

Washoe County Board of County Commissioners



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Special Use Permit WSUP23-0016 (Sky Tavern) Appeal

May 28, 2024

Located at 21130 Mount
Rose Hwy



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

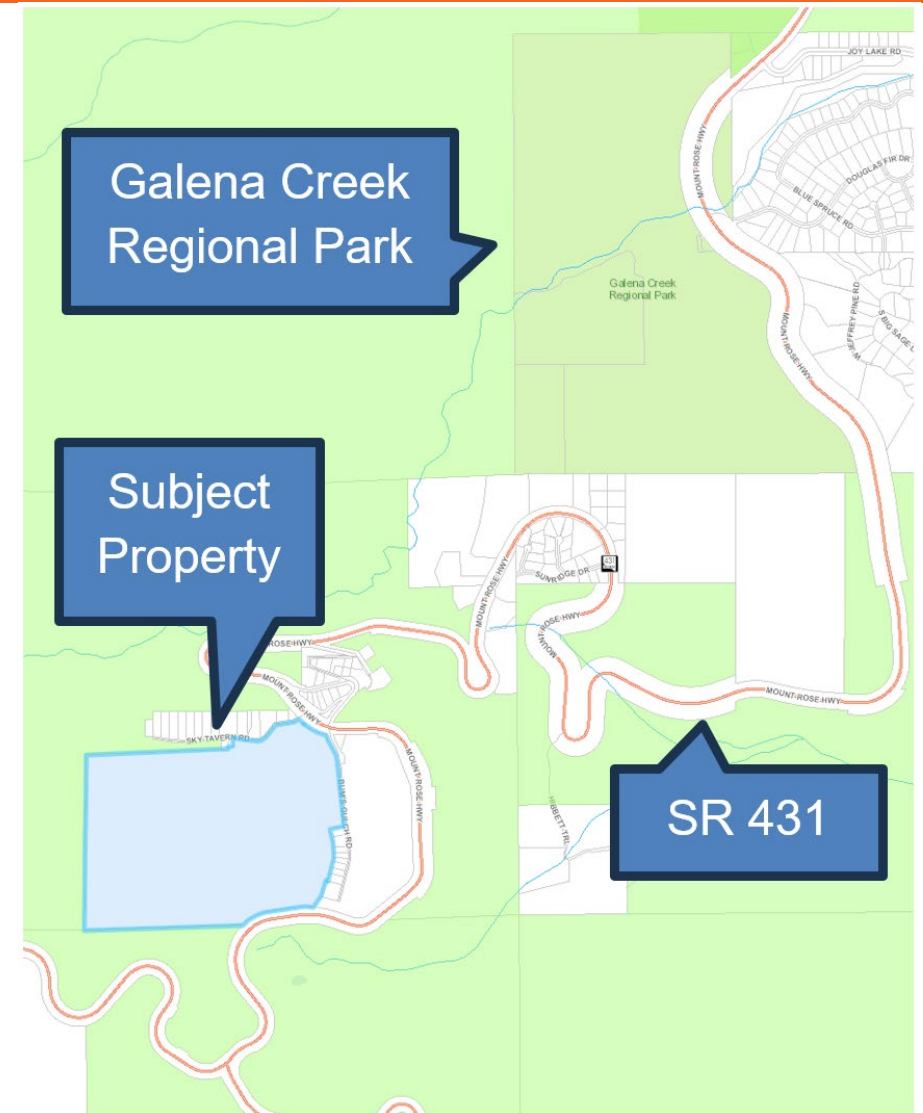
- Utility services for snow making infrastructure
 - 1-million- and 2-million-gallon water storage tanks
 - 11,000 linear feet of snowmaking water supply piping
 - Two wet well and pump houses
- Repaving and lighting of parking area
- **Lighting for night skiing**
- Major grading of 6,600 cy of cut and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

Background



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- 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



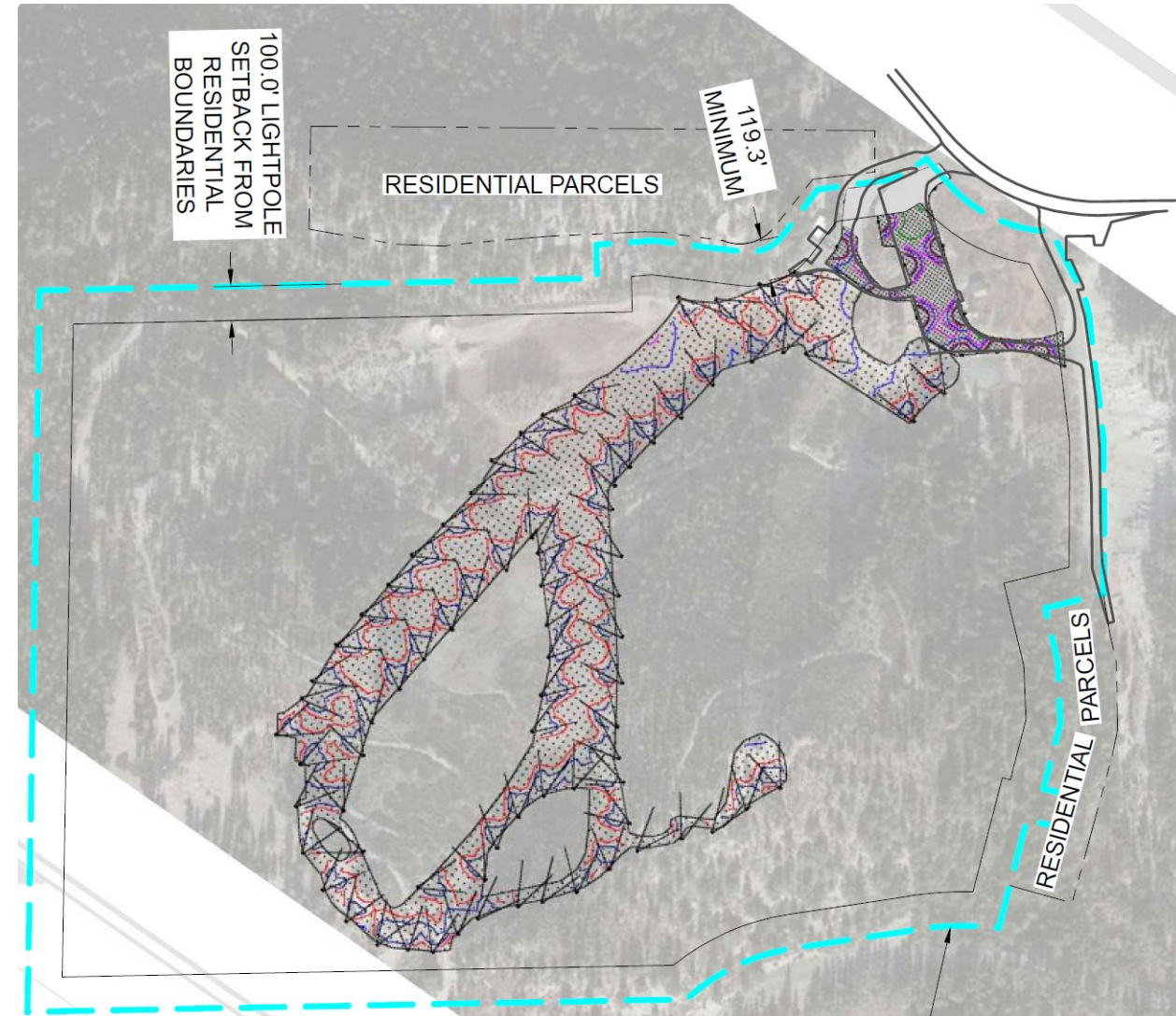
- Board of Adjustment approved all requests on April 4, 2024
- Mount Rose Bowl Property Owners Water Co. filed appeal on April 12, 2024
 - Association of adjoining property owners on Bums Gulch Rd.
- Only appealing decision to approve lights for night skiing
- Appeal references concerns regarding impacts to dark night sky and scenic value
- Allege that documents presented at the neighborhood meeting were not consistent with final proposal, and that noticing was insufficient

Ski Slope Lighting



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- Approximately 77 lighting standards, 35 ft tall with LED downcast lights
- Originally proposed hours of operation 6:00-10:00 pm, mostly in winter (December-April)
 - BOA approved light operation until 9:00 pm
 - Time adjustment based on public input at BOA hearing



Ski Slope Lighting (2)



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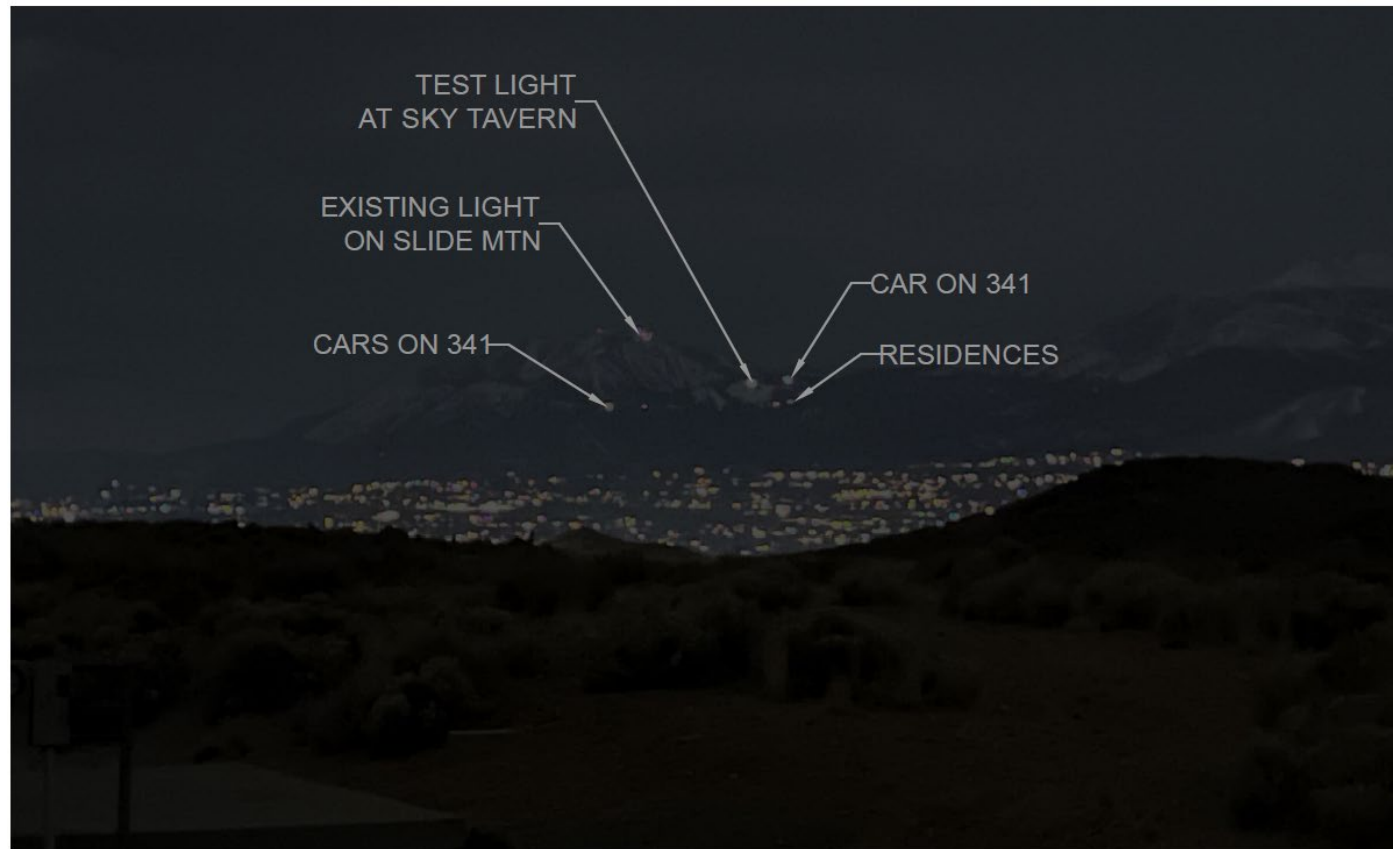
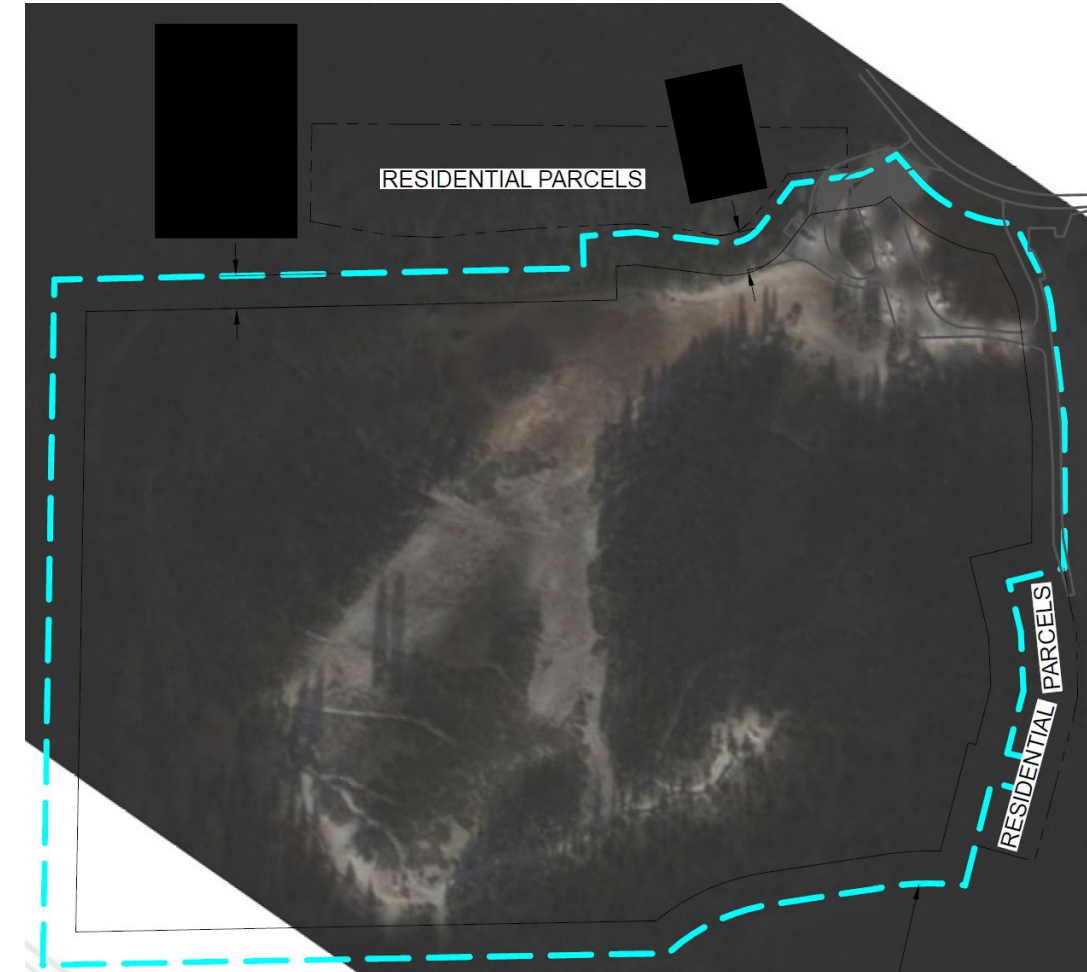


Photo taken from Rattlesnake Mountain Trail



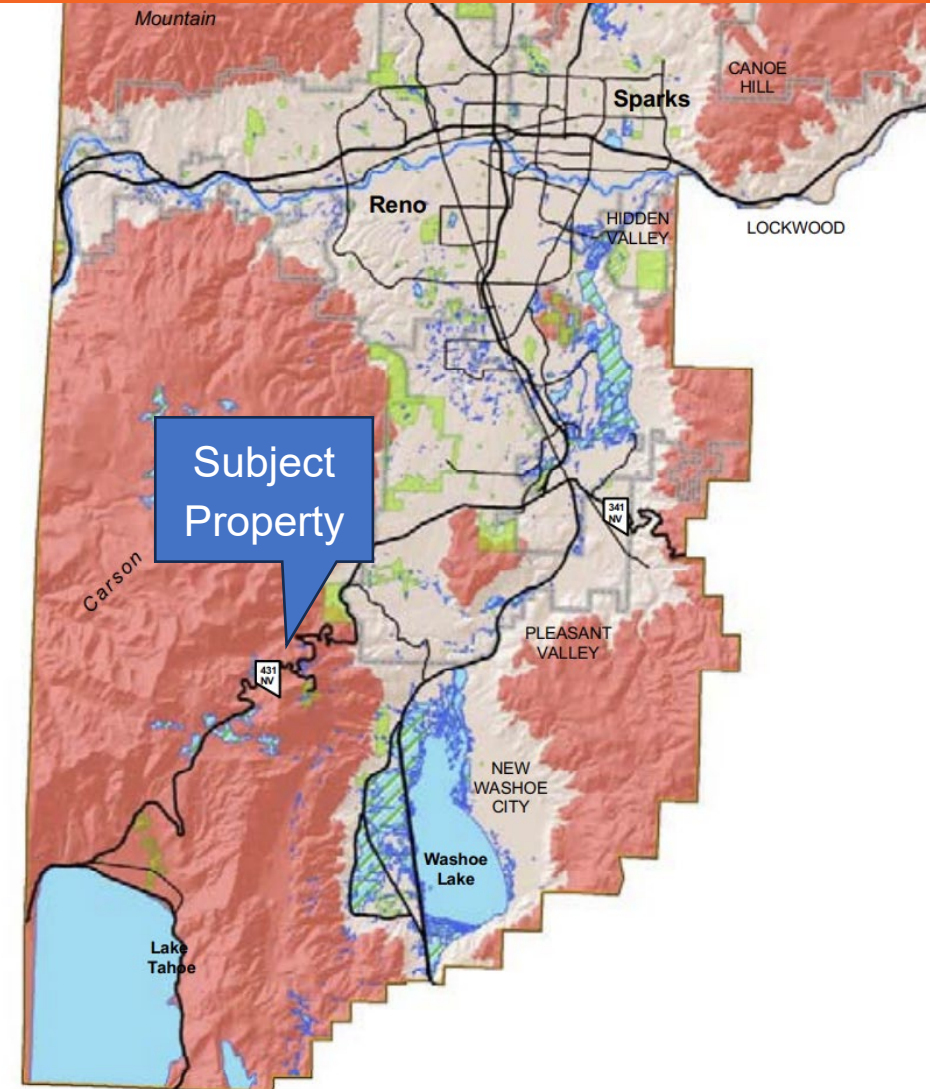
Photometric rendering

Ski Slope Lighting (3)



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- 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



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- Lighting request expands outdoor recreation and access, but negatively impacts natural resources (designated scenic resources)
- Board of Adjustment determined that lighting would provide significant benefit to recreation and that timing restrictions would limit negative impacts to designated scenic resources
 - Made finding of conformance with WC Master Plan



Noticing & Neighborhood Meeting



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- Neighborhood meeting held on May 16, 2023
 - Noticing list provided by county staff and complied with noticing policies of a minimum of 750' noticing radius and minimum of 30 separate property owners
 - Intent of neighborhood meeting is to create public engagement early on in design process; design at neighborhood meeting may not directly reflect design in application due to consideration of input and completion of design process
- Appeal alleges noticing is insufficient because not all impacted property owners received notices
 - Noticing met all legal requirements of a minimum of 500' noticing radius and minimum of 30 separate property owners
- **All noticing complied with all policies and legal requirements**

BOA made all 5 required findings for 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.

Possible Options



The Board may review the record and the evidence submitted and take one of the following three actions:

1. Affirm the decision of the Board of Adjustment and **approve WSUP23-0016 (Sky Tavern Junior Ski Program Expansion)**; or
2. Affirm the decision of the Board of Adjustment and **approve WSUP23-0016 (Sky Tavern Junior Ski Program Expansion) with modifications** to the approved plans and/or with added or modified conditions of approval; or
3. Reverse the decision of the Board of Adjustment and **partially approve WSUP23-0016 (Sky Tavern Junior Ski Program Expansion)** but deny the request for lighting for night skiing.

Thank you

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