

Public Workshops – 10/13/2025 #1

Total Attendance 61

Started with 3 primary questions:

1 question – Why have DA review. Reviewed slide presentation – Will post on website tomorrow and can request via email.

Questions:

- Request to review 200' regulation. Dave clarified 200' vs 400' for undeveloped and developed
- Own larger than one acre and not allowed to repair in a failure.
- Force main applies to connection? Dave Kelly said we reach out to utility for availability.
- One acre and neighbor on one acre does it need a permit for a repair?
- Old incorp Washoe now Reno area – are we putting lines in that area? Want to convert from septic to sewer.
- Less than acre on septic and neighbor on septic, how does it affect me?
- Pricing
- Request to expand on Section 040.005
 - Dave Kelly explained history of this section and parceling.
- Lives in Washoe Valley and wells in threat of being contaminated. Wants us to talk to State Water Engineer involved. Believes corner of Washoe Drive will be affected.
- Define small drainages? Clarify if field can cross them. Dave Kelly said no fields just solid lines.
 - Asked if we are more concerned with offsite drainages vs drainage from off house?
- F/U Question to Section 040.005 and what defines a subdivision, and clarify subsequent parceling.
- Asked about making leach field larger does that mean 2 dwellings per septic. Dave Kelly clarified bedroom count vs tank volume.
 - Can two dwellings be served by one system SB from tank to house?
- Two separate lots w/one septic? Many houses have house plus shop/garage/etc. tied into one system. Dave Kelly clarified Acc Dwelling vs ACC Structure.
- Tiny house plus main house do you need two septic?
- Comment that it must be hard to police ADU's?
- Because we are EHS, talking about sewer, protection of water, etc. Tested Swan Lake and high metals. She was told Washoe County Health can't do anything about it. Dave Kelly says we don't regulate American Flat or sewer. She said we must be concerned and can't say it's not my job. Dave Kelly says he will pass on.
- Question regarding septic density and NDEP's requirements.
- Question regarding new technologies due to no sand.
- Question regarding what is short term costs vs long term costs of these changes.
- Fire rebuild situation and tying back in.