



**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  
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Direct: 775-266-8863  
Cell: 805-305-6046

cc: Colleen Wallace Barnum, [cwallace@washoe.gov](mailto:cwallace@washoe.gov)  
Stephen Hein, [shein@washoe.gov](mailto: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.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: <b>Sun Valley Regional Park - Biggest Little Bike Park Grading SUP</b>			
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 <b>AND</b> 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).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
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	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
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	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

# 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 (sleeper);  
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
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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 X

No

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	No X	If yes, please attach a copy.
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**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:**

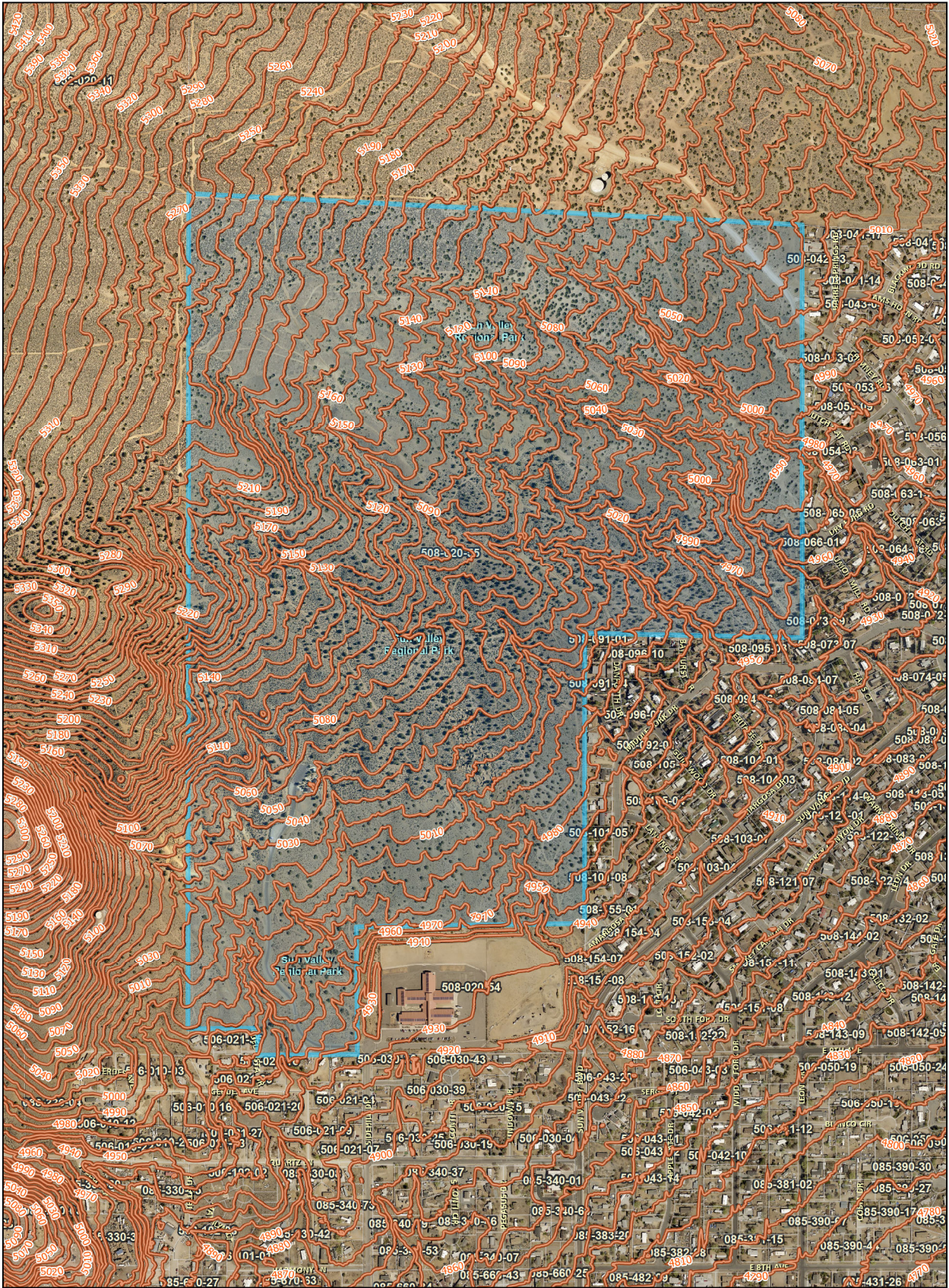
- (a) Special Circumstances. Because of the UNIQUE USE OF "BIKE PARK"(3) the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. NONE OF THE PROPOSED VARIANCES will not create a substantial detriment to the public good, substantially 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:**

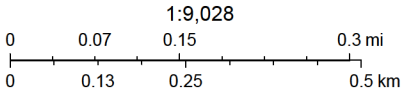
- (a) Consistency. The proposed BIKE PARK use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;
- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been 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 be used for



# SUN VALLEY BIKE PARK

## CONCEPTUAL IMPROVEMENT AND ENHANCEMENT PLAN

### PROGRESSION BASED BIKE PARK



#### BIKE PARK DIFFICULTY RATING SYSTEM

#### RIDE SMART

- SCOUT YOUR LINE!  
INSPECT ALL FEATURES BEFORE RIDING THEM
- HIT YOUR LINES  
RIDE WITHIN YOUR LIMITS AND SKILL LEVEL
- PROTECT YOURSELF AND THE PARK  
DO NOT RIDE TRAILS OR RIDING FEATURES WHEN NOT DESIGNATED AS A RIDER'S FIRST
- RESPECT  
RESPECT ALL PARK USERS, OTHER RIDERS, SPECTATORS, STAFF AND NEIGHBORS
- NO DRUGS  
NO UNAUTHORIZED BUILDING OR ALTERING TRAILS OR RIDING FEATURES

### LEGEND

- |                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| PARKING AREA                | EXISTING PAVED PARK ENTRANCE ROAD          | SUN VALLEY REGIONAL PARK ENTRANCE |
| RESTROOMS                   | EXISTING NATURAL SURFACE FIRE ROADS        | MAIN FIRE/ROAD ACCESS             |
| SHELTER                     | EXISTING BEGINNER LEVEL TRAIL              | MAIN BIKE PARK ENTRANCE           |
| DRINKING WATER              | EXISTING INTERMEDIATE LEVEL TRAIL          | SKILLS TRAIL LOOP                 |
| LITTER RECEPTACLE           | EXISTING ADVANCED LEVEL TRAIL              | BEGINNER DIRT JUMP TRAILS         |
| PROPOSED PICNIC AREA        | PROPOSED BEGINNER LEVEL TRAIL              | ADVANCED DIRT JUMP TRAILS         |
| RESIDENTIAL AREA CONNECTION | PROPOSED INTERMEDIATE LEVEL TRAIL          | INTERMEDIATE DIRT JUMP TRAILS     |
| PROPOSED EHS ACCESS POINTS  | PROPOSED ADVANCED LEVEL TRAIL              | DUAL SLALOM TRACK                 |
| PROPOSED INFORMATION SIGN   | PROPOSED CONNECTOR TRAILS                  | PUMP TRACK                        |
| PROPOSED BIKE PARK ENTRANCE | PROPOSED SKILLS TRAIL LOOP ROUTE           | BEGINNER TRACK                    |
| PROPOSED TOOL STORAGE       | PROPOSED BIKE PARK BOUNDARY                | BIKE PARK STAGING AREA            |
| PROPOSED WATER TANK         | PRO-LINE (OPEN BY PERMIT ONLY)             | BEGINNER TRACK                    |
| PROPOSED BIKE RACK          | ONE-WAY TRAIL                              | PUMP TRACK                        |
| BIKE PARK ENTRANCE AREA     | TWO-WAY TRAIL                              | DIRT JUMP TRAILS                  |
|                             | PROPOSED (OPTIONAL) SKILL FEATURE LOCATION | SKILLS LOOP TRAIL                 |
|                             | TRAIL INTERSECTION POINT                   | DUALS SLALOM TRACK                |

### BIKE PARK RULES AND REGULATIONS

#### PARK HOURS

OPEN SUNRISE - SUNSET

#### SANCTIONED USERS ONLY

OPEN TO NON-MOTORIZED BICYCLES AND PEDESTRIANS  
CHILDREN UNDER 5 MUST BE ACCOMPANIED BY AN ADULT  
DOGS ALLOWED ON LEASH

#### NO UNAUTHORIZED USERS

NO MOTORCYCLES, NO ATVS ALLOWED, NO EQUESTRIANS ALLOWED  
ALL RIDERS MUST WEAR A HELMET WITH CHIN STRAP BUCKLED

#### REQUIRED SAFETY EQUIPMENT

GLOVES, KNEE/SHIN PADS, ANKLE/SHOULDER PADS, FULL FACE HELMET, ETC.

#### RECOMMENDED SAFETY EQUIPMENT

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

THIS FACILITY IS NOT SUPERVISED  
USE OF THIS FACILITY AS A PARTICIPANT AND/OR A SPECTATOR IS AT EACH 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 A SCHEDULE FOR THE ROUTINE 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 (XXX) XXX-XXXX.

EMERGENCIES CALL 911  
REPORT LOCATION AS THE LAKE CHANNING BIKE PARK 2305 SOUTH WHITE ROAD. FOR NON-EMERGENCIES CALL THE COUNTY SHERIFFS DEPARTMENT AT (XXX) 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 XX)

BIKE PARK DESIGNER:  
**HILRIDE**  
HILRIDE PROGRESSION  
DEVELOPMENT GROUP  
L.L.C.  
CONTACT: Nat Lopes  
PHONE: (510) 668-4848  
EMAIL: nat@hilride.com  
WEB: www.hilride.com  
61 Railroad Drive  
Oakland CA, 94619



CLIENT:  
Viscose County Community  
Service Department - Parks  
CONTACT: Sheryl Surface  
TITLE: Park Planner  
PHONE: (775) 328-2019  
EMAIL: csurface@viscosecounty.us  
ADDRESS: P.O. Box 11130  
Reno, NV 89501

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CHECKED: BY: \_\_\_\_\_  
APPROVED: BY: \_\_\_\_\_  
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

PLANSET NUMBER:  
1 OF 1



MAP SCALE: 1"=100'

