

# Tubing Hill

Special Use Permit

WSUP23-0024

Board of Adjustments Presentation  
October 26, 2023



**Mt. Rose**  
SKI TAHOE



# TUBING OVERVIEW

Desire for snow experiences at lower cost

Sledding without walking uphill (controlled environment)

No age limits, physical restrictions

High local demand (Meadows popularity, Tahoe visitation)

No high-level facilities in area

Growing population base in region

# EXAMPLES TUBING HILLS

## MAMMOTH WOOLLY'S TUBE PARK

Mammoth Lakes, CA





# EXAMPLES TUBING HILLS

Cranmore, NH





# EXAMPLES TUBING HILLS

Big Bear, CA



# TUBING OPERATION

Ticket sales by session (fixed capacity)

Multiple sessions per day (pre-sale capable, predictable demand)

Weekends and Holiday Operating Hours

- (Primarily Friday – Sunday)

Additional Benefits:

- Skier services building to serve both tubers and skiers/riders
- Atoma implications (parking, access, summer)

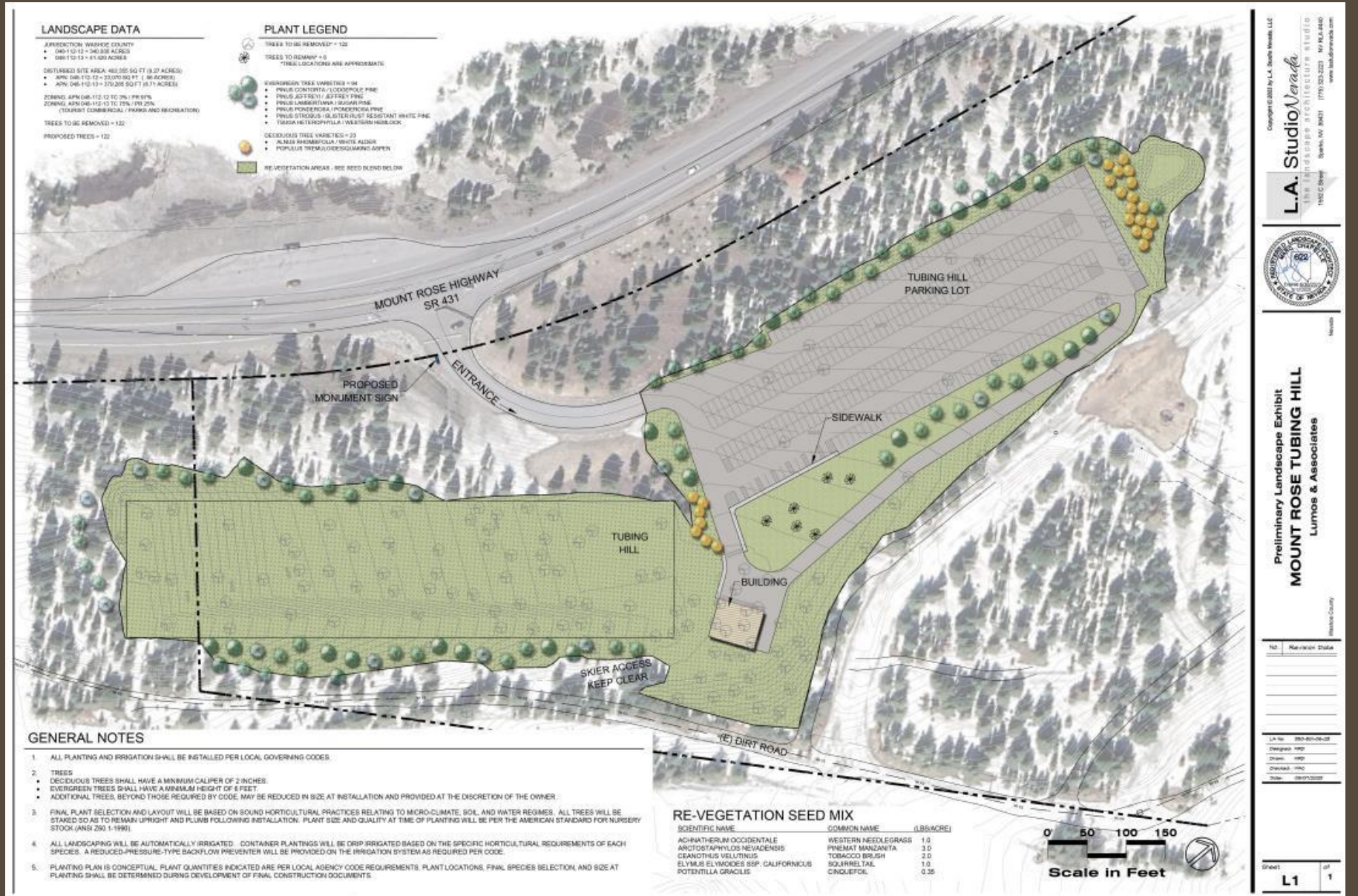


# PROPOSED TUBING LOCATION





# SITE LANDSCAPE PLAN





# TUBING FACILITY OVERVIEW

Up to 20 Tube Lanes

Tubing session times expected to be 150-200 tubers/session

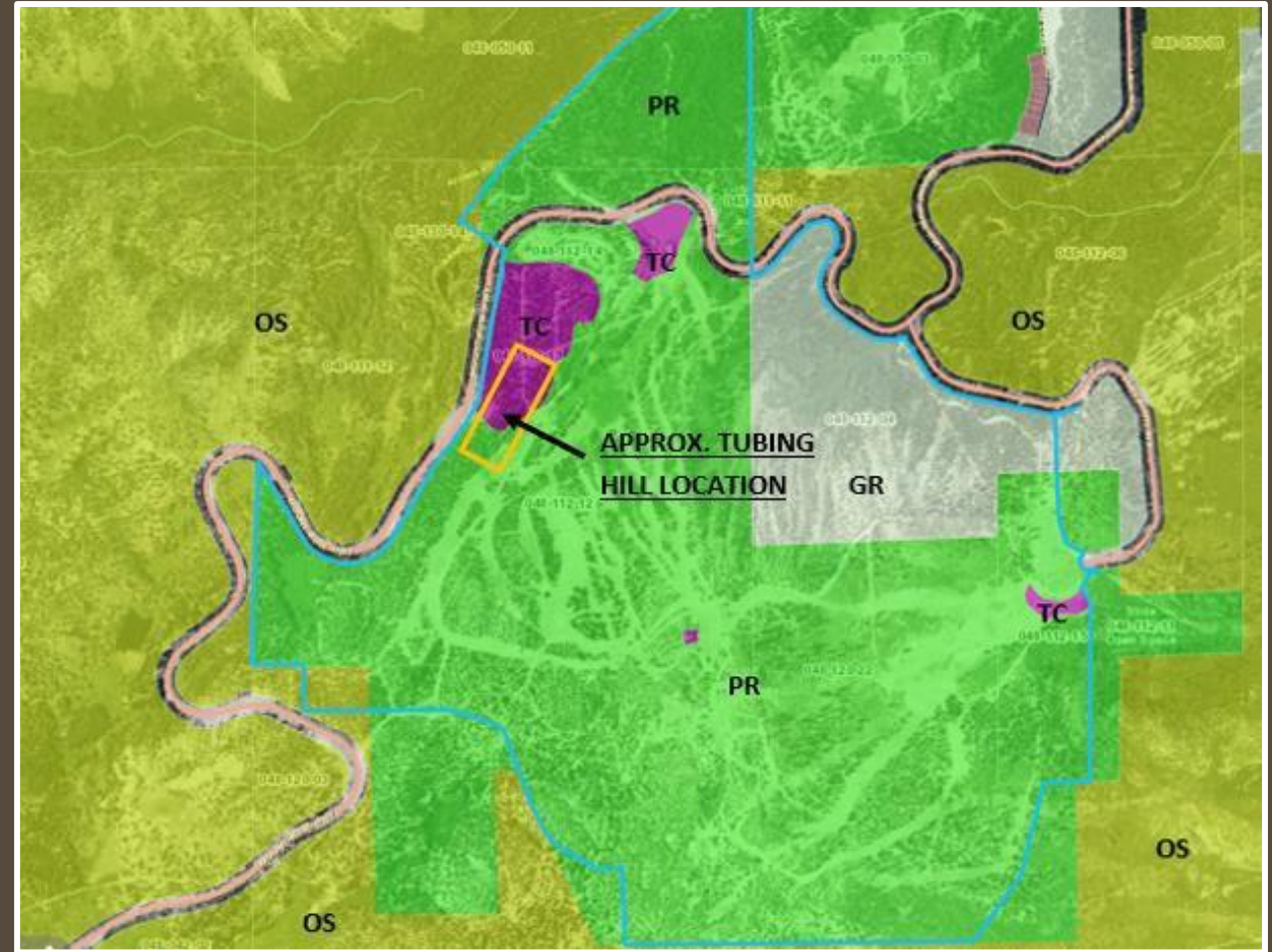
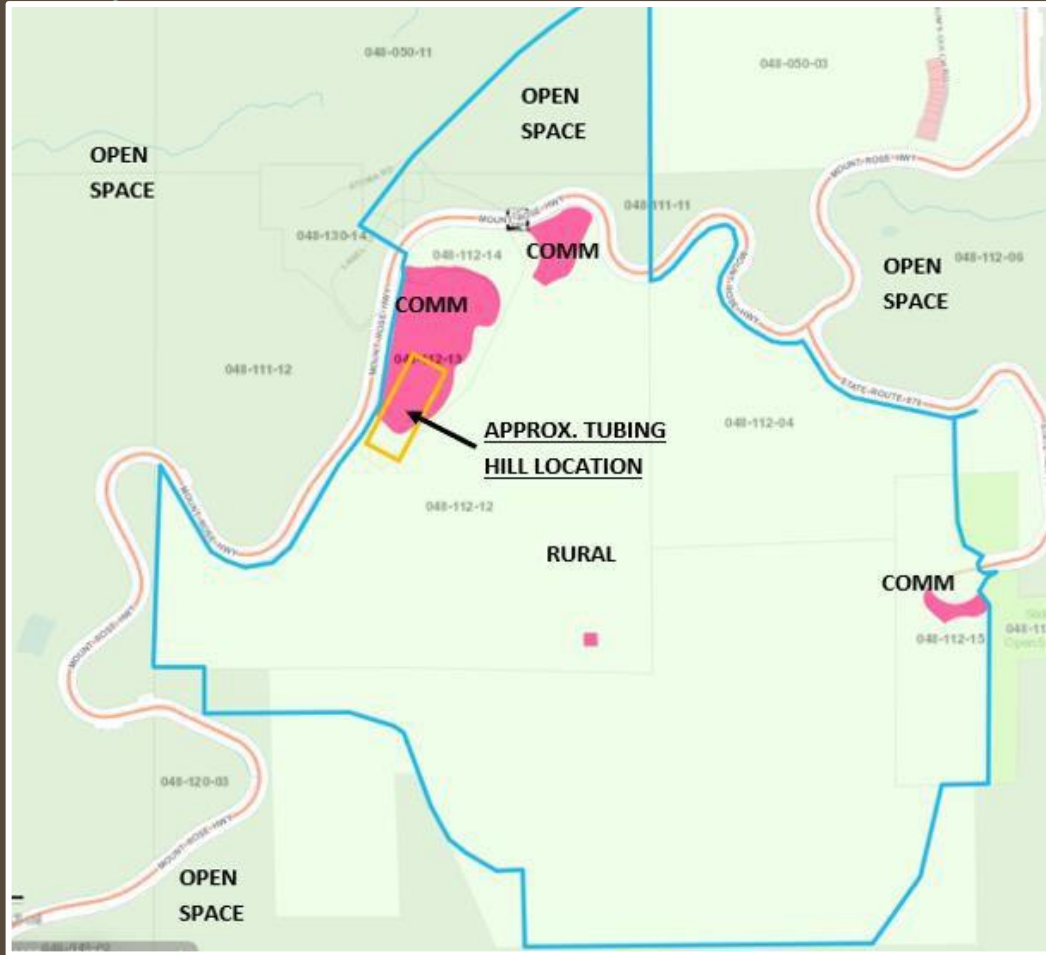
“Magic Carpet” Conveyor

Warming Hut with ticket sales and concessions that can serve tubers and skiers (anticipated to be 9,000 +/- SF)

- Will alleviate pressure off main lodge facilities by providing another on-mountain food location

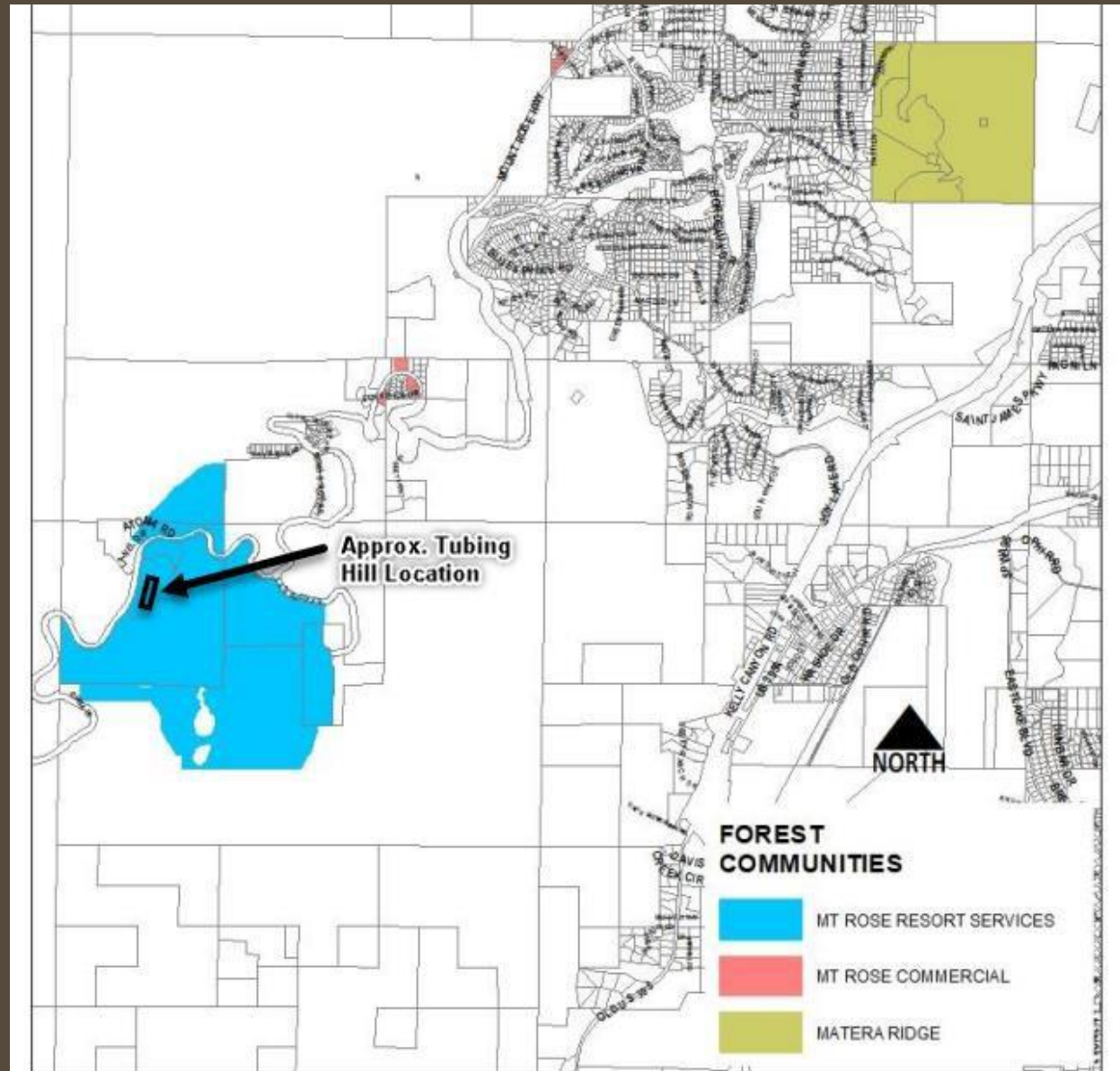
Parking to serve tubers

# MASTER PLAN & ZONING MAPS





# MOUNT ROSE RESORT SERVICE AREA (MRRSA)



Map Source – WDCA23-0002 Staff Report



# SITE ACCESS

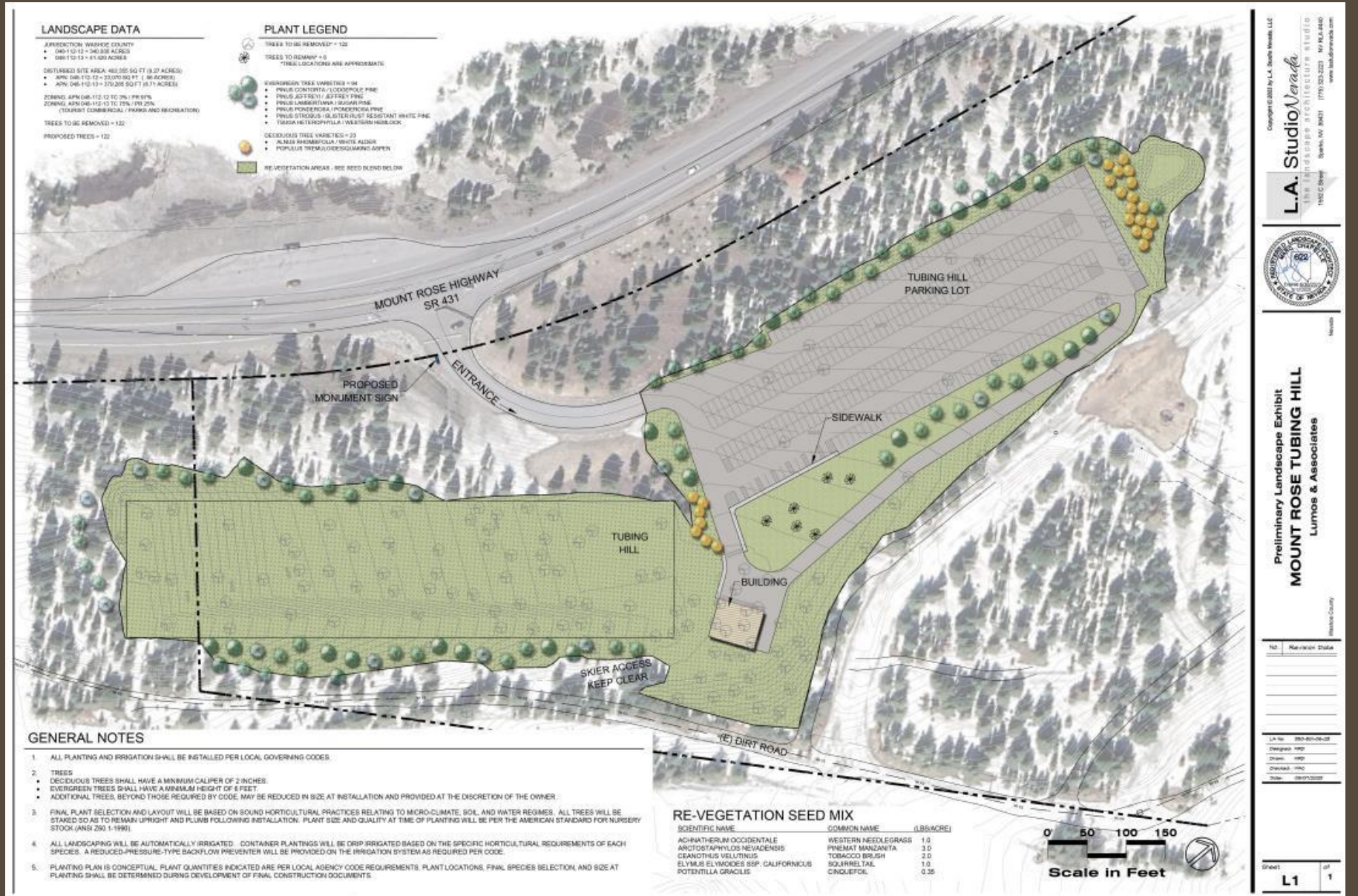
CURRENTLY BARRICADED

OFFERS GOOD TURN  
POCKETS (LEFT AND RIGHT)





# SITE LANDSCAPE PLAN





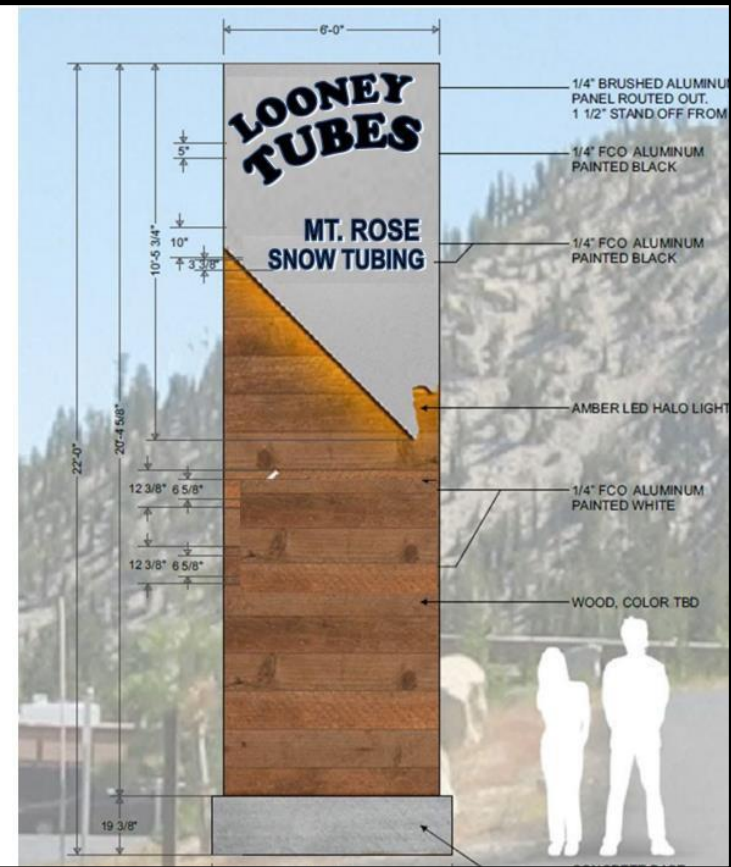
# PROPOSED SIGNAGE

TUBING CENTER  
SIGN PORPOSAL  
SR 431—Southbound



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

NOTE: Name of Area is undecided—Looney Tubes strictly a Filler for concept purposes





# SITE PHOTOS



View to the west near end of proposed tubing hill – existing access can be seen in foreground



View to the south near end of proposed tubing hill – existing gentle/moderate slope can be seen



# SITE PHOTOS — VISUAL SCREENING FROM HIGHWAY



View from Mt. Rose Highway of area where tubing hill is proposed — visual screening with existing trees and slope exist

View from Mt. Rose Highway of area where parking area is proposed — visual screening with existing trees and slope exist





# SITE PHOTOS — VISUAL SCREENING FROM HIGHWAY



Views from approximate western edge of tubing hill area toward Mt. Rose Highway — Many of the trees in the background will remain to visually screen tubing hill.



# ANTICIPATED NEXT STEPS

Review of application by Washoe County Board of Adjustments (Today)

Work on construction plans and County Review of Permit during winter 2023/2024

Begin construction in Spring of 2024 (with melting of snow)

Open for operation in 2024 Snow Season – By Thanksgiving



THANK  
YOU



Extra Slides for Questions



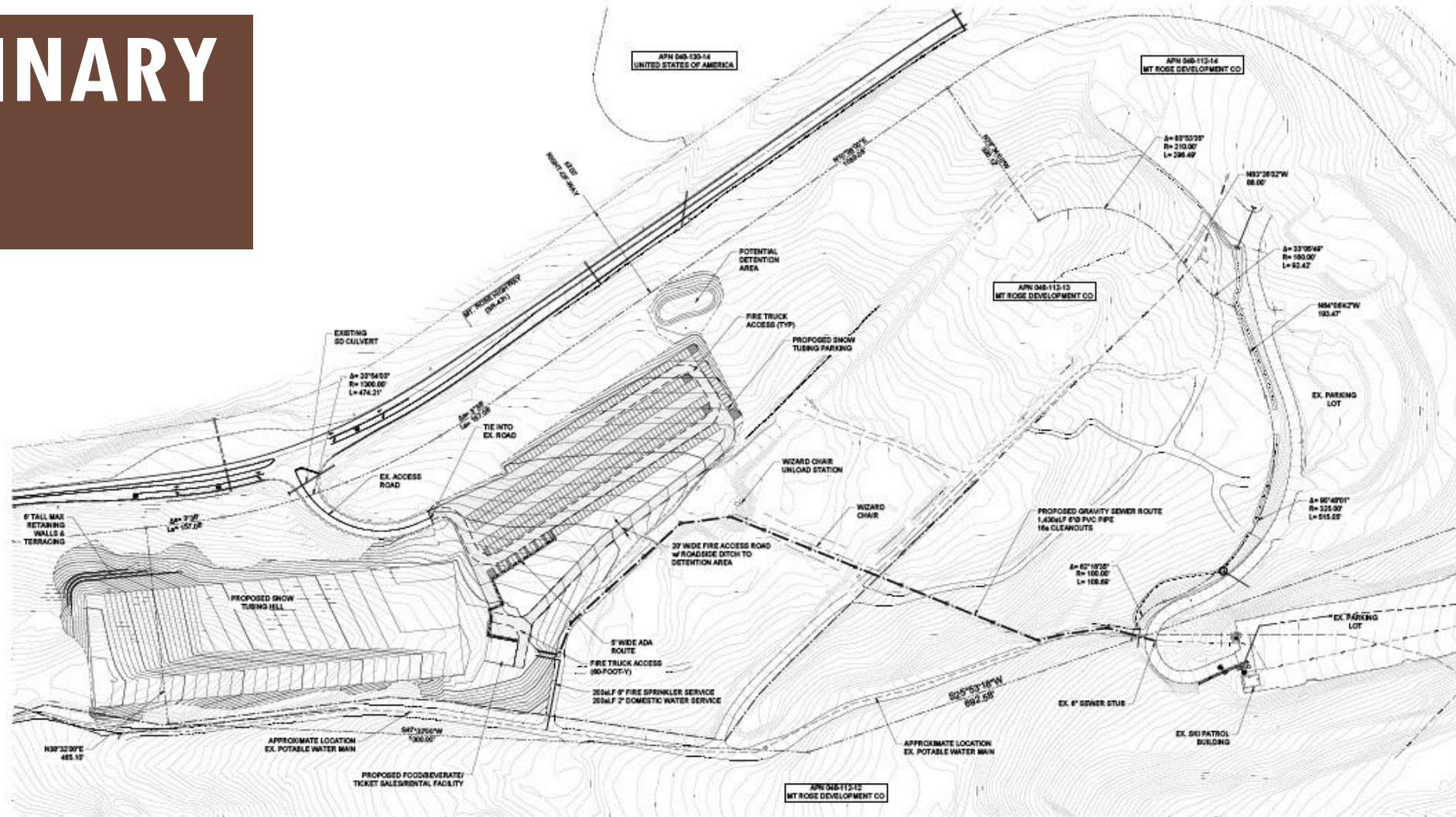
# MEADOWS PARKING







# PRELIMINARY LAYOUT



**GENERAL NOTES**

1. FIRE ACCESS ROUTES DEPICTED ON THE PLAN SET ARE IN CONFORMANCE WITH THE INTERNATIONAL FIRE CODE & WASHOE COUNTY FIRE DEPARTMENT GUIDELINES.  
FIRE AISLE WIDTH: 30' (MIN)  
INSIDE TURN RADIUS: 32'  
OUTSIDE TURN RADIUS: 52'
2. ALL DEPICTED RETAINING WALLS ARE TO BE A MAX OF 6' IN HEIGHT AND FOLLOW THE TERRACING GUIDELINES DETAILED IN THE WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 43B.



**VICINITY MAP**



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MT. ROSE-SKI TAHOE  
**MT. ROSE WINTER SNOW TUBING HILL  
 SPECIAL USE PERMIT  
 PRELIMINARY LAYOUT**  
 WASHOE COUNTY  
 NEVADA

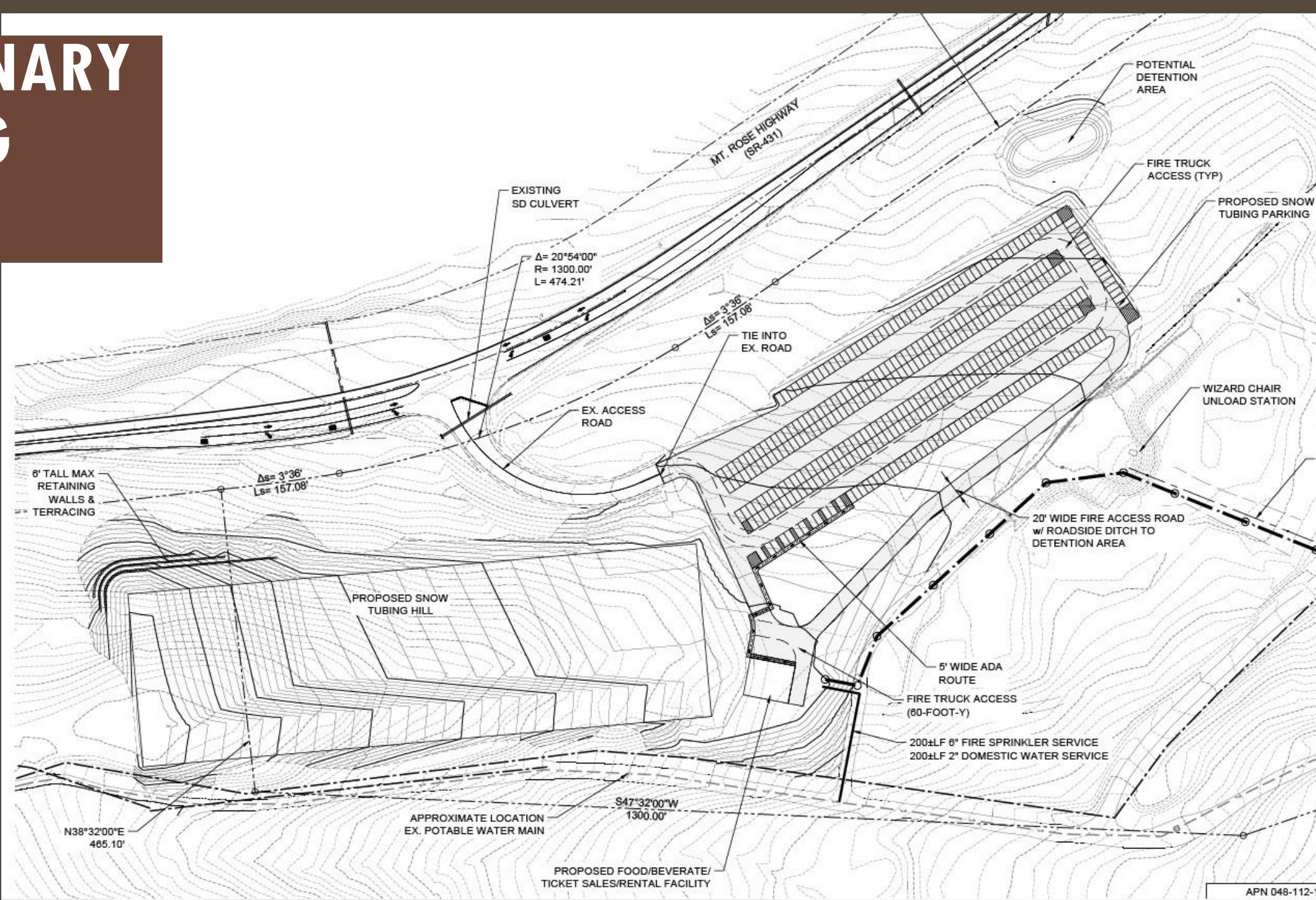
REV.	DATE	DESCRIPTION

SCALE: 1" = 100'  
 16x17 SHEETS: 1" = 200'  
**SC-1**  
 DRAWN BY: RSP  
 DESIGNED BY: ECT  
 CHECKED BY: ECT  
 JOB NO.: 0754.001

DRAWING TITLE: PRELIMINARY LAYOUT FOR SPECIAL USE PERMIT  
 PROJECT NO.: 2024-001  
 DATE: 07/23/2024  
 DRAWN BY: RSP  
 CHECKED BY: ECT  
 PROJECT LOCATION: MT. ROSE WINTER SNOW TUBING HILL, WASHOE COUNTY, NEVADA



# PRELIMINARY GRADING PLAN





# SLOPE ANALYSIS MAP

## SITE ANALYSIS

115.024.15(1): TOPOGRAPHIC FEATURES ARE SHOWN HEREON.

115.024.15(2): A GEOTECHNICAL INVESTIGATION IS INCLUDED IN THE APPLICATION.

115.024.15(3): A GEOTECHNICAL INVESTIGATION IS INCLUDED IN THE APPLICATION.

115.024.15(4): THERE ARE NO SIGNIFICANT HYDROLOGIC CONDITIONS OR RESOURCES ON THE PROPOSED PROJECT SITE.

115.024.15(5): THE SITE IS KNOWN TO HAVE A GENERAL LAND COVER OF CONIFEROUS FOREST WITH SOME MIXTURE OF PINE/JUNPER AND SAGE BRUSH. NO RARE AND ENDANGERED SPECIES AND GENERAL PLANT COMMUNITIES HAVE BEEN IDENTIFIED OR ARE KNOWN TO OCCUR ON THE PROPOSED PROJECT SITE.

115.024.15(6): REVIEW OF THE WASHOE COUNTY MASTER PLAN CONSERVATION ELEMENT SECTION, SEPTEMBER 9, 2013 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.

115.024.15(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.

115.024.15(8): THE PROPOSED PROJECT USE WILL BE FOR MOUNTAIN SNOW SPORTS. THE NATURAL TERRAIN PROVIDES GROUND SLOPES THAT ARE NECESSARY FOR THESE ACTIVITIES.

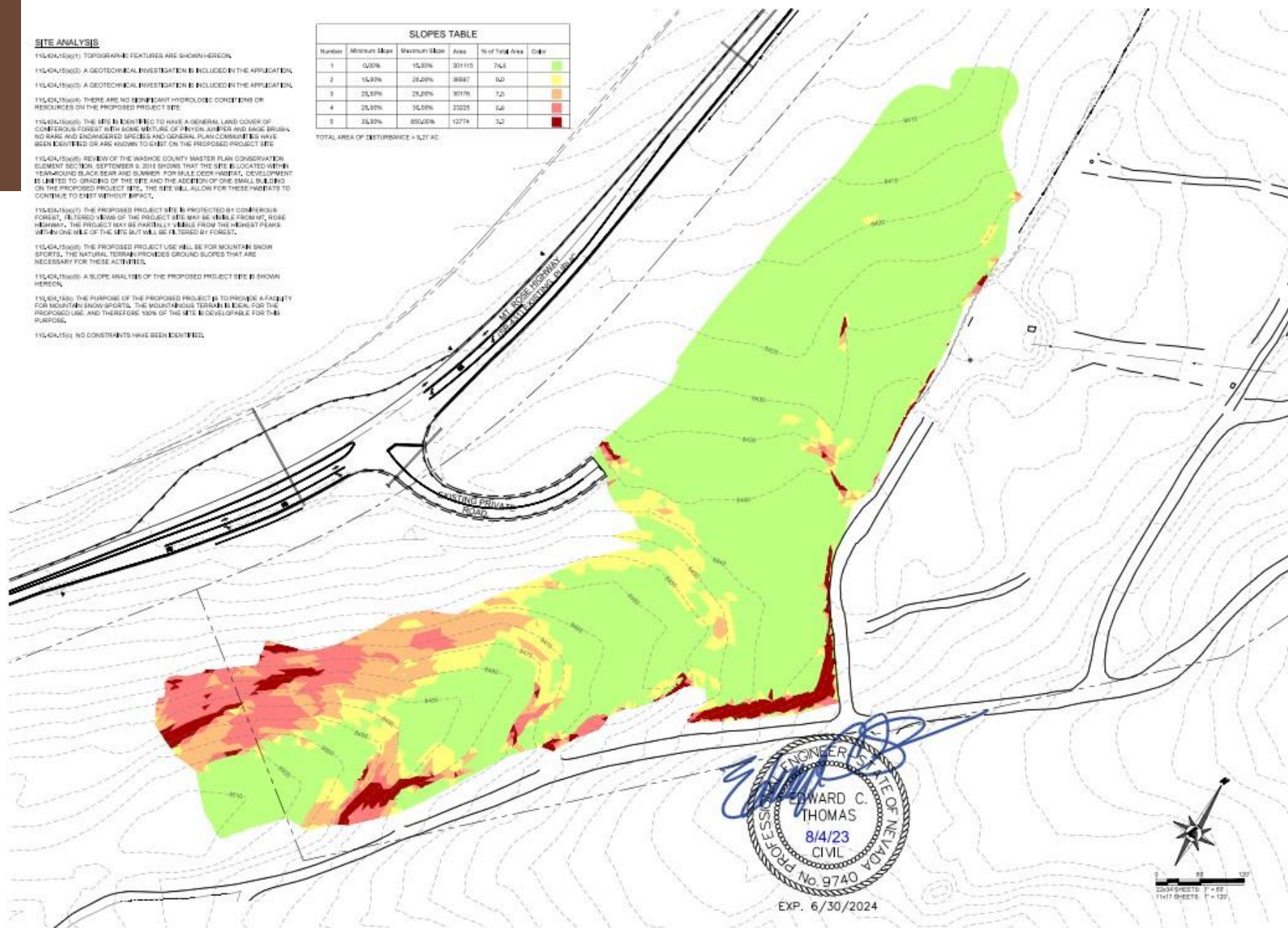
115.024.15(9): A SLOPE ANALYSIS OF THE PROPOSED PROJECT SITE IS SHOWN HEREON.

115.024.15(10): 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.

115.024.15(11): NO CONSTRAINTS HAVE BEEN IDENTIFIED.

SLOPES TABLE					
Number	Minimum Slope	Maximum Slope	Area	% of Total Area	Color
1	0.00%	15.00%	301115	74.6	Light Green
2	15.00%	25.00%	36887	9.0	Yellow
3	25.00%	29.99%	30176	7.5	Orange
4	30.00%	35.00%	23225	5.8	Red-Orange
5	35.00%	85.00%	12774	3.2	Dark Red

TOTAL AREA OF DISTURBANCE = 4,327 AC



WE ARE A REGISTERED PROFESSIONAL ENGINEERING FIRM. THE PRESENCE OF ANY OTHER REGISTERED PROFESSIONAL ENGINEERS OR ARCHITECTS ON THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT HAS REVIEWED THIS MAP AND HAS APPROVED IT.

MT. ROSE-SKI TANGEE  
**MT. ROSE WINTER SNOW TUBING HILL  
 SPECIAL USE PERMIT  
 SITE AND SLOPE ANALYSIS MAP**  
 WASHOE COUNTY  
 CITY OF RENO

REV.	DATE	DESCRIPTION

SCALE: 1" = 100' (AS SHOWN)

NOT TO SCALE ON THIS SHEET  
 (AS SHOWN) UNLESS OTHERWISE NOTED

**C4**

DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DESIGNED BY: [ ]  
 PROJECT NO.: 1704201

PROFESSIONAL ENGINEER STATE OF NEVADA  
 EDWARD C. THOMAS  
 8/4/23  
 CIVIL  
 No. 9740  
 EXP. 6/30/2024



