



Board of Adjustment Staff Report

Meeting Date: July 8, 2024

Agenda Item: 8E

SPECIAL USE PERMIT CASE NUMBER: WSUP24-0008 (Biggest Little Bike Park)

BRIEF SUMMARY OF REQUEST: Major grading to legalize a bicycle park amenity in Sun Valley

STAFF PLANNER: Chris Bronczyk, Senior Planner
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CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for major grading to legalize unpermitted grading for the use of an unsanctioned bike park, and to permit further grading up to 20,000 cubic yards of cut, and up to 5,000 cubic yards of import which is required to upgrade the bike park. The special use permit includes requests to modify standards within the grading code.

Applicant: Washoe County Regional Parks and Open Space
 Property Owner: Washoe County
 Location: 5905 Sidehill Drive
 APN: 508-020-55
 Parcel Size: 343 Acres
 Master Plan: Rural (R); Suburban Residential (SR)
 Regulatory Zone: Parks and Recreation (PR) 34%; General Rural (GR) 66%
 Area Plan: Sun Valley
 Development Code: Authorized in Article 810, Special Use Permits
 Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

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:

(Motion with Findings on Page 14)

Staff Report Contents

Special Use Permit 3

Site Plan..... 4

Project Background..... 4

Project Evaluation 4

Article 438 – Grading 5

Hillside Development Standards 8

Master Plan Evaluation 8

Reviewing Agencies..... 11

Neighborhood Meeting..... 11

Staff Comment on Required Variance Findings..... 13

Recommendation 14

Motion 14

Appeal Process..... 15

Exhibits Contents

Conditions of Approval..... Exhibit A

Agency Comments..... Exhibit B

Public Notice Exhibit C

Project Application Exhibit D

Special Use Permit

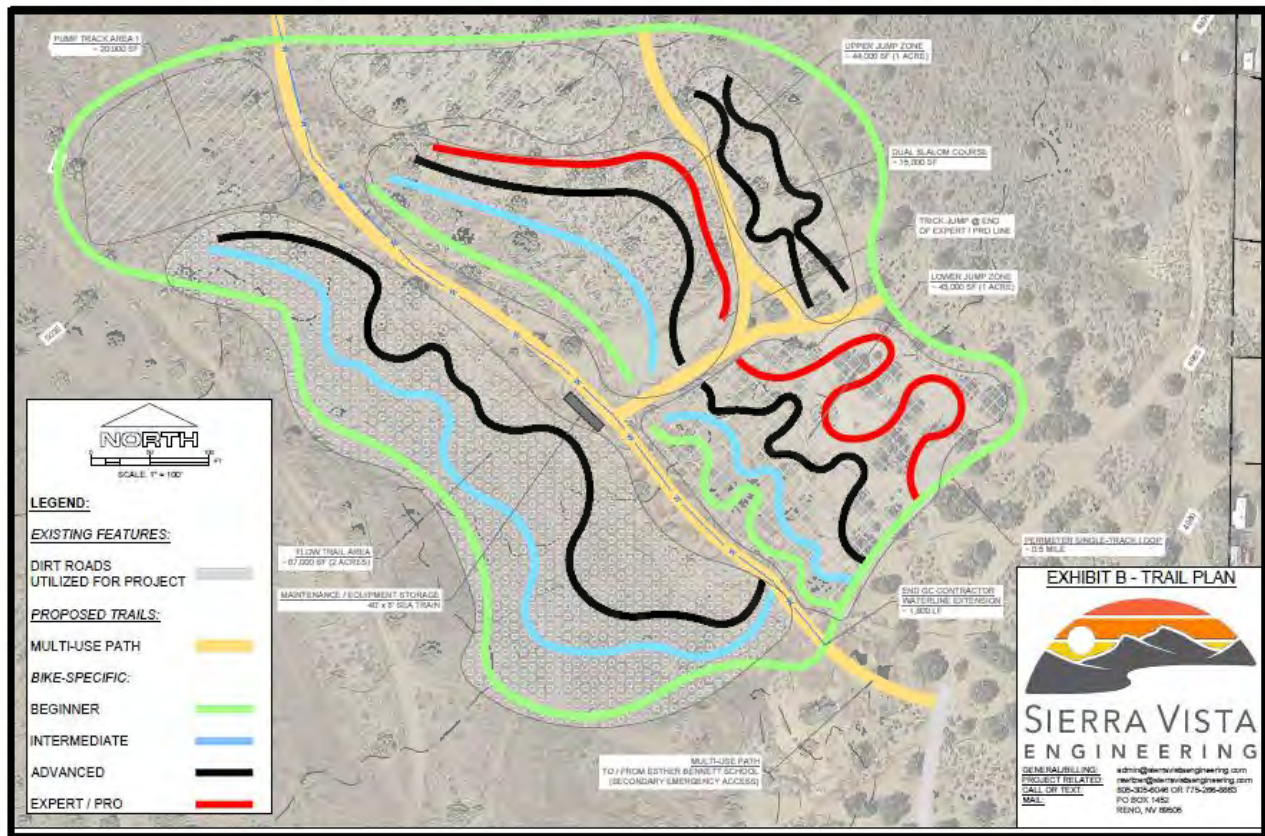
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP24-0008 are attached to this staff report and will be included with the action order.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:

Variances Requested	Relevant Code
All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement.	110.410.25 (e)
All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.	110.410.25 (f)
All off-street parking areas within commercially zoned projects shall be provided with exterior lighting	110.410.25 (g)
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 of a grading permit. Serial grading that results in a cumulative total greater than fifty (50) cubic yards and/or grading of more than ten thousand (10,000) square feet within any three (3) year period shall require approval of one (1) or more permits based upon the cumulative amount of all such grading	110.438.41
Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)	110.438.45 (a)



Site Plan

Project Background

On June 17, 2014 – the Board of County Commissioners approved the 2014 Sun Valley Regional Park Master Plan update which included the addition of a disc golf course and a bike park.

On July 14, 2009 – The Board of County Commissioners accepted patent No. 27-2009-0009 from the United States Department of the Interior, Bureau of Land Management, for transfer of approximately 343 - acres of land in Sun Valley to Washoe County and authorized the Regional Parks and Open Space Director to record the Patent.

On November 13, 2007 - The Board of County Commissioners executed a Recreation and Public Purpose Lease with the U.S. Department of the Interior, Bureau of Land Management, for 343 - acres (APN: 508-020-55) in Sun Valley for use as a Regional Park. The lease allowed Washoe County to take ownership of the property for recreation purposes.

Project Evaluation

This special use permit is for major grading to legalize previous unpermitted grading, and to permit additional grading for upgrades to the bike park and to provide grading allowances for ongoing bike park maintenance. The project site (APN: 508-020-55) consists of 343 acres and is located in the Sun Valley Planning Area, within Sun Valley Regional Park. The subject property has split zoning of Parks and Recreation (PR) and General Rural (GR). The project site’s topography contains slopes in the vicinity of the proposed development, with existing vegetation. No buildings or walls are proposed, and no trees are proposed for removal. There is significant separation from adjacent residential uses but a condition of approval requiring a setback of 75 feet for bike park grading and bike park features has been added to Exhibit A to mitigate potential impacts on

neighboring properties. The project site contains a trail head with a paved driveway access point, paved parking and gravel parking areas, water fountains, restrooms, and 2 shelters. There are 25 paved parking spaces.

The unsanctioned bike park is currently located in the central portion of the park, and numerous bicycle jumps were constructed by dedicated community volunteers. The jumps have existed in this location prior to Washoe County taking ownership to the property. The construction of the bike park was not sanctioned by the Bureau of Land Management (BLM). In December 2014, Hilride Progression Development Group submitted a draft plan that provided guidance for safety concerns, safe development, operation, and maintenance. However, the park program had limited funding to be able to move forward with the plan. In July 2023 (Fiscal Year 2024), Washoe County was awarded American Rescue Plan (ARPA) funding of \$500,000, and an additional \$100,000 in funding was awarded from Residential Construction Tax District 2D for design work. ARPA funding requires the County to have a construction contract awarded by December 31, 2024, for the funding to be released. Formal bidding is anticipated to take place as soon as design is complete in August 2024. The bidding process involves posting it publicly, including newspaper announcements once bids are submitted Washoe County staff reviews for scope and responsibility and then will accept a bid. Once a bid is accepted it goes to the Board of County Commissioners for review and possible approval. If the BCC approves the project, a purchase order will then be issued to move forward with the proposed bicycle park.

As part of the design process Washoe County is working with Momentum Trail Concepts, Sensus RAD Trails, and Biking for a Better World. The project is expected to break ground in either Fall 2024, or Spring 2025 pending the bidding process. The main trails are proposed to be constructed in one phase. The work includes removing existing jumps that aren't sustainable while adding new design elements throughout the area. The bike park is intended to cater to all skill levels and will have progressive trails throughout which will allow for beginner, intermediate, and advanced riders to grow their skills over time using the same facility. The existing, unsanctioned bike park has been a popular amenity for many years and provides for low-cost recreational activities in the Sun Valley community.

Article 438 – Grading

There will be up to 10 acres (435,600 square feet) of disturbance over the life of the project and the intent of the special use permit is to legalize and improve an unsanctioned area of bicycle “dirt jumps” into an official County bicycle park. The County is intending to design this area with a series of dirt mounds, ramps, berms, banked turns, and other obstacles that bike riders can navigate to perform various tricks, maneuvers, and enjoyment. The primary feature of bike parks of this nature are the jumps themselves, which can vary in size and shape. Including small rollers, tabletops, gaps, and doubles.

The applicants are seeking 20,000 cubic yards of excavation over the life of the project, the 20,000 cubic yards is intended to capture any future roadway access to the bike jump area, emergency access to the bike jump area, and to facilitate ongoing maintenance of the bike park.

The application exceeds four major grading thresholds outlined in Article 438, *Grading*, which requires approval of a special use permit. The thresholds are outlined below:

- **110.438.35(a)(2)(i)(A)** – Grading of one-half (0.5) acre (21,780 square feet) or more on parcels less than six (6) acres in size
- **110.438.35(a)(2)(ii)(A)**– 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

- **110.438.35(a)(3)** – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)
- **110.438.35(a)(4)** - Grading to construct a permanent earthen structure greater than six (6) feet in height on the remainder of the property

Due to the continual unsanctioned grading to create the existing bike park facilities, there was no way that the proposal could move forward under County Code without the approval of a Special Use Permit to approve the work that has been done previously. Additionally, to ensure the jumps created can be done in a manner that makes for enjoyable obstacles, and a reduced land disturbance with 1:1 side walls for the proposed jump – the varied standards as part of the proposed SUP are important to approve. The existing grading can be seen below via satellite imagery.



As the majority of grading has already taken place, the applicants do not anticipate any export as part of the project – however the applicants do anticipate up to 5,000 cy of import to help with the

final construction of the bike jumps and bike park features. The jump features anticipated will be up to a maximum of 10 feet from existing grade, and will primarily be less than 3:1 slopes; however the sides of the jump features must maintain a 1:1 slope to limit disturbance of the property. All trails, bike features and bike jumps will be constructed by professional trail builders who have backgrounds in trail-specific construction. The applicants state that the jump features will be “sculpted” to be visually appealing.

The application did not have a formal grading plan as part of the submittal due to unique aspect of trail and jump feature building. Additionally, the project still has to go out for bid and is still in preliminary designs. The approval of the special use permit is important to legalize what has already been done, but to also allow for the project to meet the time frames of the ARPA funding. The more thorough review of the individual grading process will be conducted at the building permit stage.

As part of the special use permit request, the applicant is seeking to modify the following grading standards outlined in Article 438, *Grading*, and Article 410, *Parking and Loading*.

- **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:
 - (1) Storm drainage improvements.
 - (2) Cut and fill slopes less than thirty (30) inches in height.
 - (3) Cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building.
 - (4) The County Engineer may waive this requirement for up to fifteen (15) percent of the length of the cut and/or fill where the presence of rock or, in his determination, other practical hardships exists.

Staff Comment: *Staff supports varying the standard to allow for slopes greater than 3:1. It is understood that restricting the grading to 3:1 slopes due to the unique nature of bike trail and bike feature/jump creation would cause significant additional disturbance. The jump features will be less than 3:1 slopes due to the nature of bike park features, and the sides of the features are being request to be 1:1 slopes, to ensure that jump features are clearly marked, and to reduce the amount of site disturbance that would be required otherwise.*

- **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.

Staff Comment: *Staff supports varying the standard. It is understood that the bike park will require ongoing maintenance on an annual or biannual (spring and fall) schedule. The project applicant states that each maintenance cycle will utilize less than 50 cubic yards of grading, and less than 10,000 square feet of disturbance – due to the annual and biannual nature of the maintenance the amount of disturbance and cubic yards used would exceed the above code provision and prevent the necessary maintenance to ensure the bike park remains a safe amenity.*

- **Section 110.410.25 (e)** - Surfacing. All parking spaces, driveways and maneuvering areas shall be paved and permanently maintained with asphalt or cement. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.

Staff Comment: *It is understood that emergency access may be required, and that any additional parking or drive aisles extending to the proposed bike park would have low impacts on traffic and would be limited due to weather conditions. However, the special use permit being asked for is specific to major grading, and not the specific use type – the bike park use is allowed by right within the Parks and Recreation (PR) regulatory zone. The request to vary surfacing is not relevant to major grading and staff would be unable to make the required findings to support this request. The applicants should apply for a Director’s Modification which would be applicable to the use type itself.*

- **Section 110.410.25 (f)** - Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.

Staff Comment: *Staff supports varying the standard. The majority of parking will be at the existing trailhead which has paved parking spaces, any additional parking proposed closer to the bike facilities would be surrounded by natural vegetation. However, the special use permit being asked for is specific to major grading, and not the specific use type – the bike park use is allowed by right within the Parks and Recreation (PR) regulatory zone. The request to vary surfacing is not relevant to major grading and staff would be unable to make the required findings to support this request. The applicants should apply for a Director’s Modification which would be applicable to the use type itself.*

- **Section 110.410.25 (g)** - Lighting. All off-street parking areas within **commercially-zoned** projects shall be provided with exterior lighting which meets the following minimum standards:
 - (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
 - (2) All lighting shall be on a time clock or photo-sensor system;
 - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90- degree cut-off and flat lenses; and
 - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.

Staff Comment: *Parking lot lighting is not required outside of **commercially-zoned** areas, the project area is zoned Parks and Recreation (PR) and General Rural (GR). Therefore, this code provision is not necessary to vary.*

Hillside Development Standards

Section 110.424.10 Exemptions subsection (b) Civic Use Types exempts all uses classified under the parks and recreation use type.

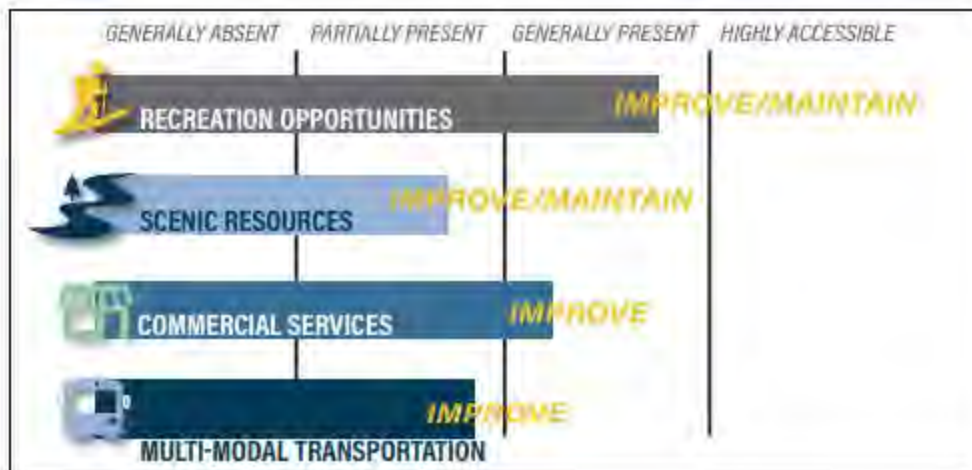
Master Plan Evaluation

The proposed major grading for a bicycle park aligns with the Envision Washoe 2040 community responses for top priorities for the future of Washoe County. Throughout the Master Plan process the community responded that there was a desire to expand and emphasize economic, recreational, and cultural opportunities. The major grading to legalize the bicycle park aligns with

the priorities of the community and will provide a safe, low-cost recreation opportunity for the community.



The proposed major grading for a bicycle park aligns with the Envision Washoe 2040 Sun Valley Existing and Desired Conditions Snapshot. The Sun Valley community identified a need for improving and maintaining recreational opportunities. While the bike park currently exists, the goal of the major grading is to legalize the bike park, incorporate additional safety measures, and provide an additional low-cost option for recreation in the area.



The proposed major grading for a bicycle park aligns with the Envision Washoe 2040 Master Plan Sun Valley Vision Statement as described in Table 1.

Table 1: Master Plan Conformance

Vision Statement	Explanation of Conformance with Vision Statement
<p><i>“...Sun Valley embodies...a safe and healthy place to live, raise a family, work, run a business, recreate and retire. In the future, Sun Valley will continue to prioritize its people through the prioritization of sustainable growth supporting healthy lifestyles.”</i></p>	<p>The proposed major grading special use permit will legalize a bicycle park and ensure the elements of the bike park are safe for all to use. As a result, Washoe County Regional Parks and Open Space will be able to continue providing safe recreation opportunities for the community.</p>

The proposed major grading for a bicycle park aligns with applicable Envision Washoe Priority Principles & Policies as described in Table 2.

Table 2: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p>Transportation Principle 3. Prioritize multi-modal transportation to support healthy communities</p>	<p>TR 3.5. Promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation, and open space.</p>	<p>The proposed major grading SUP, if approved, will allow Washoe County to replace existing jumps and bike park features, modernize the bike park, and construct the jumps and features with safety in mind in order to provide an affordable, safe, and quality bike amenity for the Sun Valley community.</p>

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

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
WCSO 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,

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Neighborhood Meeting

The applicants held a neighborhood meeting on April 24, 2024, at 6:30 PM at Esther Bennett Elementary School. Nine (9) members of the public were present for the neighborhood meeting, The primary concerns were access – where grading vehicles will access the site, any utilities necessary, maintenance, dust, and noise. The public present was overall favorable of the proposed project.

The applicants identified that construction or dust fencing would be placed around the area while construction is taking place, that access at that point had not been finalized (*It's currently been finalized and will go through Lizard Peak Drive – which is the primary existing access located off of Sidehill Drive*). The applicants identified that each trail will be identified via wayfinding to denote which are beginner, intermediate, and advanced trails.

Staff Comment on Required Special Use Permit Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan.

Staff Comment: The proposed grading is consistent with the Master Plan and the Sun Valley Area Plan. Specifically, the grading will support the updating of an existing, unsanctioned bicycle park to make it a safe and affordable recreation opportunity for the community.

- (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.

Staff Comment: The subject property is currently served by SVGID, and any additional facilities will need to go through SVGID. The applicants indicate that they will utilize the existing tap and meter at the top of Lizard Peak Drive, and that any bathrooms provided adjacent to the bike park will be portable – therefore no sewer hookup is necessary. Depending on the additional demand there may be additional rights required – the applicant will be required to work through the water right process with SVGID.

- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development.

Staff Comment: The subject site is physically suitable for major grading. The subject property contains a large amount of slopes 15% or greater, and areas of 30% or greater; however the area where the existing unsanctioned bike park is located is relatively flat. The applicant has demonstrated that there are extenuating circumstances that require variations to the development code to allow for the proposed major grading to meet the needs of the unique use type and the needs of the community to make the bicycle park a safe, affordable, and enjoyable recreation opportunity. The Washoe County Engineering Division reviewed the application and had no concerns about site suitability.

- (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.

Staff Comment: Staff has received no comments from nearby property owners regarding the proposed grading. The Washoe County Engineering Division reviewed the application and had no concerns about public health, safety, or welfare. The majority of grading is occurring outside of the setbacks, and staff has proposed conditions to mitigate potential impacts.

- (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.

Staff Comment: There are no military installations in the area; therefore, there will be no negative impacts.

Staff Comment on Required Variance Findings

Washoe County Development Code Section 110.804.25, Article 804, Variances, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the variance application and has determined that the proposal is not in compliance with the required findings as follows.

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: The property presents an extraordinary and exceptional situation – the property was acquired by a land patent from BLM in 2009, and was approved for a bike park in 2014 by the BCC. The land is required to be utilized in a way to preserve open space and add amenities for the community. The strict application of the regulations would result in an peculiar and exceptional practical difficulties to further facilitate the use, maintain the use, ensure the use is safe, and ensure the use doesn't further negatively impact the surrounding land. Without the variation of standards it would require basic maintenance to go through public hearings annually, and for bike jumps and features to be substantially larger than required to accommodate 3:1 slopes throughout the area – which would result in further land disturbances throughout the property. This finding is able to be made.

- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: There will be no detriment to the public as the proposed major grading will result in a safer, sanctioned bicycle park that will benefit the community and provide for an affordable recreation opportunity. The proposed major grading is in compliance with Envision Washoe 2040, and with the Sun Valley Regional Park Master Plan.

- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: The property has a notable circumstance not regularly seen in the County. The property is used as a public park and trailhead for the Sun Valley Community and for the region as a whole – and the amenity being graded to create is a unique use type that will require additional relief from code standards to ensure a safe recreation opportunity for the region. Therefore, this finding can be made in an effort to support approval of the varying of the code standards via this special use permit.

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: The subject property allows for major grading via the approval of a special use permit, and the underlying use type is allowed on the subject property without additional Board approval. The variation of code standards will allow for a safe recreational amenity on the subject site and will allow for future maintenance by County Park staff to further ensure safe recreational opportunities. This finding is able to be made.

- (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.

Staff Comment: There are no military installations in the area; therefore, there will be no negative impacts.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP24-0008 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

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:

Washoe County Code Section 110.810.30 Special Use Permit Findings

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 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.

Washoe County Code Section 110.804.25 Variance Findings

- (a) Special Circumstances. This application presents an extraordinary and exceptional situation where the strict application of code would result in peculiar and exceptional practical difficulties;
- (b) No Detriment. Varying the requested standards will not create a detriment to the public good and will not impair the intent and purpose of the Development Code or applicable policies under which a variance can be granted;
- (c) No Special Privileges. The granting of the variance will not constitute granting of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated as this property is zoned for parks and recreation and is being used for that purpose; however, the unique grading necessary to create a safe and enjoyable bike park necessitates the variance of certain grading standards;

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.
- (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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Washoe County Regional Parks and Open Space
Attn: Colleen Wallace Barnum; cwallace@washoecounty.gov
Attn: Stephen Hein; shein@washoecounty.gov

Property Owner: Washoe County
1001 East 9th Street
Reno, NV, 89512

Representatives: Sierra Vista Engineering, Attn: Ryan Switzer;
rswitzer@sierravistaengineering.com



Conditions of Approval

Special Use Permit Case Number WSUP24-0008

The project approved under Special Use Permit Case Number WSUP24-0008 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 8, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@washoecounty.gov

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- f. Grading of bike jumps or features shall be a minimum of 75 feet from the nearest residences. Access roads, roadway grading and trail grading not subject to the 75 feet setback.
- g. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Machinery shall not be started nor shall arrive on site prior to 7am. No construction activities shall take place on Sundays.
- h. Any large diameter trees removed during construction shall be replaced in the surrounding area.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Janelle K. Thomas, P.E., C.F.M., 775.328.3603, jkthomas@washoecounty.gov

Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

1. The Applicant shall identify the proposed additional parking and emergency access road directly on the construction drawings when submitting a building/grading permit application.

Conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. Prior to issuance of any building/grading permit or the business license to operate and improve an area of bicycle dirt jumps into an official County amenity the applicant shall submit, for approval by the County Engineer, a detailed traffic report prepared by a Nevada licensed professional engineer. The traffic report shall include analysis of the project's anticipated traffic impact on the local roadways, including any mitigation recommendations.

Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS)

3. The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS), which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in NNPH. Any conditions set by NNPH must be appealed to the District Board of Health.

**Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239,
jenglish@washoecounty.gov**

- a. EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted for grading.
- b. If the application is approved, all future building plans and permits must be reviewed and approved by EHS.

Sun Valley General Improvement District

4. The following conditions are requirements of the Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions.

**Contact Name – Brad Baeckel, Public Works Director, 775.673.2220,
bbaeckel@svgid.com**

- a. Facility fees required for each connection, water & sewer.
- b. Water rights required.
- c. Tap construction costs required.

Washoe County School District

5. The following conditions are requirements of the Washoe County School District, which shall be responsible for determining compliance with these conditions.

**Contact Name – Kyle Chisholm, School Property Planning Manager, 775.789.3810,
Kyle.Chishol@WashoeSchools.Net**

- a. If any access is proposed through the WCSD owned property, appropriate legal access easements must first be established and Washoe County should work with WCSD Capital Projects staff to obtain such access, which will be at WCSD's sole discretion. This may include Washoe County providing maps and documents necessary for WCSD's approval.
- b. Any work or temporary construction staging or access on the WCSD property will require WCSD approval and may include additional agreements required by WCSD.

*** End of Conditions ***

May 29, 2024

Washoe County Community Services
Planning and Development Division

RE: Biggest Little Bike Park; 508-020-55
Special Use Permit; WSUP24-0008

Dear Washoe County Staff:

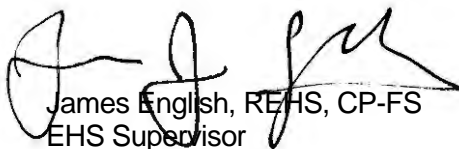
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted for grading.
- b) Condition #2: If the application is approved, all future building plans and permits must be reviewed and approved by EHS.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

May 22, 2024

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP24-0008 Biggest Little Bike Park

Dear Chris,

In reviewing the special use permit for major grading for an unsanctioned bike park, the Conservation District has the following comment.

The applicant is proposing no landscape as the subject parcel is open space and the entirety of the parking lot will be surrounded with natural vegetation. The District is recommending the lower northeast and southwest side including the south side with nearby developed housing to plant arborvitaes to shield the bike park from the residential units.

Thank you for providing us with the opportunity to review the project. If you have any questions call us on (775) 750-8272.

Sincerely,

Jim Shaffer

From: [Program, EMS](#)
To: [Bronczyk, Christopher](#)
Cc: [Program, EMS](#)
Subject: FW: May Agency Review Memo I -Case Number WSUP24-0008 (Biggest Little Bike Park)
Date: Friday, May 24, 2024 1:05:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[May Agency Review Memo I.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Afternoon,

The EMS Program has reviewed the May Agency Review Request Case Number WSUP24-0008 (Biggest Little Bike Park) and has no concerns or questions at this time based on the information provided.

Thank you,



Sarah C. Smith (*She/Her/Hers*)
EMS Coordinator
Epidemiology and Public Health Preparedness

O: 775-326-6043
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](#) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)



Date: May 28, 2024

To: Chris Bronczyk, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Biggest Little Bike Park WSUP24-0008**
APN 508-020-55

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the operation and improvement of an area of bicycle dirt jumps into an official County amenity and is located on approximately 343 acres at the northwest corner of Sandhill Drive in Sun Valley. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Sierra Vista Engineering. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

1. The Applicant shall identify the proposed additional parking and emergency access road directly on the construction drawings when submitting a building/grading permit application.

Conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. Prior to issuance of any building/grading permit or the business license to operate and improve an area of bicycle dirt jumps into an official County amenity the applicant shall submit, for approval by the County Engineer, a detailed traffic report prepared by a Nevada licensed professional engineer. The traffic report shall include analysis of the project's anticipated traffic impact on the local roadways, including any mitigation recommendations.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Katrina Pascual, P.E. (775) 954-4648

Conditions:

No Utilities conditions.

From: [Galicia, Amelia](#)
To: [Bronczyk, Christopher](#)
Subject: FW: May Agency Review Memo I
Date: Tuesday, May 21, 2024 5:51:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[May Agency Review Memo I.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good evening,

The Washoe County Sheriff's Office does not have any comments or concerns regarding #4.

Thank you,



Amelia Galicia, Captain
Washoe County Sheriff's Office
Patrol Division
Phone: 775-328-3350
Email: agalicia@washoecounty.us
911 Parr Boulevard
Reno, NV 89512
www.WashoeSheriff.com



From: [Brad Baeckel](#)
To: [Bronczyk, Christopher](#)
Subject: Special Use Permit Case Number WSUP24-0008 (Biggest Little Bike Park)
Date: Wednesday, May 15, 2024 12:29:26 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I have the following comments:

Facility fees required for each connection, water & sewer.

Water rights required

Tap construction costs required.

Thanks,

Brad Baeckel

Public Works Director

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: (775) 673-2220

Fax: (775) 673-7708

www.svgid.com

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Date: May 23, 2024

To: Chris Bronczyk, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP24-0008 (Biggest Little Bike Park)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit for major grading to legalize unpermitted grading for the use of an unsanctioned bike park, and to permit further grading required to upgrade the bike park. The special use permit includes requests to modify standards within the grading code.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this permit. Applicant shall comply with SVGID standards for water supply.

From: [Chisholm, Kyle W](#)
To: [Bronczyk, Christopher](#)
Cc: [Rodela, Brett A](#)
Subject: Re: [EXTERNAL] May Agency Review Memo I
Date: Wednesday, May 15, 2024 10:21:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Outlook-horiz2_web.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Chris,

In regards to the application WSUP24-0008 (Biggest Little Bike Park), WCSD submits the following comments:

WCSD is the owner of the adjacent property south of the project site, APN 508-020-54 (5900 Sidehill Drive), also known as Esther Bennett Elementary School. WCSD supports the efforts of Washoe County to provide this needed recreational facility for the area, which will provide great benefit to the community.

However, the application lacks detail on proposed or existing vehicle and pedestrian access to the proposed park. If any access is proposed through the WCSD owned property, appropriate legal access easements must first be established and Washoe County should work with WCSD Capital Projects staff to obtain such access, which will be at WCSD's sole discretion. This may include Washoe County providing maps and documents necessary for WCSD's approval. In addition, any work or temporary construction staging or access on the WCSD property will require WCSD approval and may include additional agreements required by WCSD. Washoe County should contact me (see signature below) to facilitate these things.

Thank you for your attention to this matter.

Regards,

Kyle Chisholm

School Property Planning Manager
Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net



From: Albarran, Adriana <AAlbarran@washoecounty.gov>

Sent: Wednesday, May 15, 2024 8:02 AM



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Chris Bronczyk, Senior Planner

FROM: Faye-Marie Pekar, Park Planner

DATE: June 6, 2024

SUBJECT: Special Use Permit Case Number WSUP24-0008 (Biggest Little Bike Park)



I have reviewed the application for case number WSUP24-0008 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow major grading to legalize unpermitted grading for the development of an unsanctioned bike park and further grading required to upgrade the bike park located at Sun Valley Regional Park (APN 508-020-55), owned and managed by Washoe County. This special use permit includes a request to modify standards within the grading code. The application indicates importing 5,000 cubic yards of materials and intends to balance the remaining on-site through minimal disturbance practices by professional trail builders. It is anticipated that grading quantities will be 20,000 cubic yards for an access road off Lizard Peak Drive, construction of the bike park itself, and future maintenance and expansion of the bike park. The applicant is also requesting that landscaping and revegetation standards be exempt as the intent for grading is to create bike park features that require barren soil for optimal functionality.

The site location for the proposed project is located at Sun Valley Regional Park, owned by Washoe County. Washoe County has an R&PP land patent with Bureau of Land Management (BLM) issued in 2009 with the intent to preserve open space and add basic recreation amenities. Prior to acquisition, the land consisted of existing bicycle features and trails. The Board of County Commissioners approved use of the Bike Park in 2014.

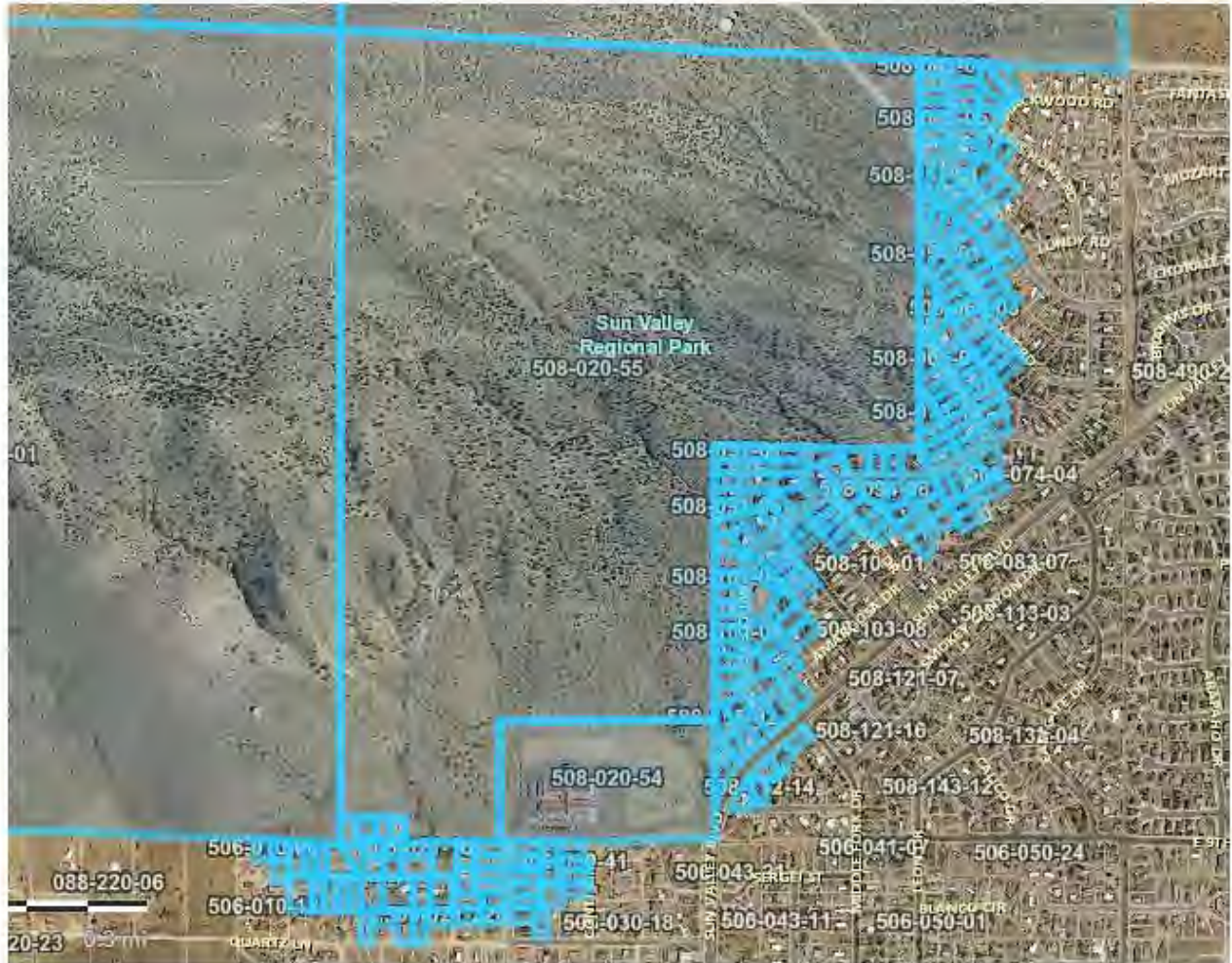
Given these considerations, the Parks Program requires the following conditions of approval:

1. Any earthen materials imported to the site shall be “certified weed free” to prevent the spread of noxious and invasive weeds.



Public Notice

Washoe County Code requires that public notification of an Special Use Permit be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 230 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WSUP24-0008



To: Washoe County - Planning and Building
1001 E. Ninth Street
Reno, NV 89512

Subject: Sun Valley Regional Park - Biggest Little Bike Park
5905 Sidehill Dr, Sun Valley, NV 89433 (APN 508-020-55)
Major Grading Special Use Permit (SUP)

Dear Washoe County,

This memorandum has been prepared to accompany a SUP for Major Grading per section 110.438.35 of the Washoe County Development Code. The following numbered list has been excerpted from the application materials submittal requirements. Italicized items have been omitted due to their inapplicability. A brief narrative for both provided and omitted items is included where appropriate.

1. *Fees - N/A for Washoe County to Washoe County application*
2. Development Application
3. Owner Affidavit
4. *Proof of Property Tax Payment - N/A for Washoe County owned land*
5. Neighborhood Meeting - see the neighborhood meeting HUB [website](#)
6. Application Materials
7. Proposed Site Plan - includes concept site plan only; no formal grading plan will be developed as part of the project at any phase due to unique use of bike trails and features
8. *Site Plan for Grading - N/A; see 7 above*
9. *Grading - N/A; see 7 above*
10. *Traffic Impact Report - N/A; minimal traffic impacts expected*
11. *Landscaping - N/A; no landscaping is proposed*
12. *Signage Plan - N/A; only small trail signage is proposed (no pylon or large site signs)*
13. *Lighting Plan - N/A; no lighting is proposed*
14. *Building Elevations - N/A; no buildings are proposed*

Please reach out if you have further questions on this matter.

Regards,
Sierra Vista Engineering, Professional LLC

Ryan Switzer, PE 2024.05.07 22:03:24
-07'00'

Ryan Switzer, PE
rswitzer@sierravistaengineering.com
Direct: 775-266-8863
Cell: 805-305-6046

cc: Colleen Wallace Barnum, cwallace@washoe.gov
Stephen Hein, shein@washoe.gov

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Sun Valley Regional Park - Biggest Little Bike Park Grading SUP			
Project Description: Legitimize and improve an unsanctioned area of bicycle "dirt jumps" into an official County amenity with a variety of progressive trails for the community.			
Project Address: 5905 Sidehill Dr, Sun Valley, NV 89433			
Project Area (acres or square feet): 343			
Project Location (with point of reference to major cross streets AND area locator): Portions of Section 7 & 8, Township 20 north, Range 20 east; northwest corner of Sandhill Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
508-020-55	343		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Washoe County		Name: Sierra Vista Engineering	
Address: 1001 E 9th St		Address: PO Box 1452	
Reno, NV	Zip: 89512	Reno, NV	Zip: 89505
Phone:	Fax:	Phone: 775-266-8863	Fax:
Email:		Email: admin@sierravistaengineering.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Ryan Switzer, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Washoe County - Regional Parks and Open Space		Name: Washoe County - Engineering & Capital Projects Division	
Address: 3101 Longley Ln		Address: 1001 E 9th St Bldg A	
Reno, NV	Zip: 89520	Reno, NV	Zip: 89512
Phone: 775-328-2181	Fax:	Phone: 775-328-2319	Fax:
Email: cwallace@washoecounty.gov		Email: shein@washoe.gov	
Cell:	Other:	Cell:	Other:
Contact Person: Colleen Wallace Barnum		Contact Person: Stephen Hein, PE	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

The SUP is required (for existing) and being requested (for proposed) per WCC 110.438.35 for major grading per the following thresholds:
1. 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
2. Any driveway or road that traverses any slope of thirty (30) percent or greater (steep);
3. Grading to construct a permanent earthen structure greater than...six (6) feet in height on...the property.
Also, variances are being requested as part of this application. See the Section 1 Supplement at the end of the Grading Supplemental Information.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached.

3. What is the intended phasing schedule for the construction and completion of the project?

Encumber contractor by end of calendar year 2024; break ground in either fall of 2024 or spring of 2025 pending bidding process. Construct main trails in one phase. Expand future trails and continue ongoing maintenance as annual budgets allow. Note: all expected grading for all phases is included in this application.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The site is currently being used for the same use as proposed in an unsanctioned fashion (i.e. bike trails and features). Topography is gently sloping in the vicinity of the proposed development and there is ample separation from the adjacent residential uses.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

Increased safety for existing users with the revamping of existing trails and design and construction of new trails by professional trail builders. Progressive trails will allow beginner, intermediate, and advanced riders to grow skills over time within the same facility.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Potential for noise will be impacted by limited use to daylight hours only. Potential for dust will be mitigated by watering of trails and features through ongoing maintenance.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Variance requests in this application include: 1. Slopes greater than 3H:1V (jump features)
2. Ongoing maintenance of dirt built features 3. Unpaved parking 4. Landscaping; and 5. Lighting. (See supplement at the end of the Grading Supplemental Information.)

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	N/A or SVGID (pending design)
b. Electrical Service	N/A
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	SVGID

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	TBD via SVGID	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

TBD via SVGID

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Station 45
b. Health Care Facility	Renown North Valleys
c. Elementary School	Esther Bennett
d. Middle School	Desert Skies
e. High School	North Valleys / Proctor Hug
f. Parks	Sun Valley Regional Park (subject site)
g. Library	North Valleys
h. Citifare Bus Stop	Sun Valley / 7th

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

To legitimize and improve an unsanctioned area of bicycle "dirt jumps" into an official County amenity with a variety of progressive trails for the community.

2. How many cubic yards of material are you proposing to excavate on site?

Up to approximately 15,000 cy over the life of project.

3. How many square feet of surface of the property are you disturbing?

Up to approximately 435,600 sf (10 acres) over the life of the project.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

None. Balancing onsite through minimal disturbance practices by professional trail builders.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No. The existing features already have surpassed the grading thresholds requiring a grading SUP (i.e. area disturbance over 2 acres).

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

Yes. Washoe County acquired Land Patent from BLM in 2009 with the intent to preserve open space and add basic amenities; the land had existing bicycle features and trails prior to this acquisition. The Board of County Commissioners approved use of Bike Park in 2014.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

No.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Primarily less than 3:1; however, jump features will require slopes up to approximately 1:1 on the sides to limit disturbance area impacts. Compaction and thorough watering will be used to mitigate erosion during construction and throughout maintenance of the facility.

11. Are you planning any berms?

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, how tall is the berm at its highest? Up to approximately 10 ft from existing grade for jump features.
---	-----------------------------	---

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

N/A; no buildings or walls are proposed.

13. What are you proposing for visual mitigation of the work?

All trails and features will be constructed by professional trail builders with backgrounds in trail-specific construction; jump features will be "sculpted" to be visual appealing.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

No revegetation is proposed. Trails and bike features require barren soil for optimal functionality.

16. How are you providing temporary irrigation to the disturbed area?

Small water canisters / jugs on grading equipment i.e. ATVs, quads, mini-excavators or similar.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes NoX If yes, please attach a copy.

Section 1 Supplement - Variance requests in this application include:

- 1. WCC 110.438.45(a) for slopes greater than 3H:1V - required to construct jump features without large disturbance area impacts.
- 2. WCC 110.438.41 for ongoing maintenance of dirt built features less than three years apart -maintenance will generally require less than 50 cy of grading and less than 10,000 sf of new disturbance; however, it will be conducted on an annual or biannual (spring and fall) schedule.
- 3. WCC 110.410.25(e) for unpaved parking - the project proposes an unpaved parking lot due to the low traffic impact and limited operation during wet weather (i.e. bicycle trails and features are generally not used during rain or snow events and therefore the parking area would also not be used).
- 4. WCC 110.410.25(f) for landscaping - the project does not propose any parking landscaping as the subject parcel is open space and the entirety of the parking lot will be surrounded with natural vegetation; and
- 5. WCC 110.410.25(g) for lighting - the project does not propose any parking lighting given the trails and features will not include lighting and will only be open from sunup to sundown.

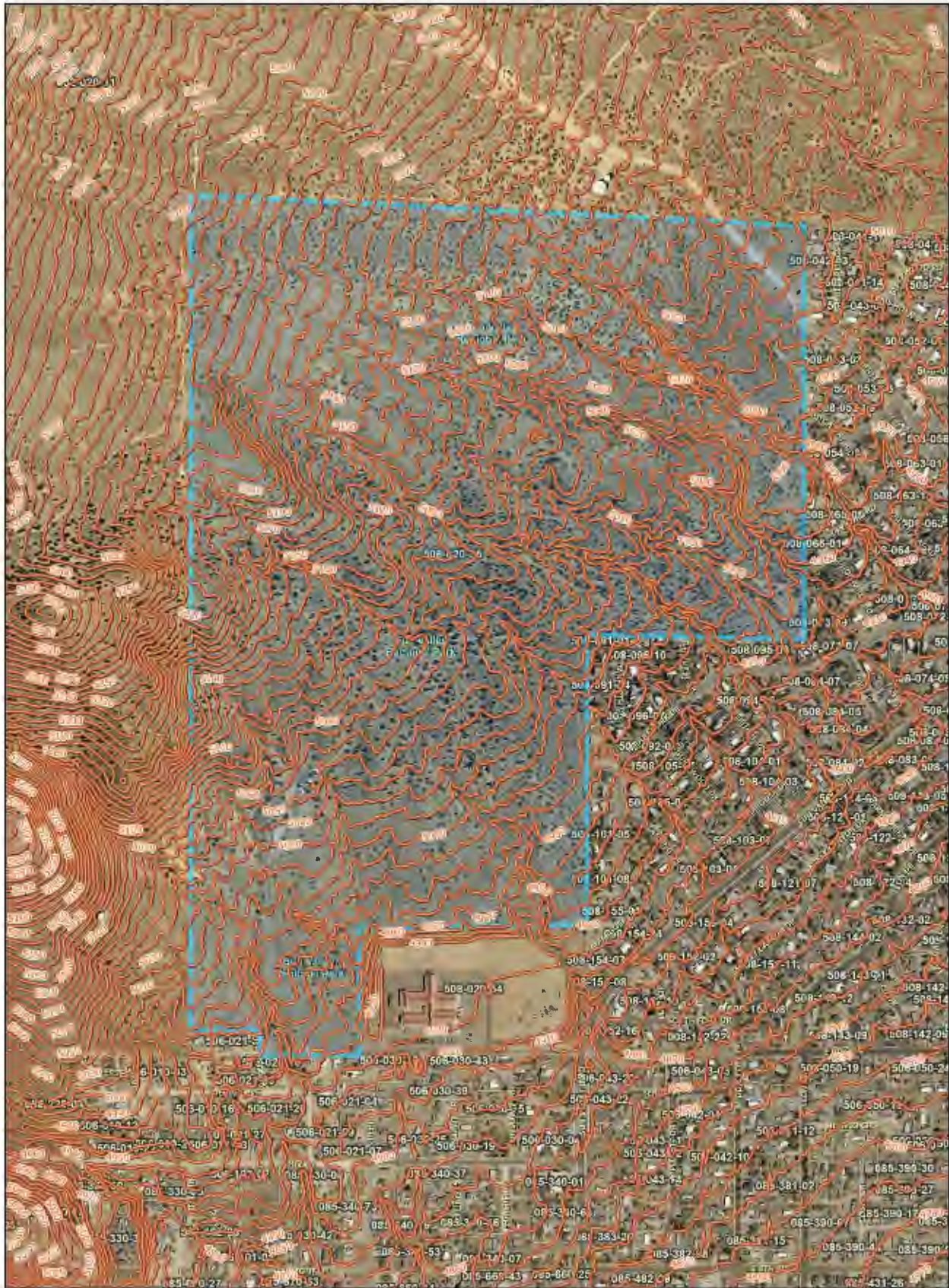
POTENTIAL VARIANCE FINDINGS FOR STAFF:

- (a) Special Circumstances. Because of the UNIQUE USE OF "BIKE PARK"(3) the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. NONE OF THE PROPOSED VARIANCES will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance[S] will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and
- (d) Use Authorized. The variance[S] will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.
- (e) Effect on a Military Installation. The variance[S] will not have a detrimental effect on the location, purpose and mission of the military installation.

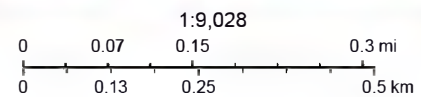
POTENTIAL SUP FINDINGS FOR STAFF:

- (a) Consistency. The proposed BIKE PARK use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;
- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been OR WILL BE provided PRIOR TO BUILDING PERMIT ISSUANCE, 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. The site is physically suitable for the type of development (BIKE PARK) and for the intensity of development;
- (d) Issuance Not Detrimental. 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; and
- (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.

BLBP Grading SUP - Existing Topography



May 6, 2024



Washoe County
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User
Community

This information for illustrative purposes only. Not to be used for

SUN VALLEY BIKE PARK CONCEPTUAL IMPROVEMENT AND ENHANCEMENT PLAN

PROGRESSION BASED BIKE PARK



RIDE SMART

PROTECT YOURSELF AND THE PARK. DO NOT RIDE TRAILS OR RIDING FEATURES WHEN WEATHER OR RIDE CONDITIONS ARE UNSAFE.

PROHIBITED: DRUGS, ALCOHOL, WEAPONS, FIREARMS, AND OTHER HAZARDOUS ITEMS.

PROHIBITED: EXCESSIVE NOISE, EXCESSIVE SPEED, EXCESSIVE SWERVING, AND EXCESSIVE STUNTING.

PROHIBITED: EXCESSIVE TRASH, EXCESSIVE WASTE, EXCESSIVE LITTERING, AND EXCESSIVE VANDALISM.

BIKE PARK RULES AND REGULATIONS

OPEN SUNRISE - SUNSET

SANCTIONED USERS ONLY
OPEN TO: MOTORIZED BICYCLES AND PEDESTRIANS.
CHILDREN UNDER 5 MUST BE ACCOMPANIED BY AN ADULT.
DOGS ALLOWED ON LEASH.

NON-SANCTIONED USERS
NO MOTORCYCLES, NO ATVs ALLOWED, NO EQUINE TRANS ALLOWED.

REQUIRED SAFETY EQUIPMENT
ALL RIDERS MUST WEAR A HELMET WITH CHIN STRAP BUCKLED.

RECOMMENDED SAFETY EQUIPMENT
GLOVES, PROTECTIVE PANTS, ANKLE PROTECTORS, FULL FACE HELMET, ETC.

OTHER RULES
DEPOSIT TRASH IN CANS. NO GLASS CONTAINERS ALLOWED. NO GRAFFITI OR VANDALISM, NO AMPHETAMINE, NO DRUGS OR ALCOHOL, NO WEAPONS, NO VULGAR OR DISTURBING LANGUAGE, NO BULLIES.

THIS FACILITY IS SELF-SUPERVISED
USER'S OWN RISK. COUNTY PARKS AND RECREATION DEPARTMENT SHALL NOT BE LIABLE FOR INJURIES OR PROPERTY DAMAGE, WHICH RESULT FROM USE OF THIS FACILITY. USE OF THIS FACILITY IS HAZARDOUS AND PARTICIPANTS AND SPECTATORS MAY BE INJURED FROM FALLS, COLLISIONS, FOREIGN OBJECTS AND OTHER CAUSES. USE OF THIS FACILITY IN ANY WAY INDICATES THE ACCEPTANCE OF THESE INHERENT RISKS. THE FACILITY IS MAINTAINED ACCORDING TO BEST MANAGEMENT PRACTICES FOR ACTION SPORTS FACILITIES. THE FACILITY OPERATIONS PLAN INCLUDES SCHEDULES FOR THE MAINTENANCE AND INSPECTION OF ALL TRAILS, FEATURES AND RIDING AREAS. IF THERE ARE ANY PROBLEMS OR CONCERNS REGARDING THE CONDITION OR SAFETY OF THIS FACILITY, PLEASE NOTIFY COUNTY PARKS AND RECREATION DEPARTMENT CALL (800) XXX-XXXX.

EMERGENCIES CALL 911
REPORT LOCATIONS: THESE ARE CURRENT HIGHWAY MILE MARKS SOUTH WHITE ROAD. FOR NON-EMERGENCIES CALL THE COUNTY SHERIFFS DEPARTMENT (909) XXX-XXXX.

COUNTY PARKS AND RECREATION DEPARTMENT
VIOLATION OF COUNTY, STATE, AND FEDERAL LAWS ARE PUNISHABLE BY FINE AND OR IMPRISONMENT.
(COUNTY CODE, CHAPTER XX, ARTICLE X, SECTIONS XX TO XXX)

BIKE PARK DESIGNER:
HILRIDE
PROGRESSION DEVELOPMENT GROUP LLC
CONTACT: Nat Lopes
PHONE: (916) 568-8848
EMAIL: nat@hilride.com
WEB: www.hilride.com
62 River Drive
Oakland, CA 94619



CLIENT:
Wasco County Community Service Department - Park
CONTACT: Sherry Surface
TITLE: Park Planner
PHONE: (773) 328-2019
EMAIL: sherry@wascocounty.us
ADDRESS: P.O. Box 11130
Reno, NV 89501

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CHECKED: _____
APPROVED: _____
DATE: _____

PROJECT:
SUN VALLEY REGIONAL PARK
BIKE PARK RISK ASSESSMENT AND ENHANCEMENT REPORT

DESIGN: NAT LOPES
DATE: 12/23/14
SHEET TITLE: IMPROVEMENT AND ENHANCEMENT PLAN
SHEET NUMBER: BP-01
PLAN NUMBER: 1 OF 1

LEGEND

P PARKING AREA	EXISTING PAVED HALF ENTRANCE TRAIL	1 SUN VALLEY REGIONAL PARK ENTRANCE
RS RESTROOMS	EXISTING NATURAL SURFACE PATH OR ROAD	2 SUN VALLEY BIKE PARK ENTRANCE
S SHELTER	EXISTING BEGINNER LEVEL TRAIL	3 SUN VALLEY BIKE PARK ENTRANCE
U DRINKING WATER	EXISTING INTERMEDIATE LEVEL TRAIL	4 SUN VALLEY BIKE PARK ENTRANCE
L LITTER RECEPTACLE	EXISTING ADVANCED LEVEL TRAIL	5 SUN VALLEY BIKE PARK ENTRANCE
PA PROPOSED PICNIC AREA	PROPOSED BEGINNER LEVEL TRAIL	6 SUN VALLEY BIKE PARK ENTRANCE
RA RESIDENTIAL AREA CONNECTION	PROPOSED INTERMEDIATE LEVEL TRAIL	7 SUN VALLEY BIKE PARK ENTRANCE
RA PROPOSED ACCESS POINTS	PROPOSED ADVANCED LEVEL TRAIL	8 SUN VALLEY BIKE PARK ENTRANCE
I PROPOSED INFORMATION SIGN	PROPOSED CONNECTOR TRAIL	9 SUN VALLEY BIKE PARK ENTRANCE
ST PROPOSED BIKE PARK ENTRANCE	PROPOSED SKILLS TRAIL LOOP FEATURE	10 PUMP TRACK
TS PROPOSED TOOL STORAGE	PROPOSED BIKE PARK BOUNDARY	11 BEGINNER TRACK
W PROPOSED WATER TANK	PROPOSED LINE (OPEN BY PERMIT ONLY)	BT BEGINNER TRACK
R PROPOSED BIKE RACK	ONE-WAY TRAIL	PT PUMP TRACK
BP BIKE PARK ENTRANCE AREA	TWO-WAY TRAIL	DJ DIRT JUMP TRAILS
	PROPOSED (OPTIONAL) SKILL FEATURE LOCATION	ST SKILLS LOOP TRAIL
	TRAIL INTERSECTION POINT	DS DUALS SLOTTED TRACK





DATE: 6/6/2024

To: Christopher Bronczyk, Sr. Planner

From: Stephen Hein, Licensed Engineer

Subject: Sun Valley Bike Park - SUP

Chris,

We would like to increase the grading quantities initially requested at the Biggest Little Bike Park from 15,000cy to 20,000cy. The increase in grading will be for the existing work previously performed, the emergency access road to the site, reconstruction of the existing facilities, maintenance, and for any potential future expansion.

Additionally, we would like to request approval to import up to 5,000cy of clayey soil to the site. This material will serve as a surface capping layer for the trails and terrain features, reducing long-term maintenance needs. The site is currently overlain with sandy soil which has low cohesion and is prone to erosion over time and use. The imported clayey soil will be exclusively applied to the trails and terrain features, while on-site soils will be used for the remaining grading work.

Please feel free to reach out with any questions.

Best Regards,

Stephen Hein,
Licensed Engineer
Washoe County – CSD
775-328-2319

From: Ryan Switzer
To: [Bronczyk, Christopher; bbaeckel@svgid.com](mailto:Bronczyk.Christopher; bbaeckel@svgid.com)
Cc: [Hein, Stephen; Wallace-Barnum Colleen](mailto:Hein,Stephen; Wallace-Barnum Colleen)
Subject: Re: FW: Special Use Permit Case Number WSUP24-0008 (Biggest Little Bike Park)
Date: Tuesday, May 21, 2024 3:16:05 PM
Attachments: [image001.png](#)
[Sierra Vista Engineering Mail - FW - \[EXTERNAL\] May Agency Review Memo 1.pdf](#)

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hey all,

Brad and I chatted today. The facility fees and tap costs comments are N/A now that we are connecting through the existing parking lot. Brad, see attached for Stephen's summary to Chris on access, fire, grading, etc.

The one outstanding item is water rights. Depending on the additional demand there may be additional rights required - we will want to send SVGID a concept plan of the private water line layout when we get to that stage. Brad and I discussed that this could be resolved outside of the Grading SUP. Brad - could you put us in touch with Jennifer to discuss this when the time comes? Please let everyone know if I missed anything we talked about too.

Thanks!

Ryan Switzer, PE
rswitzer@sierravistaengineering.com
Direct: 775-266-8863
Cell: 805-305-6046

On Wed, May 15, 2024 at 12:55 PM Bronczyk, Christopher
<CBronczyk@washoecounty.gov> wrote:

FYI



Chris Bronczyk

Senior Planner, Planning & Building Division | Community Services Department

cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

From: Brad Baeckel <bbaeckel@svgid.com>
Sent: Wednesday, May 15, 2024 12:29 PM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: Special Use Permit Case Number WSUP24-0008 (Biggest Little Bike Park)

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I have the following comments:

Facility fees required for each connection, water & sewer.

Water rights required

Tap construction costs required.

Thanks,

Brad Baeckel

Public Works Director

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: (775) 673-2220

Fax: (775) 673-7708

www.svgid.com