

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Special Use Permit

WSUP22-0029

(IVGID Bike Park SUP)

January 5, 2023

964 Incline Way

APN 127-030-31



Vicinity Map



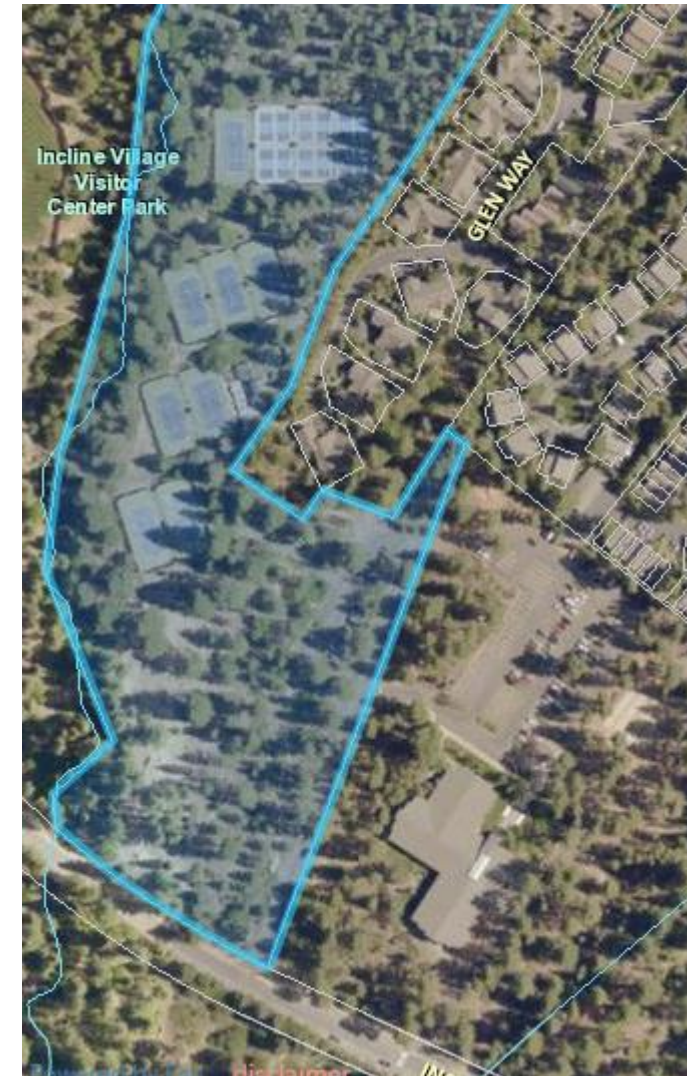
- Tahoe Area Plan
- Incline Village Tourist (TA-IVT)
- Surrounding parcels recreational or smaller residential parcels



Parcel Background



- Contains other recreational facilities, such as trails and tennis courts
- Adjacent lot contains recreation center and parking
- Slopes in project area generally under 15%

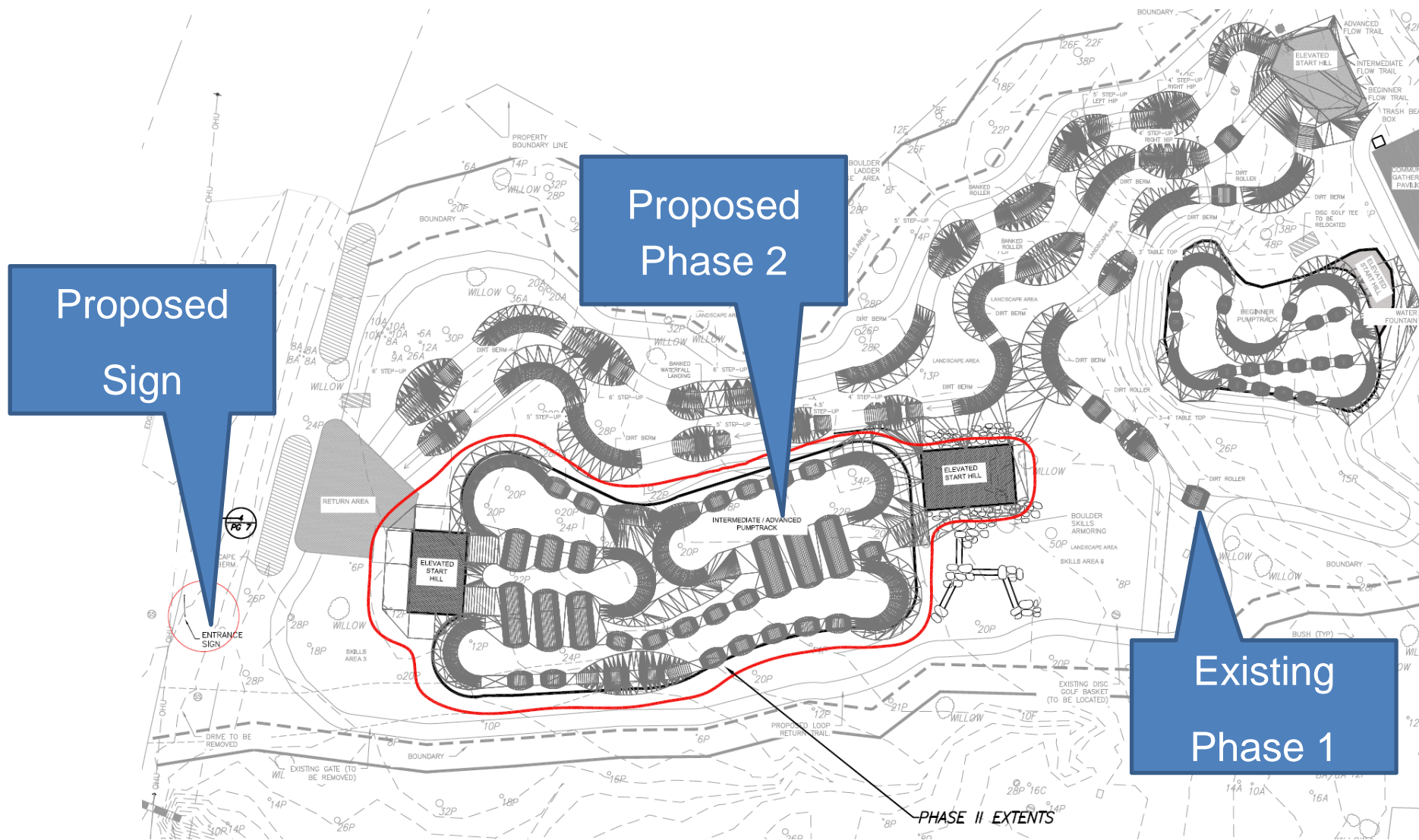


- A. Participant Sports Facility use type
- B. Major grading creating an earthen structure over 6' tall including approximately 25 cubic yards of cut and 1,000 cubic yards of fill, with 18,605 square feet of disturbed area
- C. Request to vary WCC 110.438.45 (a) to allow for 2:1 slopes

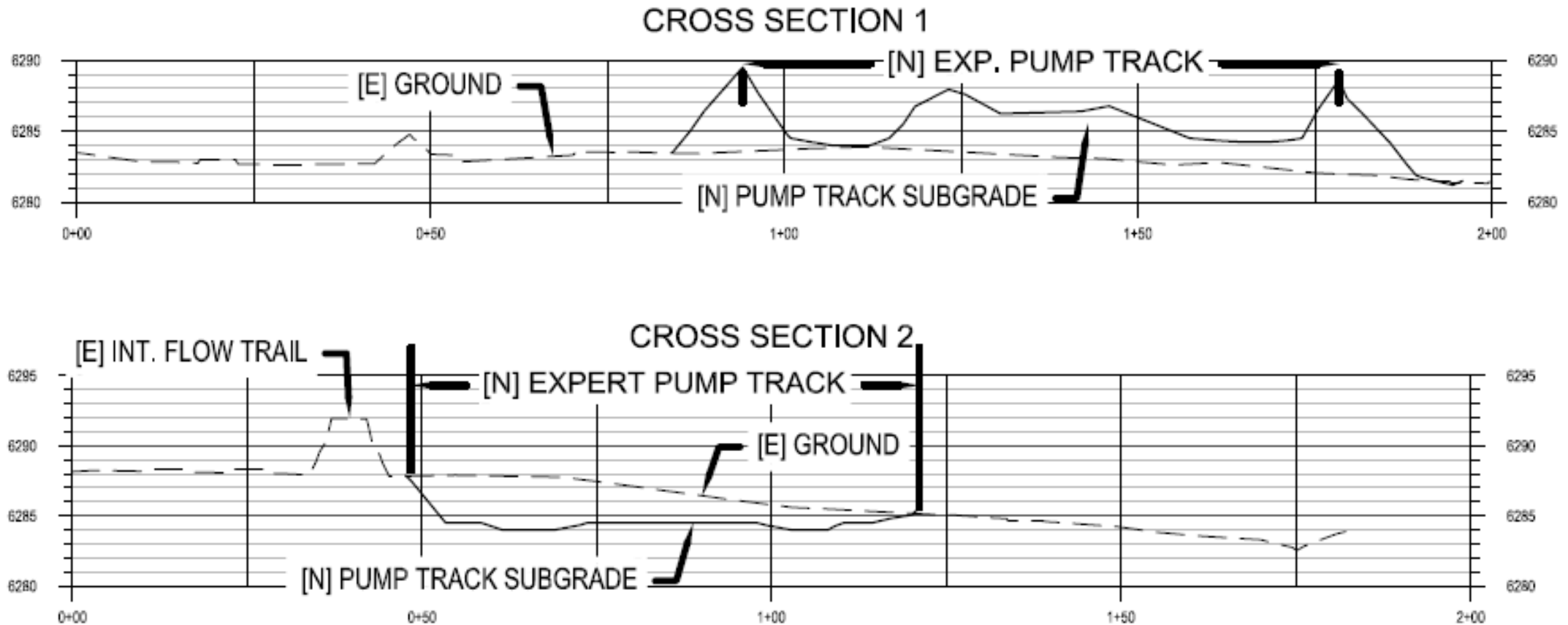
Request



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Major grading triggered for earthen structure over 6'



Participant Sports Facilities



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Parking:

- **92** total spaces required
- **184** spaces provided
- **92** available spaces for Bike Park

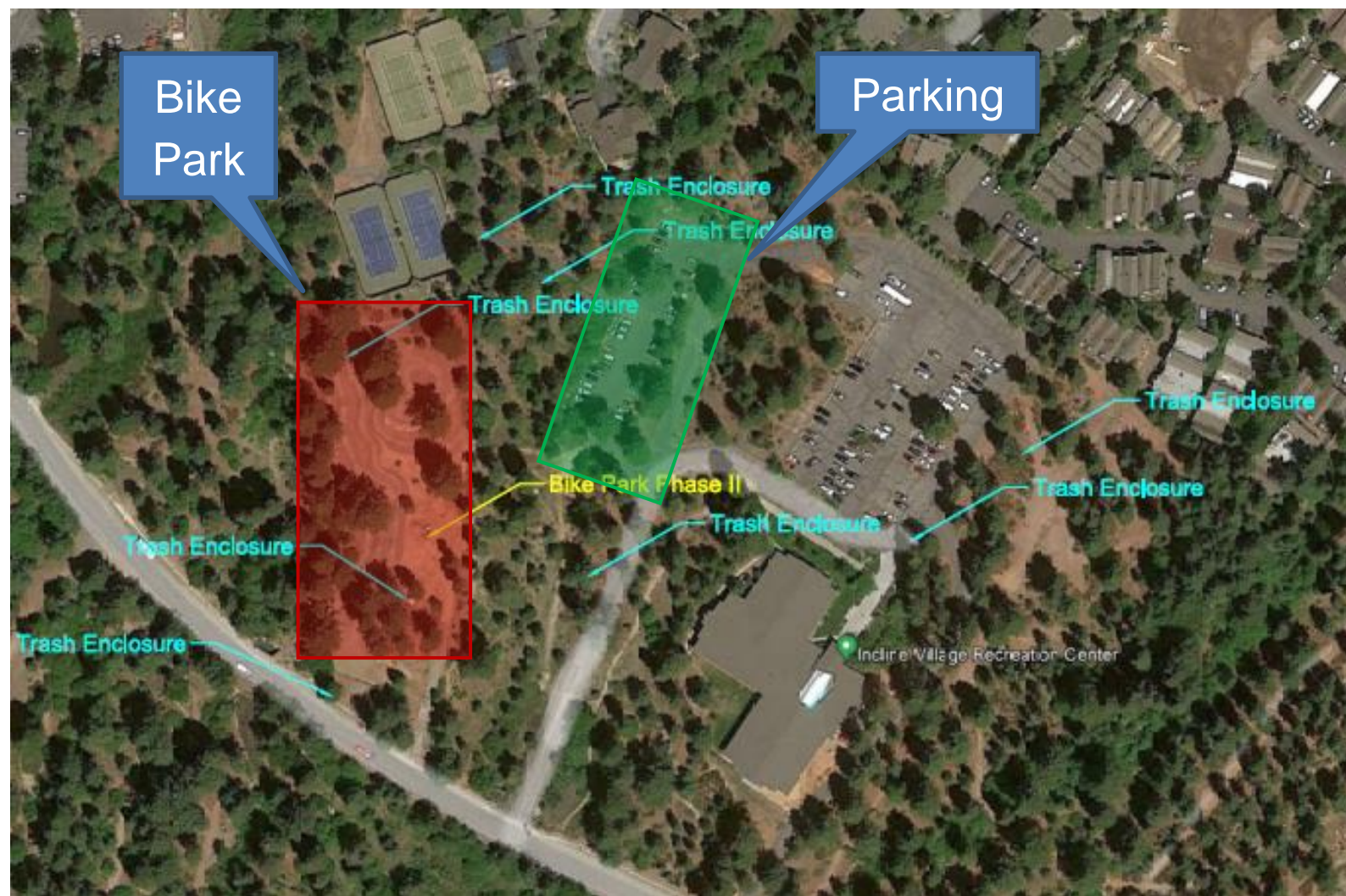
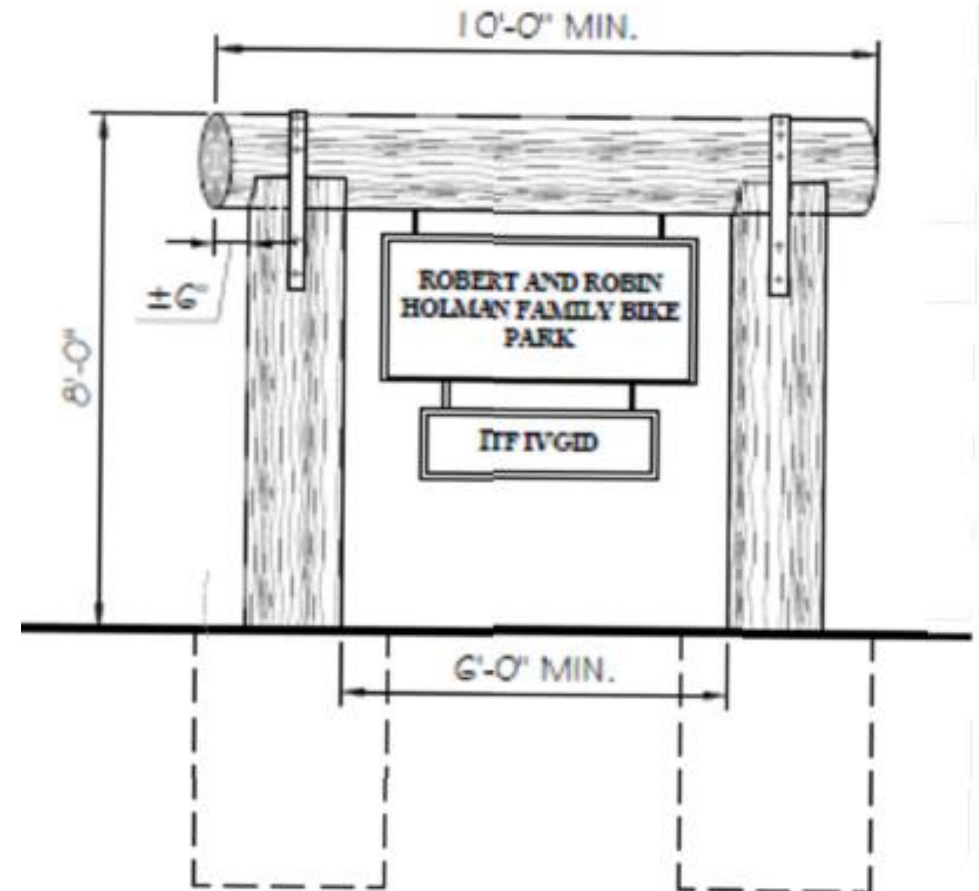


Table B

Maximum Allowable Height for Freestanding Signs in Mixed Use and Tourist Regulatory Zones

Distance of Sign from Property Line	Maximum Sign Height
5'-0" - 10'-0"	6 ft.
10'-1" - 15'-0"	10 ft.
15'-1" or greater	12 ft.



Reviewing Agencies



Sent to 23 agencies for review

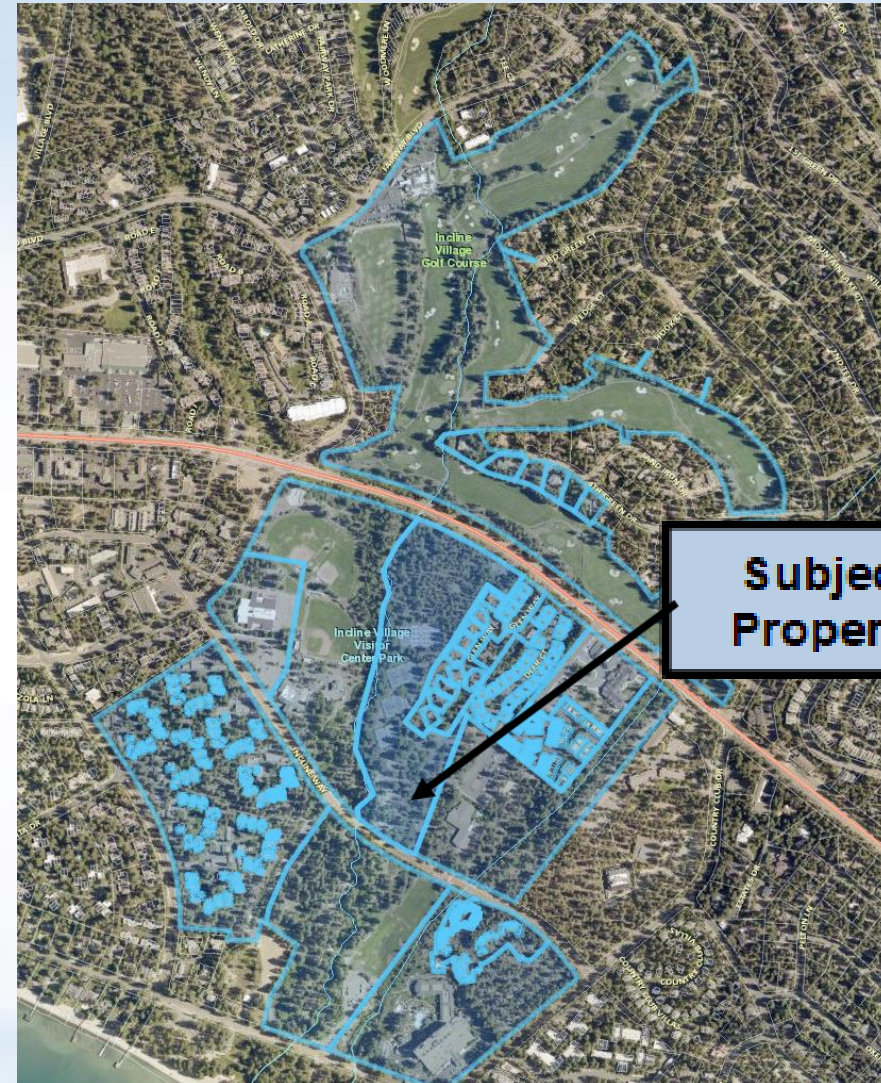
Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Joanne Lowden, jlowden@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@gmail.com
Nevada State Historic Preservation	X			
Incline Village Roads	X	X		Rich Tomsen, rthomsen@washoecounty.gov
IVGID	X	X		Tim Buxton, tlb@ivgid.org
IVGID - Parks	X	X		Tim Buxton, tlb@ivgid.org
Nevada Division of State Lands	X			
Nevada Tahoe Conservation District	X			
North Lake Tahoe FPD	X	X		John James, jjames@nltfpd.net
Tahoe Regional Planning Agency	X			
Tahoe Transportation District	X			
US Forest Service (LTBMU) 'Lake Tahoe Basin Management Unit'	X			

Public Notice



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Notice sent to 122
unique property
owners within 500 ft



Staff is able to make all findings:

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

Approve with Conditions:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0029 for the Incline Village General Improvement District, 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:

Thank you

Kat Oakley, Planner
Washoe County CSD – Planning Division
koakley@washoecounty.gov
775-328-3628



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