



Washoe County Sun Valley Regional Park

Biggest Little Bike Park
Grading Special Use Permit (SUP)
WSUP24-0008

Board of Adjustment
1:00pm, Monday
July 8th, 2024

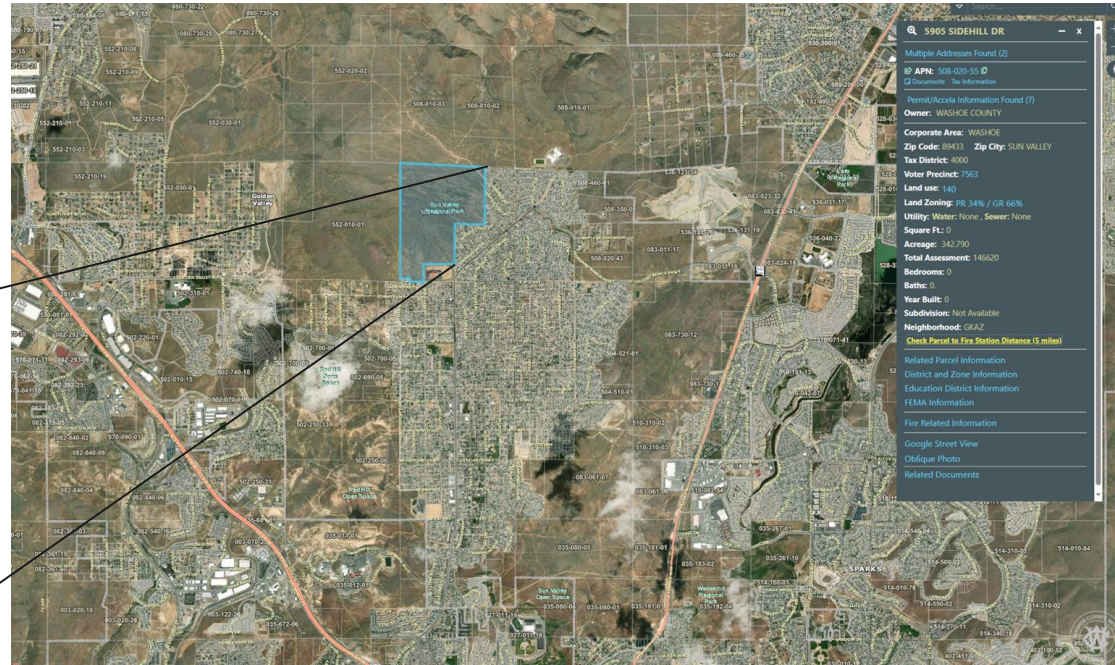
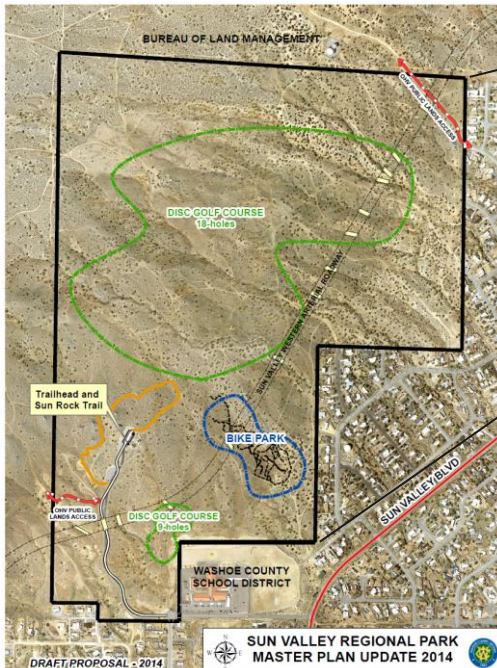
Contacts:

Colleen Wallace Barnum - Park Operations Superintendent
Washoe County CSD, Regional Parks and Open Space

Stephen Hein, PE - Licensed Engineer
Washoe County CSD, Engineering & Capital Projects Division

Ryan Switzer, PE - Civil / Trails Engineering Consultant
Sierra Vista Engineering

Overview / History



- County acquired from BLM via Recreation and Public Purpose Lease in 2007 and Land Patent in 2009
- Preserve open space and add basic amenities
- Board of County Commissioners approved use of Bike Park in 2014
- Other / Future Uses:
 - Lizard Peak 39 hole disc golf course
 - Non-motorized recreation
 - Sun Rock Trail



SUP Requirements

The SUP is required (for existing) and being requested (for proposed) per WCC 110.438.35 for major grading per the following thresholds:

- Grading on slopes of fifteen (15) percent or greater:
 - a. Grading of two (2) acres on any size parcel; and
 - b. 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
- Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper);
- Grading to construct a permanent earthen structure greater than...six (6) feet in height on...the property.
The height of the earthen structure is measured from existing grade at the time of permit issuance;

Topography & Existing Features



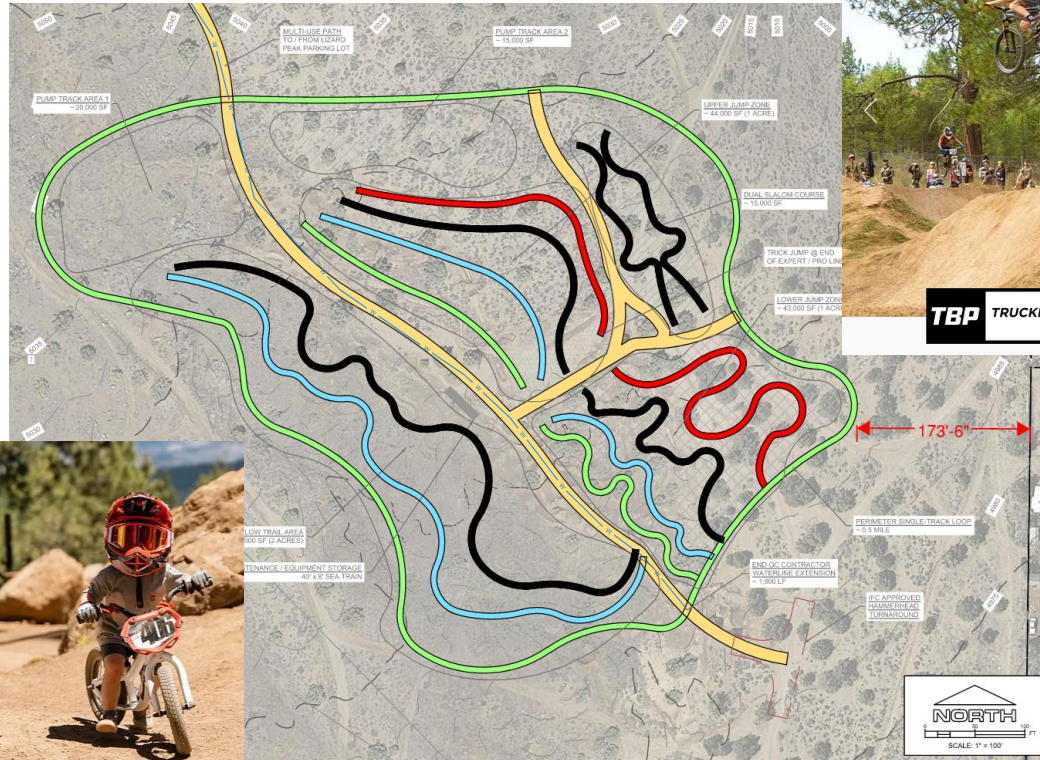
Proposed Features

Include, but not limited to
Beginner, **Intermediate**, &
Advanced:

- Flow trails
- Pump track(s)
- Dirt jumps
- Drops
- Ramps
- Bridges
- Return paths



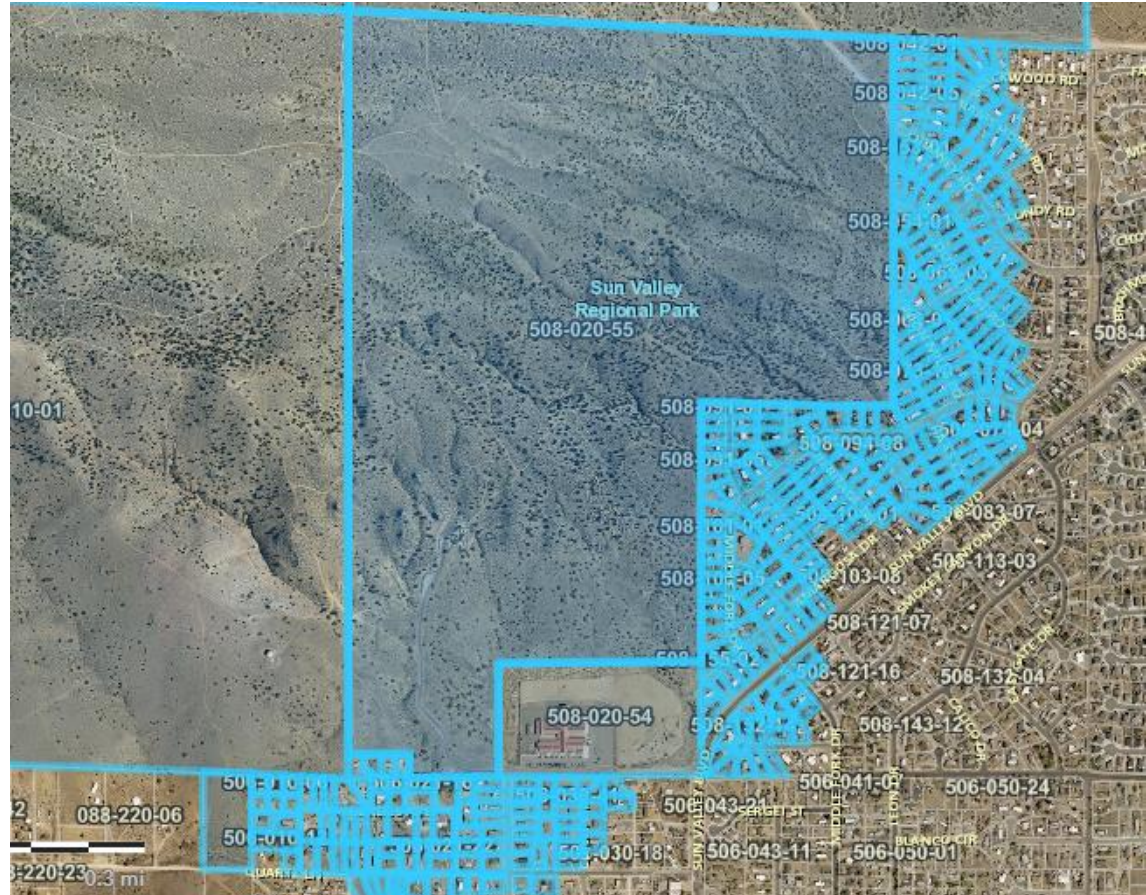
TBP TRUCKEE BIKE PARK
EST. 2011



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EST. 2011

Noticing

- USPS notice cards were sent 4/11/2024 to 353 parcels within 750 feet of the subject parcel.
- Neighborhood Meeting was held April 24th, 2024 at the adjacent Esther Bennett Elementary School
 - No comments on grading; comments on access, utilities, maintenance, dust, & noise noted for future permitting



Variance Requests

- Slopes greater than 3H:1V (jump features)
- Ongoing maintenance of dirt built features (serial grading)

Director's Modifications

- Parking surfacing, landscaping, and lighting - N/A for 2024



Photo courtesy of Biggest Little Bike Park Facebook page, 2015



Questions?

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