spaces: Due to the overall snow volume at the elevation of the proposed project, the breaking of the parking lot into smaller pods creates a challenge to snow removal. Breaking the parking area into smaller pods would result challenges for the facility operator due to the extra and inefficient steps needed to clear many smaller areas, verses one larger area. We have requested that landscape planters, light standards and other typical parking lot features required under article 412 be allowed to be varied as the proposed use is situated at an elevation of approximately 8,400 feet, necessitating much greater efforts and efficiencies for the snow clearing needed to provide adequate and safe parking and loading areas for pedestrians/customers and employees. This same justification and rationale apply to this section of code.

The rationale and justification for variation from 110.202.(d)(2) requiring adequate landscaping material to provide a minimum of 50% screening within 5 years of planting will be met with the existing remaining vegetation that exists within NDOT right-of-way and within the 100-foot undisturbed setback distance that is required per the MRRSA portion of the Forest Area Plan.

Below is a copy of a portion of the preliminary landscape plan that shows the proposed parking lot edge landscape and the existing remaining trees and vegetation within the ROW and the 100-foot setback area. It can be seen in this image that there will be ample screening to meet this section of the Forest Area Plan modifiers.

4. The Forest Area modifiers in Article 204 limit signs. WCC Section 110.204.05(g)(7) only allows one freestanding sign per project within the scenic corridor. Provide a memo explaining how the proposed sign is being used for this new and separate tubing hill project at Mt. Rose.

<p>(7) Only one (1) freestanding sign is allowed per project within the boundary of the Mt. Rose Highway scenic roadway corridor.</p>

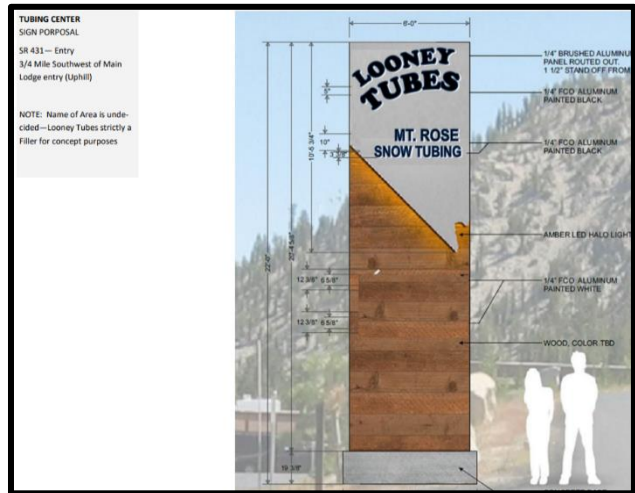
Response – *We are asking that this code requirement not be considered applicable to the currently requested project for the following reasons:*

Very Lengthy Frontage - *Mt Rose – Ski Tahoe has approximately 2.25 miles of frontage along the Mt. Rose Highway, with various points of topography that allow for reasonable and safe vehicular access. It would be understandable to enforce this regulation on a project that presents a typical project frontage distance of 100 to 500+ lineal feet, but nearly 12,000 feet of frontage in steeper terrain does not merit applicability of such a regulation. For no other reason than wayfinding, this regulation should not be considered applicable.*

Primary Parcel Has Not Been Used - *The project is predominately located on a parcel that is designated TC (Tourist Commercial) that has gone unused by the property owner, to date. While the overall Mt. Rose – Ski Tahoe resort has grown and expanded over the years, the primary parcel to house the proposed tubing hill (APN 048-112-13 has not seen any development of structures, parking areas or other such physical improvements. As such, this parcel should be treated differently from the overall resort.*

Project to be Branded Differently than Mt. Rose – Ski Tahoe – *As evidenced by the conceptual signage elevations that were provided with the project application, the tubing hill, while to be owned and operated by Mt. Rose – Ski Tahoe will be precepted as a separate project with a separated/non-connected vehicular access. A copy of the conceptual signage elevation from the*

application is provided with this text showing the intention for a separate identify for this project from the well know and established brand of Mt. Rose – Ski Tahoe. Looney Tubes will likely not be the brand name for the future tubing hill, but the conceptual sign presents the goal of the property owner/project applicant that the facility will operate under a separate identity.



It is for these reasons identified above that the applicant believes that there is no applicability of this regulation with the proposed project, nor the Mt. Rose – Ski Tahoe resort, in general.

Please feel free to contact me if you have any questions, comments or concerns regarding how any comment was addressed. I can be reached at my desk or cell phone numbers, 775-856-7073 or 775-737-8910, respectively.

Sincerely,

R. David Snelgrove, AICP
Planning Manager

xc: Chris Bronczyk, Washoe County
Greg Gavrillets, Mt. Rose – Ski Tahoe, General Manager
Ed Thomas, P.E., Lumos & Associates