

Washoe County Board of Adjustment



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**COMMUNITY  
SERVICES DEPARTMENT**

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# **Special Use Permit Case Number WSUP23-0016 (Sky Tavern)**

April 4, 2024

Located at 21130 Mount  
Rose Hwy



The request is for expansion of an existing destination resort use type (ski resort), including:

- Utility services for snow making infrastructure
  - 1-million- and 2-million-gallon water storage tanks
  - 11,000 linear feet of snowmaking water supply piping
  - Two wet well and pump houses
- Repaving and lighting of parking area
- Lighting for night skiing
- Major grading of 6,600 cy of cut and fill and 6.1 acres of disturbed area
- Various requests to vary standards of Washoe County Code

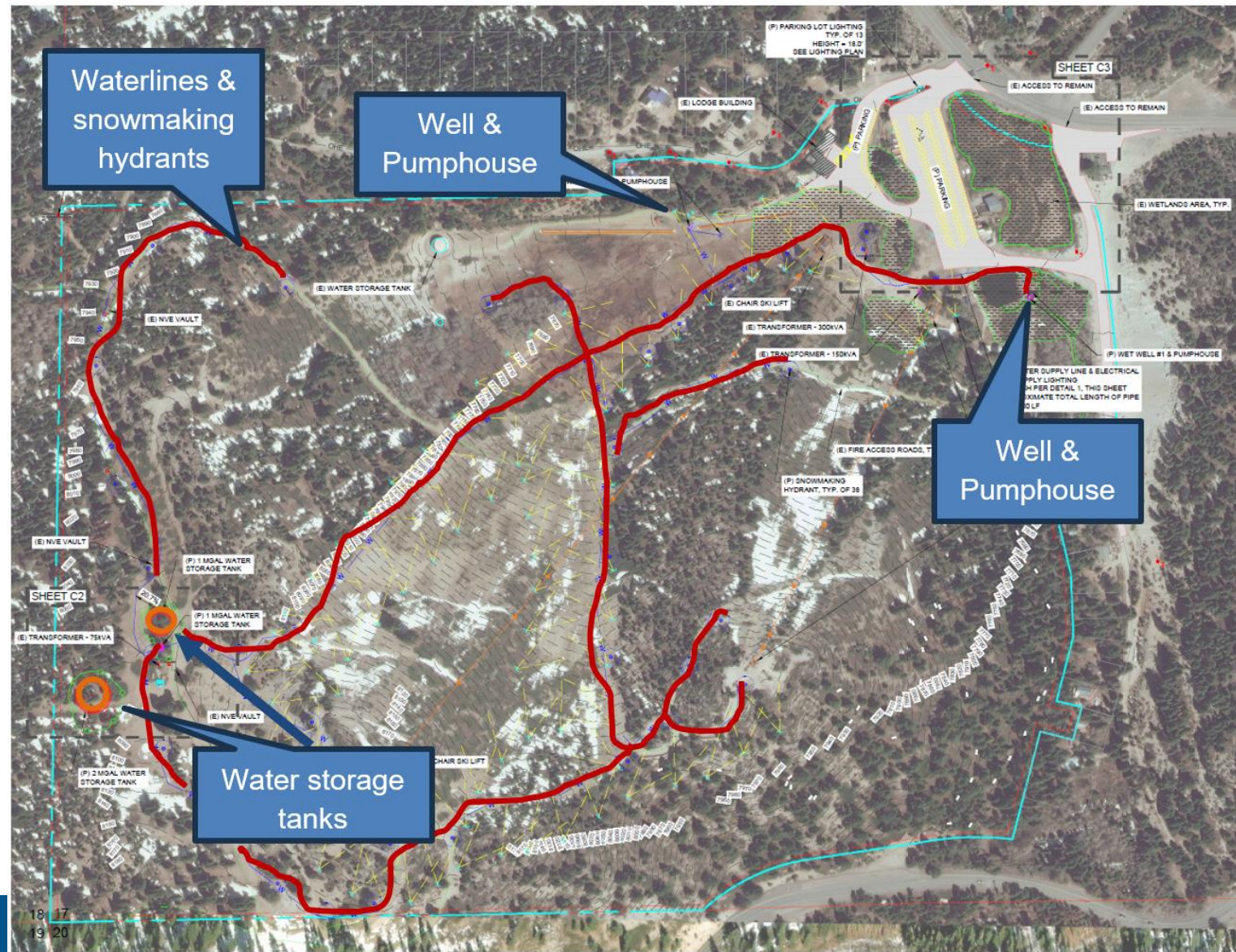
# Background



- APN: 048-050-03
- 143.070 acres
- Abuts undeveloped lands, single-family residential parcels, and one commercial establishment
- Active ski resort since 1944 and acquired by City of Reno in 1968.
- Currently operates as a non-profit ski resort and a site of high school ski racing in the region



# Snow Making Expansion



Waterlines & snowmaking hydrants

Well & Pumphouse

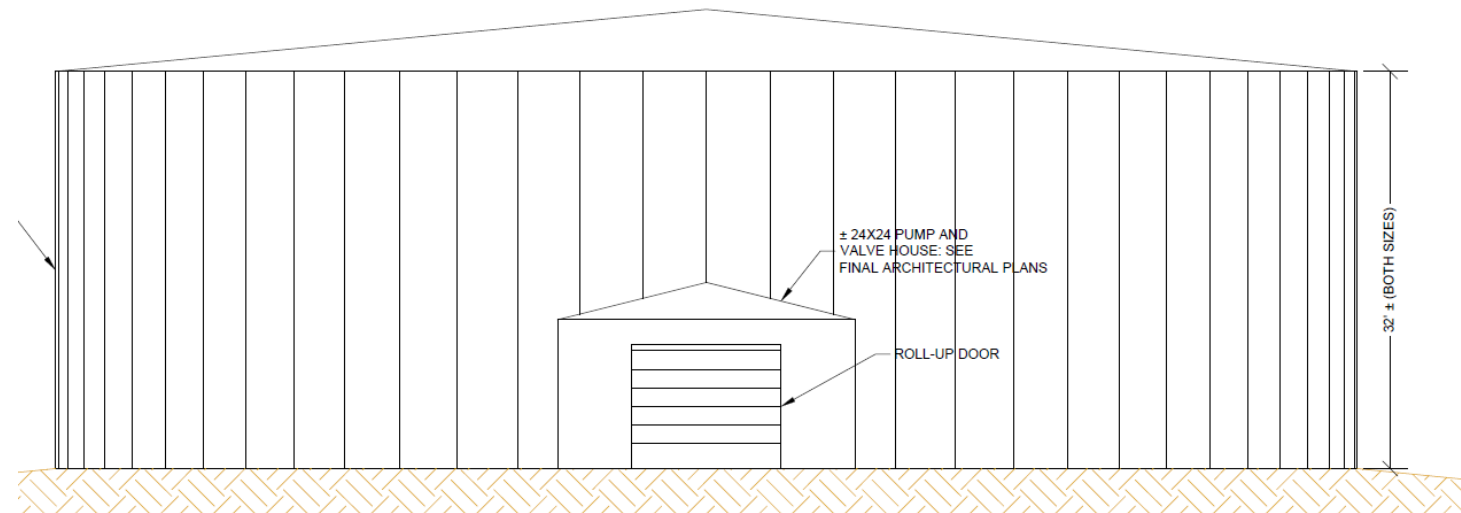
Well & Pumphouse

Water storage tanks

# Evaluation

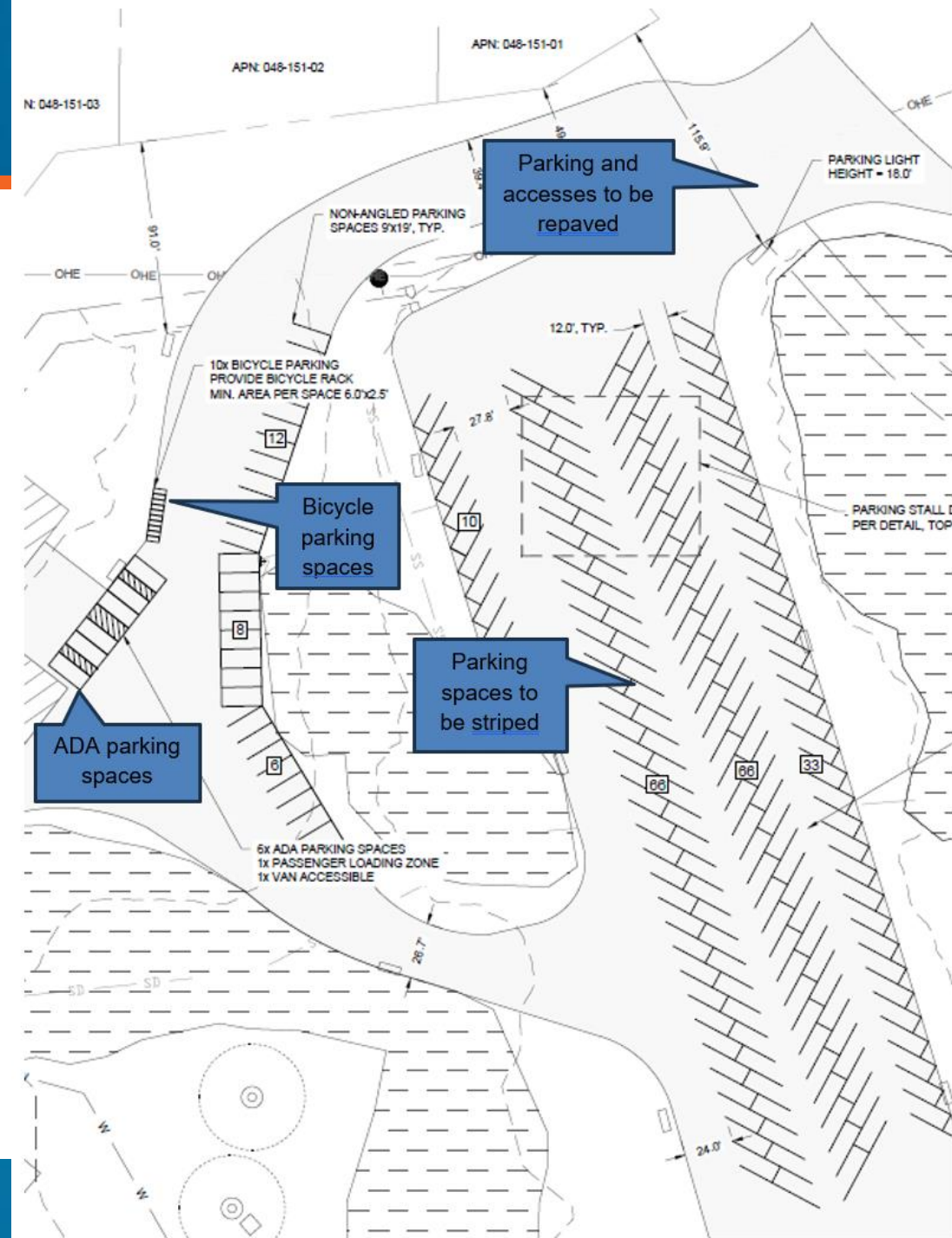


- Have obtained surface water rights
- Structures proposed on flatter areas
- Disturbed slopes for waterlines will be revegetated
- Pumphouses over 150' from nearest property line
- Staff supports request and associated grading



# Parking Improvements

- 197 parking spaces proposed, including 6 ADA spaces
  - Meets minimum requirements for employees. This SUP will establish parking minimum for site
- Adding parking area lighting, which will meet planning requirements
- Requested modifications for lighting type, wheel stops, and landscaping and screening; planning supports requests due to unique nature of ski resort
- Would not require an SUP on its own

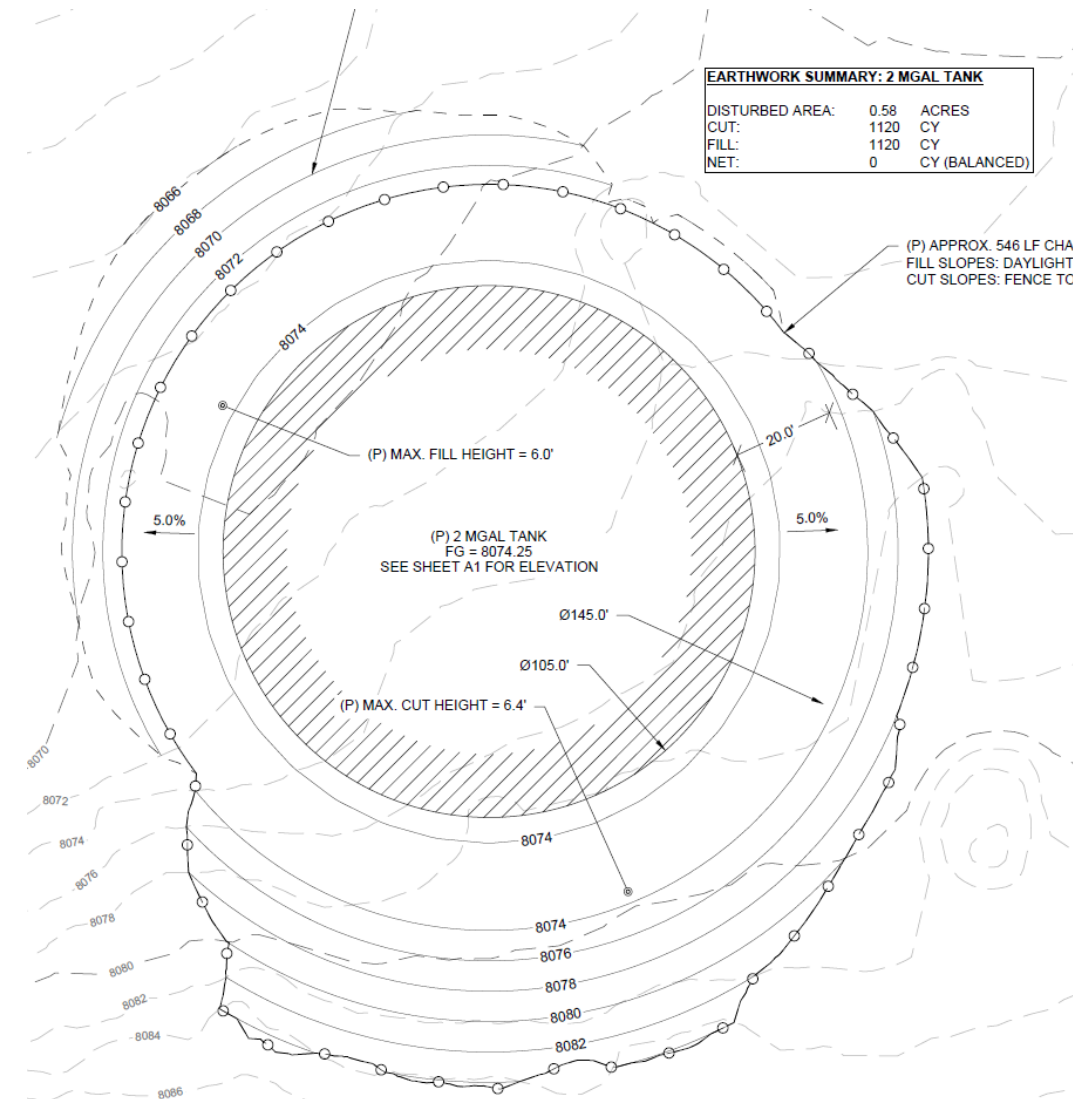
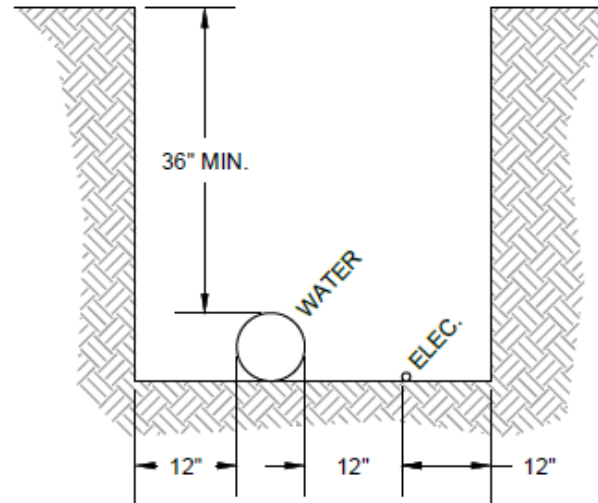


# Major Grading



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- 6.1 acres disturbed area, 6,600 cy cut and fill
- Most of the disturbed area will be stabilized under paved parking area
- Recommending approval





- Traffic study shows some intersections will have LOS of D without expansion
  - Some would have D or F with expansion without appropriate mitigations
- Condition of approval from Engineering to ensure that traffic study is updated to include appropriate mitigations to County standards

Table 7: Future Year Plus Project Intersection Level of Service

Int. ID	Intersection	Control	AM		Noon	
			Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
1	Sky Tavern Road / Mt. Rose Hwy	Side Street Stop				
	Overall		0.2	A	4.3	A
	NB Left		29.7	D	54.9	F
	NB Right		25.0	D	13.5	B
	WB Left		12.0	B	9.0	A
2	Bum's Gulch Road / Old Mt. Rose Hwy / Mt. Rose Hwy	Side Street Stop				
	Overall		0.2	A	0.6	A
	NB Approach		36.1	E	31.1	D
	SB Approach		26.8	D	28.8	D
	EB Left		13.1	B	9.1	A
	WB Left		0.0	A	8.6	A
<b>Additional analysis with the installation of a right-turn lane</b>						
2	Bum's Gulch Road / Old Mt. Rose Hwy / Mt. Rose Hwy	Side Street Stop				
	Overall		0.2	A	0.6	A
	NB Approach		36.1	E	31.1	D
	SB Approach		20.8	C	28.1	D
	EB Left		13.1	B	9.1	A
	WB Left		0.0	A	8.6	A

Notes: 1. Delay is reported in seconds per vehicle for the overall intersection for signalized and all way stop controlled intersections, and for the worst approach/movement for side street stop-controlled intersections.

Source: Headway Transportation, 2023

# Requests to Vary Standards

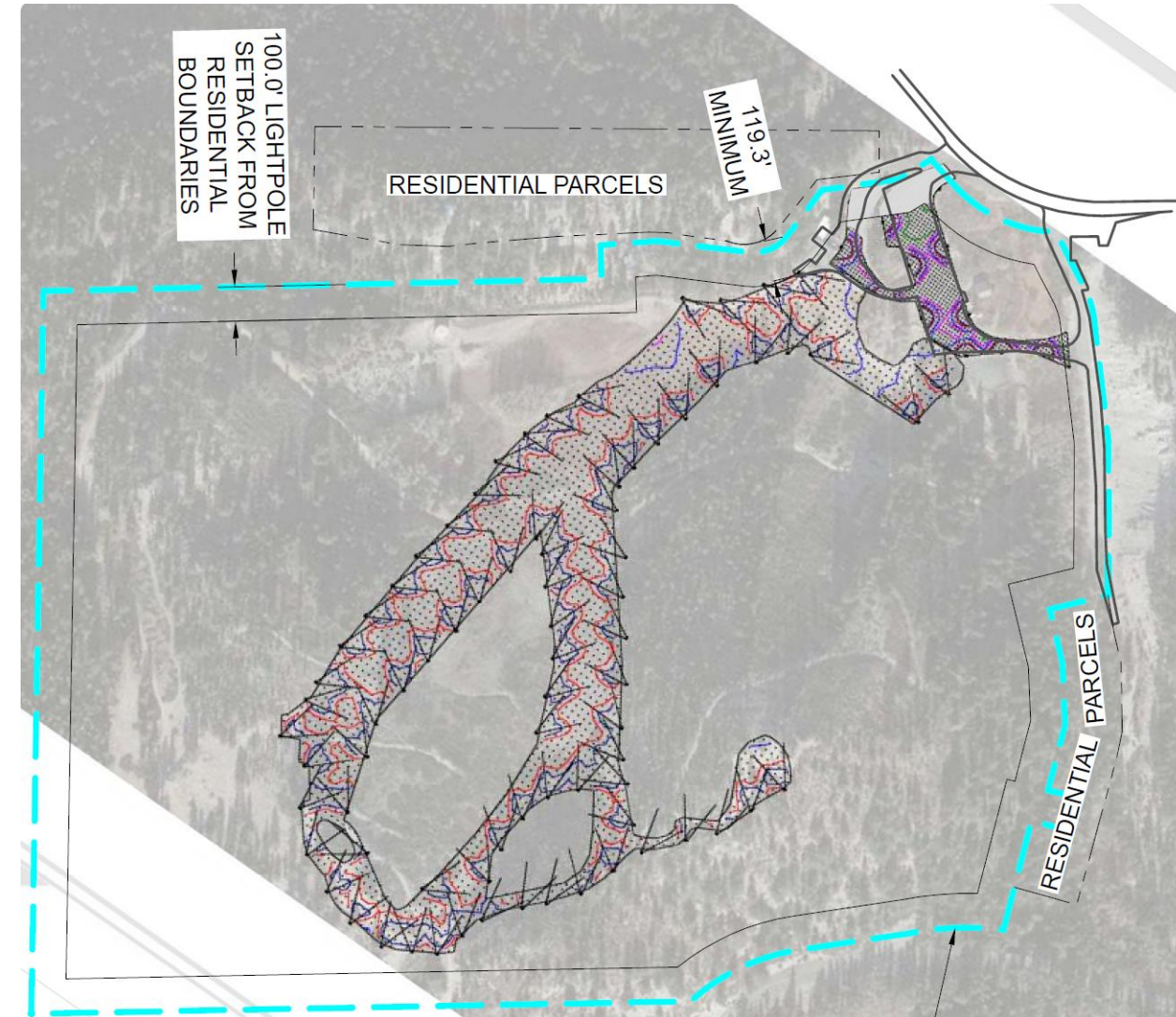


Variance(s) Requested	Relevant Code	Staff Support for Request
No wheel stops	WCC 110.410.25(c)	Yes
No parking lot landscaping/screening	WCC 110.410.25(f)	Yes
Allowance to not replace removed significant trees	WCC 110.412.25(c)	Yes
Allow LED lighting in parking area	WCC 110.410.25(g)(3)	Yes
No landscaping buffers/coverage required	WCC 110.412.40(a) & (b)	Yes
No segmented parking area	WCC 110.204.05(d)(1)	Yes
No landscaping between parking area and highway	WCC 110.204.05(d)(2)	Yes

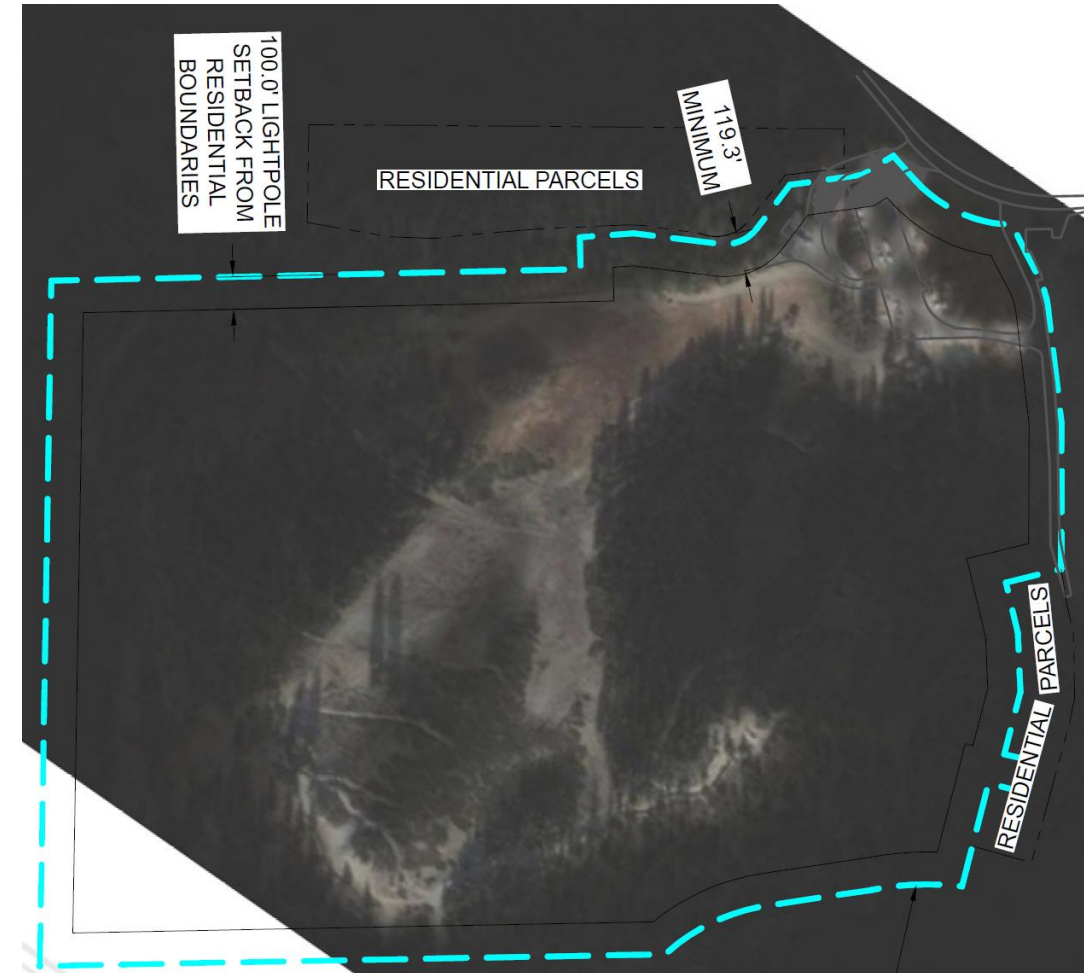
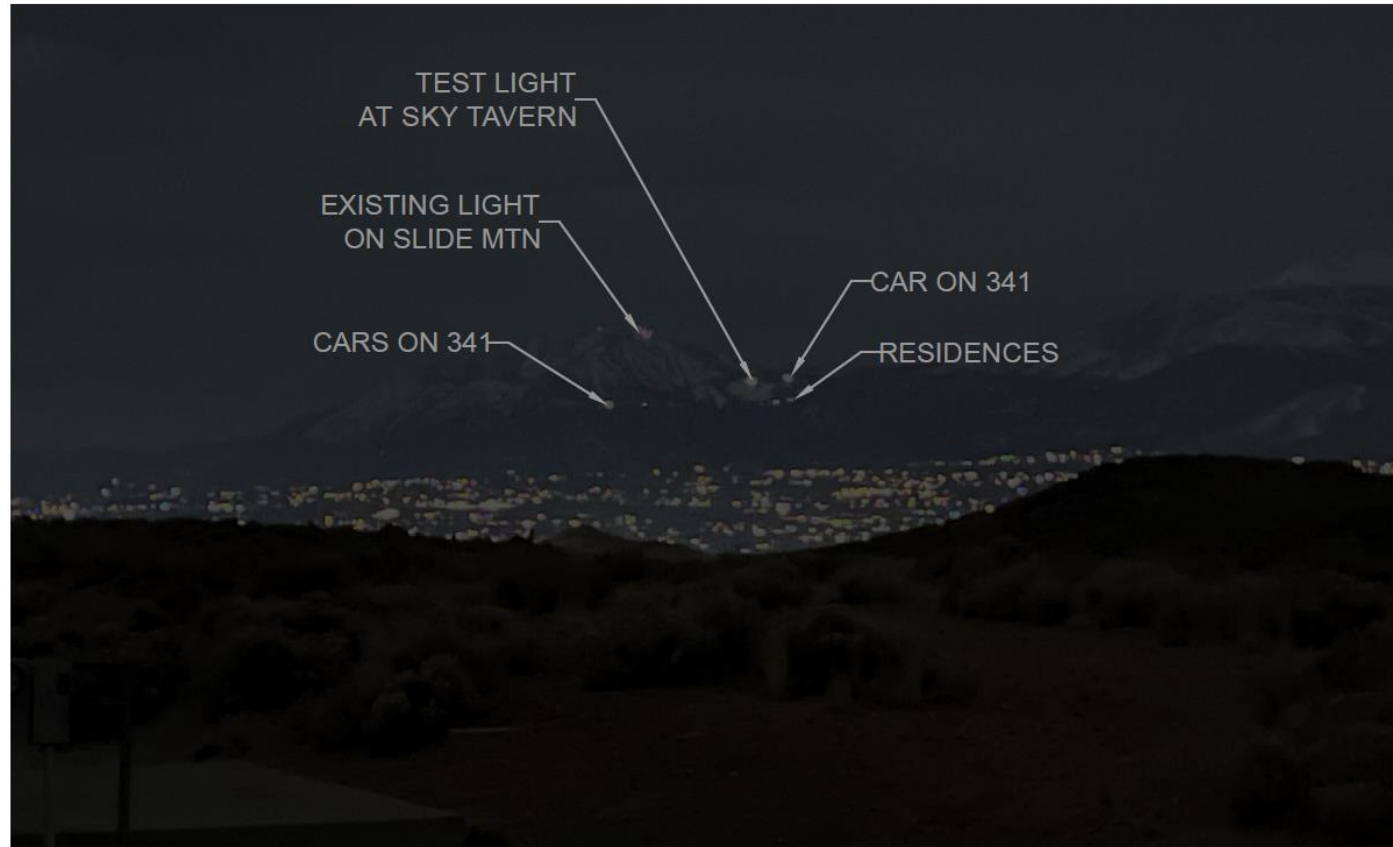
# Ski Slope Lighting



- Approximately 77 lighting standards, 35 ft tall with LED downcast lights
- Proposed hours of operation 6:00-10:00 pm, mostly in winter (December-April)



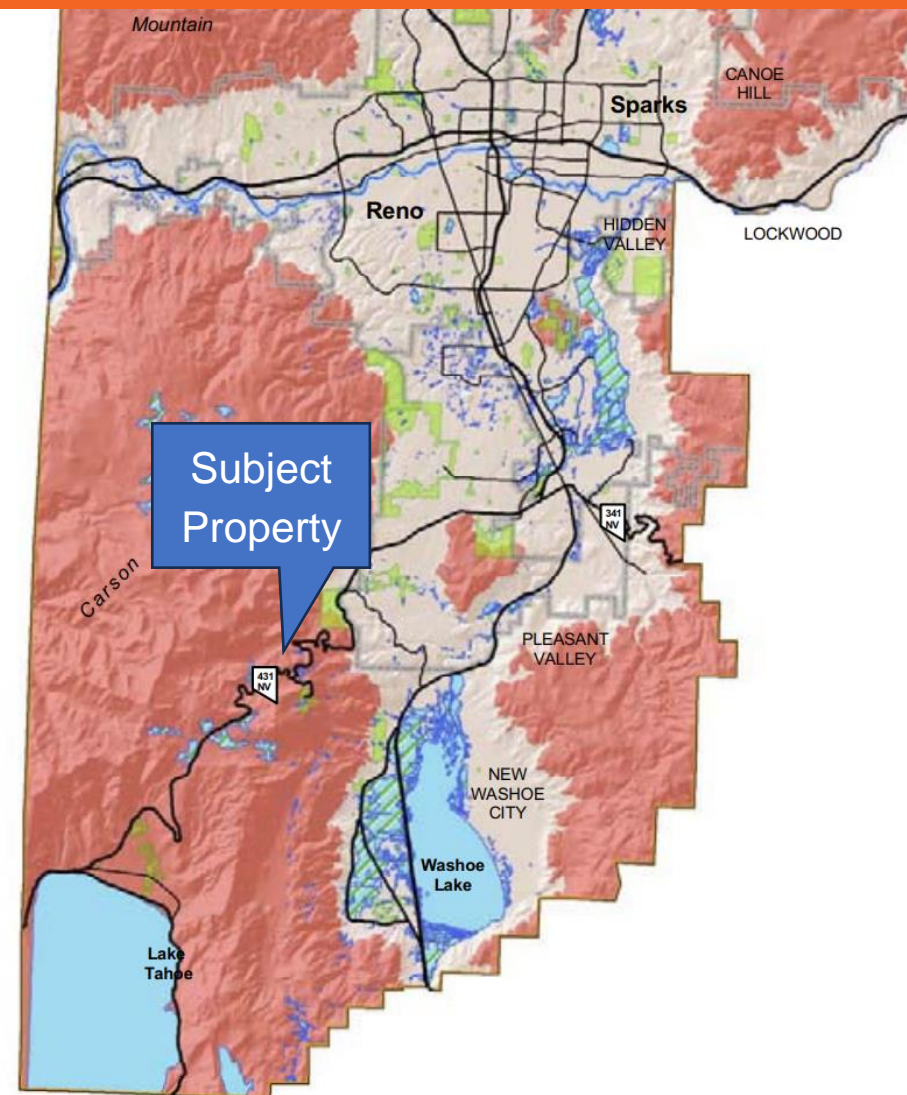
# Ski Slope Lighting (2)



# Ski Slope Lighting (3)



- Subject property in high scenic value area and in community viewshed
  - Visible from large portions of Reno, Sparks, and unincorporated Washoe County
- Existing lights in viewshed (groomers, cars, homes, etc.), but ski slope lighting represents significant increase



# Master Plan Analysis



- Lighting request expands outdoor recreation and access, but negatively impacts natural resources (scenic resources)
- Forest Planning Area vision statement: “The Forest planning area is known for its **scenic and natural resources**, consisting of **spectacular mountain vistas**, abundant wildlife, and a prevalent feeling of openness.”
- Forest Planning Area priority principle: “NCR1.2 – Maintain dark night skies.”



# Recommendation



Staff recommending approval with conditions of all request **except** for the ski slope lighting.

# Reviewing Agencies

- Reviewed by 22 agencies
- No agency recommended denial

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Army Corps of Engineers	X			
FS - Carson Ranger District	X	X		Kalie Crews, kalie.crews@usda.gov
NDF - Endangered Species	X			
NDOT (Transportation)	X	X	X	Jeffery Graham, jeffrey.graham@dot.nv.gov
NDOW (Wildlife)	X	X		Katie Andrie, kmandrie@ndow.org
NV Water Resources	X	X		Steve Snell, sshell@water.nv.gov
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X	X		Mitch Fink, mfink@washoecounty.gov
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		Sabrina Brasuell, EMSprogram@nnph.org
NNPH Environmental Health	X	X		Jim English, jenglish@nnph.org
TMFPD	X	X	X	Brittany Lemon, blemon@ttfpd.us
Regional Transportation Commission	X			
Nevada State Historic Preservation	X			
NV Energy	X			
Truckee Meadows Water Authority	X			

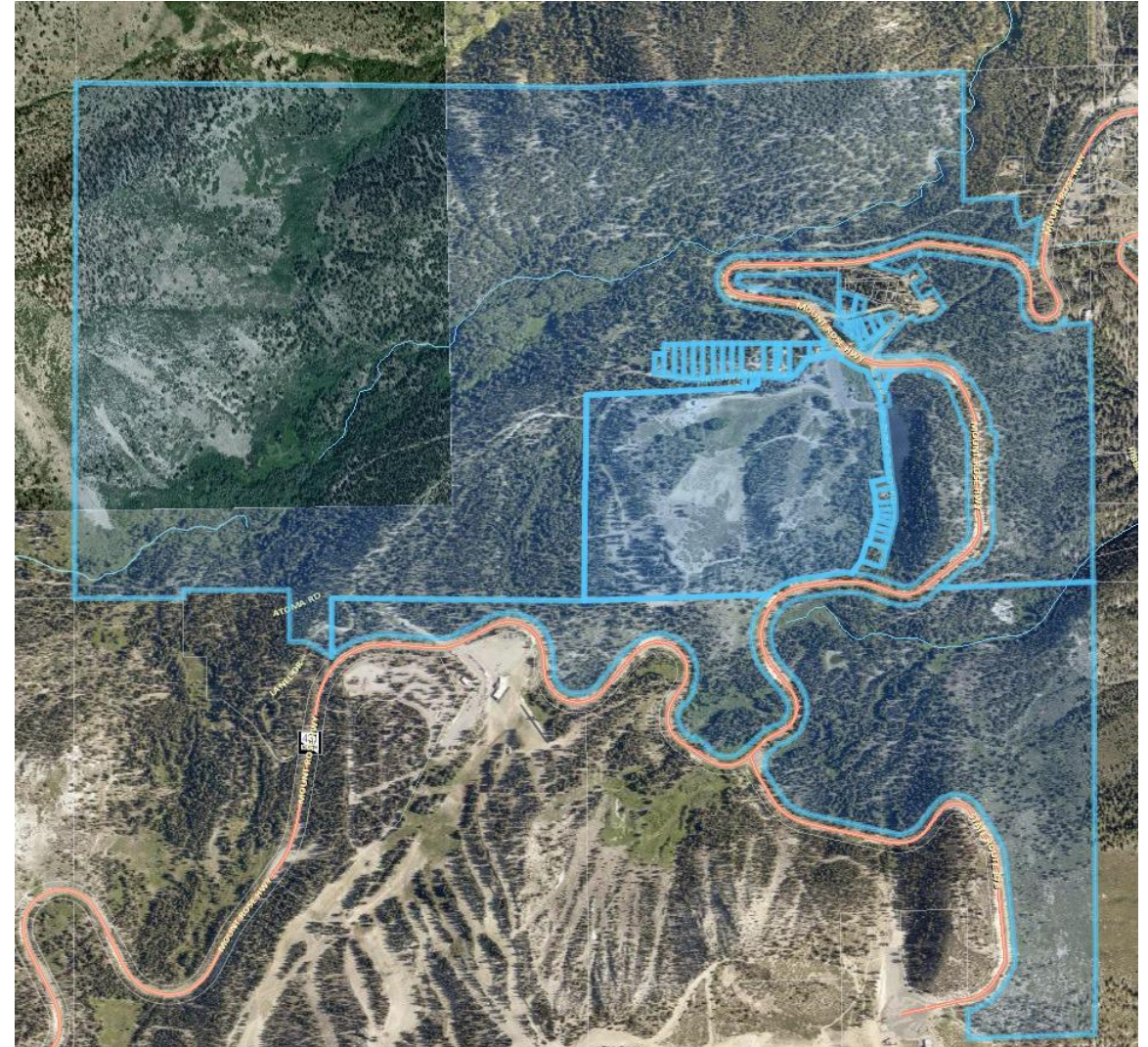


# Public Notice



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- 35 property owners noticed



# Neighborhood Meeting



- Held May 16, 2023 at 21130 Mt Rose Hwy
- Approximately 9 attendees
- Recording of meeting corrupted; summary provided

## Staff can make all 5 required findings for partial approval

- (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 destination resort, utility services, and major grading, 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.

## Cannot make all findings for ski slope lighting

- (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 destination resort, utility services, and major grading, 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.

## **Partially approve With Conditions:**

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 partially approve Special Use Permit Case Number WSUP23-0016 for Sky Tavern Junior Ski Area and to approve the request to vary standards WCC 110.410.25(c) & (f) & (g)(3), WCC 110.412.25(c), WCC 110.412.40(a) & (b), and WCC 110.204.05(d)(1) & (2), but deny the request to add lighting for night skiing; 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.

# Thank you

Kat Oakley, Senior Planner  
Washoe County CSD – Planning Division  
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775-328-3628



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