

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Special Use Permit WSUP24-00008 (Biggest Little Bike Park)

July 8, 2024

Vicinity Map



- Sun Valley Planning Area
- Parks and Recreation (PR) 34%; General Rural (GR) 66%
- Surrounding parcels are open space or smaller residential parcels



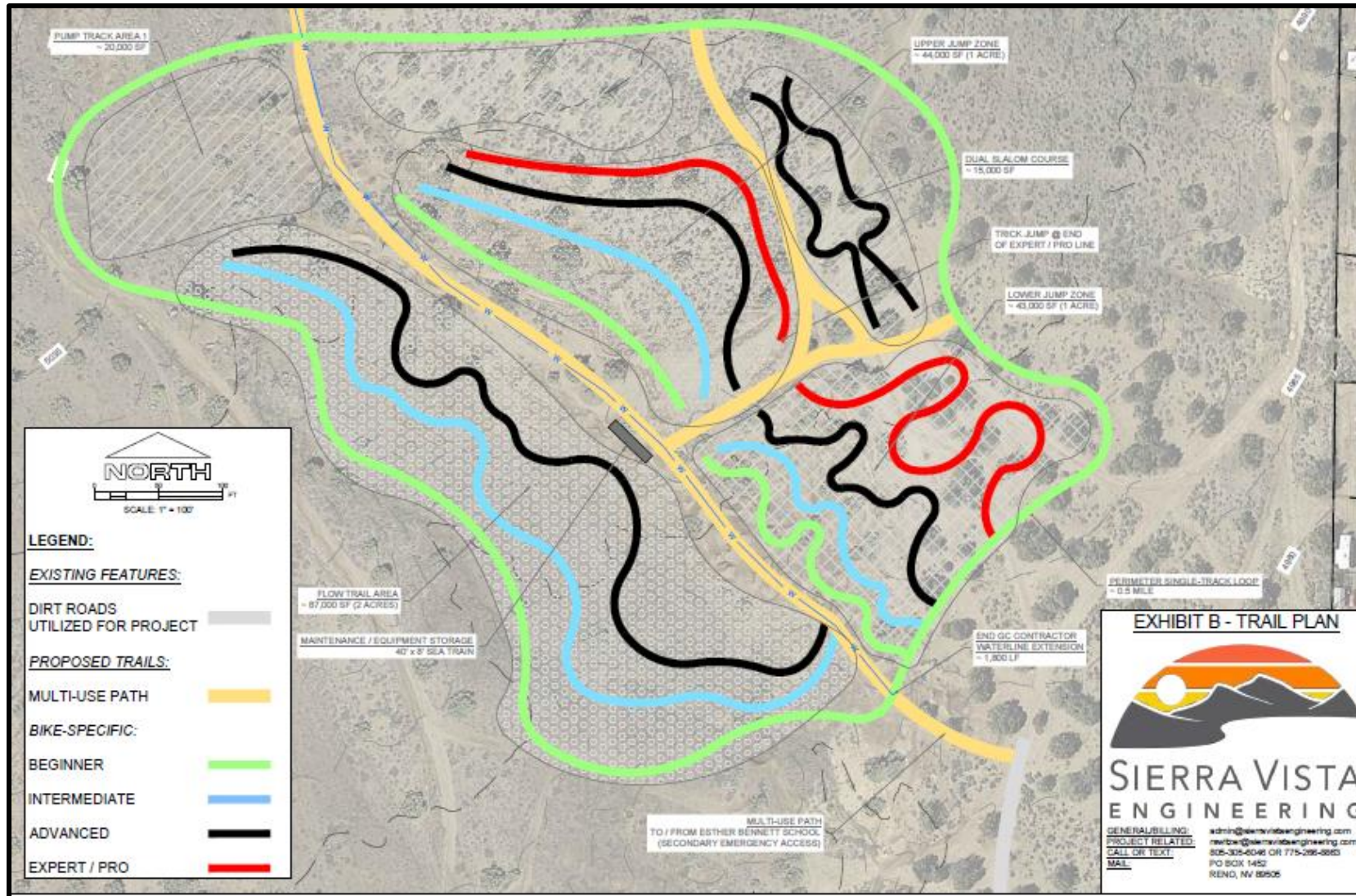
- Existing parcel contains parking, restrooms and other recreational facilities.
- **Active Recreation Use Type:** Active recreation refers to **public park recreational uses** that may have a potential impact on the area or adjacent land uses.

- Major grading special use permit:
 - Grading of up to 20,000 cubic yards over the life of the project.
 - Import of up to 5,000 cubic yards over the life of the project.
 - Disturbance of 10 acres.
 - Grading to construct a permanent earthen structure greater than six (6) feet in height on the remainder of the property
 - Driveway or road that traverses any slope of thirty (30) percent or greater (steeper).
- To legalize existing disturbance that has taken place over previous years.

Variance Requests

- **Section 110.438.45(a)** - Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided below
- **Section 110.438.41** - Any grading of less than fifty (50) cubic yards and/or grading of less than ten thousand (10,000) square feet, shall be limited to one (1) grading project each three (3) years on any parcel of land without the issuance.
- The applicant requested 3 other variances; however, those are not specific to major grading.
- Staff is able to make the required variance findings for the allowances over 3:1 slopes, and for serial grading.

Site Plan



Reviewing Agencies



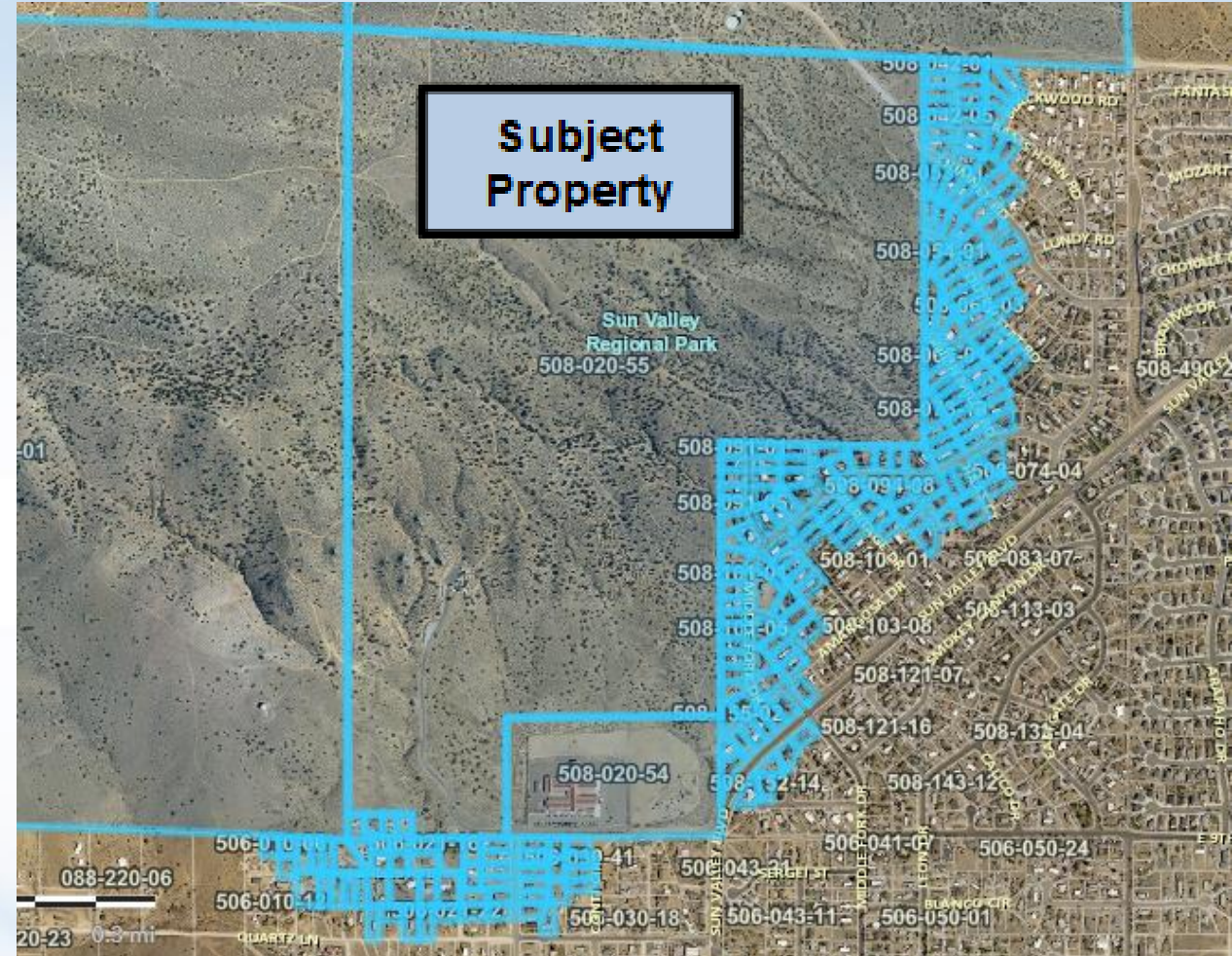
Sent to 18 agencies for review

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County District Attorney, Civil Division	X			
Washoe County Operations Division	X			
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly,
TMFPD	X			
Washoe County School District (All TMs)	X	X	X	Brett Rodela, Brett.Rodela@WashoeSchools.net; Kyle Chisholm, Kyle.Chisholm@washoeschools.net
Washoe-Storey Conservation District	X	X		
Sun Valley GID	X	X	X	Jon Combs, jcombs@svgid.com; Chris Melton,

Public Notice



Notice sent to 203 unique property owners within 500 ft



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 approve with conditions Special Use Permit Case Number WSUP24-0008 for Washoe County Regional Parks and Open Space, 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 110.804.25

Thank you

Chris Bronczyk, Senior Planner
Washoe County CSD – Planning Division
cbronczyk@washoecounty.gov
775-328-3612



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