

**From:** Laurie Smith <[galinnevada@yahoo.com](mailto:galinnevada@yahoo.com)>

**Subject:** Upcoming Meeting Feb 8, 2024

**Date:** January 29, 2024 at 9:52:30 AM PST

**To:** "[rpierce@washoecounty.gov](mailto:rpierce@washoecounty.gov)" <[rpierce@washoecounty.gov](mailto:rpierce@washoecounty.gov)>, "[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)" <[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)>, "[whandroock@washoecounty.gov](mailto:whandroock@washoecounty.gov)" <[whandroock@washoecounty.gov](mailto:whandroock@washoecounty.gov)>, "[jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)" <[jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)>, "[dway@washoecounty.gov](mailto:dway@washoecounty.gov)" <[dway@washoecounty.gov](mailto:dway@washoecounty.gov)>

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

My husband and I have lived in the Steamboat Valley for 30 years now. Most of the valley is on septic tanks and wells. We've received notice of an application from Harry Fry requesting a new parcel to be created on one of his lots north of Chance Lane to put in a public sanitary sewer lift station. This is supposed to be on the Feb 8 agenda even though the agenda has yet to be posted on the County website.

We would like to know why a lift station needs to be installed for these eight 5-acre parcels? These parcels exceed the requirement size for septic tanks and wells, so why not keep it at that?

Who will be paying for this to be installed?

Our concern is that Mr. Fry is planning in the future to further sub-divide these parcels by offering these city services and therefore, could really impact our nice, rural valley. Eight new homes on these parcels would be fine, as that is what they are currently zoned for, however, if sub-divided into smaller parcels, that will change the entire picture!

Hopefully, at your meeting some clarification can be discussed as to why this is being considered. I understand that it will be a Zoom meeting so we look forward to watching that meeting for some answers.

Thank you,  
Laurie and Ed Smith

**From:** [Bronczyk, Christopher](#)  
**To:** [Evans, Timothy](#)  
**Subject:** FW: Assessor Parcel #017-410-69 Harry Fry Propoal  
**Date:** Thursday, February 1, 2024 11:11:52 AM  
**Attachments:** [image001.png](#)

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**From:** Kimberly Olsen-Wilson <kowodub1@netscape.net>  
**Sent:** Thursday, February 1, 2024 9:08 AM  
**To:** Pierce, Rob <RPierce@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>; jenglish@washoecounty.gov; Way, Dale <DWay@tmfmpd.us>  
**Subject:** Assessor Parcel #017-410-69 Harry Fry Propoal

[**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 live at 180 Ox Yoke Ln. off Rhodes Road in Steamboat Valley and very concerned about the proposed Lift station on this parcel. It seems this is a way for the owner to sneak in a large residential neighborhood in this area by tapping into city water and sewer. The 40 acre parcels are already in 5 acre lots that the owner should develop and keep it that way the current neighborhood is already set up. The only reason this is being proposed would be to handle heavy residential housing

We have enough traffic (plenty of people who love to speed as well) in this area due to all the other new construction and new houses that are being built. Adding more housing will be a disaster to this area.

Some questions I have include:

- Why is Mr. Fry proposing and applying for a lift station for 5 acre parcels rather than having wells and septic tanks?
- Why is Washoe county building this lift station and who is paying for it?
- Will any other subdivisions in the area hook up to the lift station?
- How will the sewer water be moved to and to where will it be connected?
- Why were the homeowners adjacent to this property not notified of this lift station meeting?
- Is the plan to increase the number of parcels so that in the future, Mr. Fry will be able to file for a parcel rezoning?

I will be on the zoom call today and I expect to have these questions answered.

Kind Regards,  
Kimberly Olsen-Wilson, MSHS, CCRP  
(916)-769-9116  
[kowodub1@netscape.net](mailto:kowodub1@netscape.net)

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

Dear Mr. Way:

I'm writing to declare my opposition to the proposed Pleasant Valley Ranch Public Sanitary Sewer Lift Station.

I have been living in Pleasant Valley since Jan., 2022 and it has been a wonderful experience. I was attracted to this area by the calm and peaceful environment, along with the beautiful views, wild horses and relatively light traffic. I paid more than \$3.25 million for my home with 10-acres. My intent is to retire and live out my life here.

Recently, I was informed about the plan by Mr. Harry Fry to construct a sewer lift station on one of eight 5-acre lots he owns. It seems obvious that his intent must be to eventually sub-divide his remaining seven 5-acre lots for higher-density housing. There can be no other reason since all current residents have wells and septic systems.

I have some questions:

- Where are the funds for this development coming from?
- Will any other subdivisions hook-up to this lift station?
- Why weren't the homeowners adjacent to this property, like me, notified about the lift station proposal and upcoming meeting?

I'm very concerned that, if built, this lift station will lead to the eventual re-zoning, sub-division of 5-acre lots and development of many new homes. These homes will, in-turn, greatly add to the traffic that flows on Rhodes Rd. to access them through Chance Ln. This additional traffic will adversely affect the tranquility of the entire Pleasant Valley neighborhood and perhaps reduce our property values as well.

Again, I am opposed to the construction of this lift station. Thank you for your consideration of our concerns.

Regards,  
Marc Tognaccini  
1430 Willomonte Rd.

**From:** Marc Tognaccini <metognaccini@gmail.com>  
**Sent:** Monday, February 5, 2024 5:44 PM  
**To:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Subject:** In Opposition to Pleasant Valley Ranch Sanitary Sewer Lift System

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

Dear Mr. Bronczyk:

I'm writing to declare my opposition to the proposed Pleasant Valley Ranch Public Sanitary Sewer Lift Station.

I have been living in Pleasant Valley since Jan., 2022 and it has been a wonderful experience. I was attracted to this area by the calm and peaceful environment, along with the beautiful views, wild horses and relatively light traffic. I paid more than \$3.25 million for my home with 10-acres. My intent is to retire and live out my life here.

Recently, I was informed about the plan by Mr. Harry Fry to construct a sewer lift station on one of eight 5-acre lots he owns. It seems obvious that his intent must be to eventually sub-divide his remaining seven 5-acre lots for higher-density housing. There can be no other reason since all current residents have wells and septic systems.

I have some questions:

- Where are the funds for this development coming from?
- Will any other subdivisions hook-up to this lift station?

**From:** Robert Floyd <rtfloyd@gmail.com>  
**Sent:** Thursday, February 1, 2024 8:18 AM  
**To:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Subject:** parcel number 017-4 10-69

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

Dear Chair,

I live at 180 Oxford Ln. off Rhodes Road in Steamboat Valley. I'm very concerned about Harry Frye's new development just east of Rhodes Road and Chance Lane (assessor parcel number 017-4 10-69). Harry Fry is a known entity in this valley, having developed the neighborhood above Steamboat valley. I know many neighbors who live in that community who have all said to me that Harry Frye is untrustworthy, does not keep his word, and builds to sub-par standards. In fact, one of the communities is supposed to be gated community and homeowners in the community actually paid for the gate but the gate was never installed. From what I've been told by these homeowners, this is standard operating procedure for Harry Fry.

Let me be clear, in no way do I want an oversized neighborhood placed east of Rhodes Rd and Cedar Lane. Rhodes Rd. is a small county road that already has too much traffic on it from the neighboring horse properties. It cannot and should not be subject to more traffic at this time. That would be unsafe for our existing and tranquil community. Furthermore, the bridge crossing Rhodes Road has been out of commission (only having one-way traffic on it) for what seems to be nearly 3 years at this time. And again, this is unacceptable considering we pay county taxes, and this bridge has not been fixed in almost 3 years.

I have many questions and concerns about this proposed sewer lift station that Mr. Frye is asking for. This could only make me assume that he wants to build a larger neighborhood than is currently zoned for and he will eventually as for a re-zoning so he can build more homes than allowed make more money at the expense of the people living nearby.

Some questions I have include:

- Why is Mr. Fry proposing and applying for a lift station for 5 acre parcels rather than having wells and septic tanks?
- Why is washer county building this lift station and who is paying for it?
- Will any other subdivisions in the area hook up to the lift station?
- How will the sewer water be moved to and to where will it be connected?
- Why were the homeowners adjacent to this property not notified of this lift station meeting?
- Is the plan to increase the number of parcel so that in the future, Mr. Fry will be able to file for a parcel rezoning?

I will be on the zoom call today and I expect to have these questions answered.

With gratitude and abundance,

Robert T. Floyd, M.D. IFMCP

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**From:** Engineering Counter <Engineering@washoecounty.gov>  
**Sent:** Wednesday, January 31, 2024 9:03 AM  
**To:** krisgarcia@live.com  
**Subject:** FW: Sewer Lift Station Pleasant Valley/ Steamboat Valley

Good morning, Mr. Garcia,  
Please see below responses to your questions.

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**From:** Jones, Alan <AJones@washoecounty.gov>  
**Sent:** Wednesday, January 31, 2024 5:16 AM  
**To:** Engineering Counter <Engineering@washoecounty.gov>  
**Cc:** Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>  
**Subject:** RE: Sewer Lift Station Pleasant Valley/ Steamboat Valley

Enclosed are the Utilities responses to the questions from Mr. Garica

1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks? **The lift station is part of the Pleasant Valley Ranch subdivision. The decision not to use septic system was part of the entitlement process. I would suggest contacting the planning department and Northern Nevada Health**
2. Why is Washoe County building this Lift Station and who is paying for it? **The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of the lift station**
3. Will any other subdivisions in the area hook up to the Lift Station? **The lift station has been sized for the subdivision. It is unlikely that others would be able to connect**
4. How will the sewer water be moved and to where will it be connected to? **The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility**
5. Why were the home owners adjacent to this property not notified of this Lift Station meeting? **Please contact the Washoe County planning department to get details on the public meeting for the subdivision**
6. Is the plan to increase the number of parcels so that in the future MR. Fry will be able to file for a parcel map for re-zoning? **Please contact the Washoe County planning department for more information on this topic**

**Alan Jones, PE – Senior Licensed Engineer**  
**Community Services Department | Engineering and Capital Projects -Utilities**  
ajones@washoecounty.us | Office: 775.954.4651 Mobile: 775-303-4305  
1001 East Ninth Street, Reno, NV 89512

**From:** Engineering Counter <[Engineering@washoecounty.gov](mailto:Engineering@washoecounty.gov)>  
**Sent:** Tuesday, January 30, 2024 9:40 AM  
**To:** Jones, Alan <[AJones@washoecounty.gov](mailto:AJones@washoecounty.gov)>  
**Cc:** Mayorga, Alexander R. <[AMayorga@washoecounty.gov](mailto:AMayorga@washoecounty.gov)>  
**Subject:** FW: Sewer Lift Station Pleasant Valley/ Steamboat Valley

Hello Alan,

This citizen has some questions about the Pleasant Valley Lift Station.

**Katrina Pascual | Licensed Engineer**

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**From:** Handrock, Wayne <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>  
**Sent:** Tuesday, January 30, 2024 9:23 AM  
**To:** KRISTOPHER Garcia <[krisgarcia@live.com](mailto:krisgarcia@live.com)>  
**Cc:** Planning Counter <[Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)>; Engineering Counter <[Engineering@washoecounty.gov](mailto:Engineering@washoecounty.gov)>  
**Subject:** RE: Sewer Lift Station Pleasant Valley/ Steamboat Valley

Hi Mr. Garcia,

Most of your questions are better answered by the planning or engineering department. I am forwarding this e-mail to both departments to get you the most accurate answers.

Sincerely,

Wayne Handrock



**Wayne Handrock, PLS**  
**County Surveyor | Community Services**  
[whandrock@washoecounty.us](mailto:whandrock@washoecounty.us) | Office: 775.328.2318 | Fax: 775.328.3699  
1001 E. 9<sup>th</sup> Street, Reno, NV 89512



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**From:** KRISTOPHER Garcia <[krisgarcia@live.com](mailto:krisgarcia@live.com)>  
**Sent:** Monday, January 29, 2024 6:47 PM  
**To:** Handrock, Wayne <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>  
**Subject:** Sewer Lift Station Pleasant Valley/ Steamboat Valley

**[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 am writing the email out of concern for the recent Sewer Lift Station that is being requested in the Steamboat/Pleasant Valley area by MR Fry. I can tell you that my family and neighbors are very concerned about this development. We feel that we were not properly notified by Washoe County and that there are many unanswered questions and concerns that need to be addressed. One of the obvious concerns that my neighbors and I have is the condition of the Bridge on Roads



Road. The bridge had been deemed unsafe, or in need of repair since around 2020. There have been traffic cones on the bridge that limit the travel to the very center of the bridge. It appears that the bridge on Rhodes Road will not sustain increased traffic flow that a new development will create. I have listed six important questions below that need to be answered.

1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks?
2. Why is Washoe County building this Lift Station and who is paying for it?
3. Will any other subdivisions in the area hook up to the Lift Station?
4. How will the sewer water be moved and to where will it be connected to?
5. Why were the home owners adjacent to this property not notified of this Lift Station meeting?
6. Is the plan to increase the number of parcels so that in the future MR. Fry will be able to file for a parcel map for re-zoning?

## **Memo to File**

Date: January 22, 2024

To: File

From: Tim Evans, Planner

RE: Comment from Delia Greenhalgh, Public Commenter

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Spoke with Delia Greenhalgh concerning the parcel map. She inquired what the parcel map waiver is for. Staff explained that the parcel map waiver is to serve as a sewer lift station by Washoe County Sewer. She asked if the property owner, Harry Fry has future plans for more development. Staff informed her that is beyond the information needed to process a parcel map waiver, but staff would reach out to the applicant. She inquired about the volumes, etc., that the lift station will provide compared to the lift station that is an eighth mile away down by the mobile home park. Planning staff explained that is beyond the purview of the application, but she is welcome to reach out to Washoe County Sewer for volumes that the lift station(s) would need to be capable of.

**From:** [Delia Greenhalgh](#)  
**To:** [Evans, Timothy](#); [Pierce, Rob](#); [Handrock, Wayne](#); [Bronczyk, Christopher](#); [English, James](#)  
**Subject:** Pleasant Valley Ranch Sanitary Sewer Lift Station  
**Date:** Monday, February 5, 2024 1:37:30 PM

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To: Tim Evans and the Members of the Parcel Map Review Committee,  
I am concerned about a Lift Station being built at Pleasant Valley Ranch. Mr Fry could then apply for a parcel map re-zoning, subdividing his 5 acre parcels into smaller parcels increasing the density! If Mr Fry applied for this Lift Station then why would the County require this when homeowners can simple put a well and septic on the 5 or less acre parcels. Is his property in the County TMSA? If he intends to build more homes than the land is currently parceled for, this would increase traffic tremendously on a small/narrow County Road. I also see that he has two accesses to the property. One from Chance Lane and one from Rocky Vista. Chance Lane should only be used as the Emergency Access! Would Mr Fry be able to use this Lift Station for some of his other properties in the same area outside of this Pleasant Valley Ranch and application that he applied for? Thank You Delia Greenhalgh

**From:** [Evans, Timothy](#)  
**To:** [Evans, Timothy](#)  
**Subject:** Public Comment Concerning WTPM23-0015 Pleasant Valley Lift Station  
**Date:** Friday, February 2, 2024 12:45:29 PM  
**Attachments:** [image006.png](#)

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Good Afternoon,

Your public comment has been received and is part of the project record. Below are answers in red text to the questions received.

1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks? **The lift station is part of the Pleasant Valley Ranch subdivision. The lift station is only to serve the subdivision for sewer service.**
2. Why is Washoe County building this Lift Station and who is paying for it? **The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of building the lift station.**
3. Will any other subdivisions in the area hook up to the Lift Station? **The lift station has been sized for the subdivision. It is unlikely that other subdivisions would be able to connect.**
4. How will the sewer water be moved and to where will it be connected to? **The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility.**
5. Why were the homeowners adjacent to this property not notified of this Lift Station meeting? **Per Washoe County Code, unless a parcel map is a second or subsequent parcel map, noticing is not required. This is a parcel map waiver and is not considered a second or subsequent parcel map.**
6. Is the plan to increase the number of parcels so that in the future Mr. Fry will be able to file for a parcel map for re-zoning? **The applicant has informed staff that there is no intent to further subdivide. Additionally, to rezone a property, a master plan amendment and/or regulatory zone amendment is the path forward - a parcel map cannot be used to change a property's zoning.**

Lastly, please be aware that the parcel map waiver is going before the Parcel Map Review Committee on March 14, 2024.

Please feel free to contact me directly with any questions concerning the parcel map waiver.

Best Regards,



**Tim Evans**  
**Planner, Planning & Building Division | Community Services Department**  
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Dear Mr. Pierce:

I'm writing to declare my opposition to the proposed Pleasant Valley Ranch Public Sanitary Sewer Lift Station.

I have been living in Peasant Valley since Jan., 2022 and it has been a wonderful experience. I was attracted to this area by the calm and peaceful environment, along with the beautiful views, wild horses and relatively light traffic. I paid more than \$3.25 million for my home with 10-acres. My intent is to retire and live out my life here.

Recently, I was informed about the plan by Mr. Harry Fry to construct a sewer lift station on one of eight 5-acre lots he owns. It seems obvious that his intent must be to eventually sub-divide his remaining seven 5-acre lots for higher-density housing. There can be no other reason since all current residents have wells and septic systems.

I have some questions:

- Where are the funds for this development coming from?
- Will any other subdivisions hook-up to this lift station?
- Why weren't the homeowners adjacent to this property, like me, notified about the lift station proposal and upcoming meeting?

I'm very concerned that, if built, this lift station will lead to the eventual re-zoning, sub-division of 5-acre lots and development of many new homes. These homes, will, in-turn, greatly add to the traffic that flows on Rhodes Rd. to access them through Chance Ln. This additional traffic will adversely affect the tranquility of the entire Pleasant Valley neighborhood and perhaps reduce our property values as well.

Again, I am opposed to the construction of this lift station. Thank you for your consideration of our concerns.

Regards,  
Marc Tognaccini  
1430 Willomonte Rd.

**From:** [Evans, Timothy](#)  
**To:** [Marc Tognaccini](#)  
**Cc:** [Handrock, Wayne](#)  
**Subject:** **RE: In Opposition to Pleasant Valley Ranch Sanitary Sewer Lift System**  
**Date:** **Tuesday, February 6, 2024 10:07:00 AM**  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Good Morning,

Your public comment has been received and is part of the project record. Below are questions and answers applicable to your comment.

1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks? The lift station is part of the Pleasant Valley Ranch subdivision. The lift station is only to serve the subdivision for sewer service.
2. Why is Washoe County building this Lift Station and who is paying for it? The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of building the lift station.
3. Will any other subdivisions in the area hook up to the Lift Station? The lift station has been sized for the subdivision. It is unlikely that other subdivisions would be able to connect.
4. How will the sewer water be moved and to where will it be connected to? The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility.
5. Why were the homeowners adjacent to this property not notified of this Lift Station meeting? Per Washoe County Code, unless a parcel map is a second or subsequent parcel map, noticing is not required. This is a parcel map waiver and is not considered a second or subsequent parcel map.
6. Is the plan to increase the number of parcels so that in the future Mr. Fry will be able to file for a parcel map for re-zoning? The applicant has informed staff that there is no intent to further subdivide. Additionally, to rezone a property, a master plan amendment and/or regulatory zone amendment is the path forward - a parcel map cannot be used to change a property's zoning.

Lastly, please be aware that the parcel map waiver is going before the Parcel Map Review Committee on March 14, 2024.

Please feel free to contact me directly with any questions concerning the parcel map waiver.

Best Regards,

**From:** [Evans, Timothy](#)  
**To:** [Delia Greenhalgh](#)  
**Subject:** RE: Pleasant Valley Ranch Sanitary Sewer Lift Station  
**Date:** Friday, February 16, 2024 11:14:00 AM  
**Attachments:** [image001.png](#)

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Hi Delia,

Washoe County Sewer reached out to me concerning your question and they did not require the lift station. The lift station is needed to provide sewer service to the approved lots.

Regards,



**Tim Evans**  
**Planner, Planning & Building Division | Community Services Department**  
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

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**From:** Delia Greenhalgh <jdsteamboat@gmail.com>  
**Sent:** Thursday, February 15, 2024 2:08 PM  
**To:** Evans, Timothy <TEvans@washoecounty.gov>  
**Subject:** Re: Pleasant Valley Ranch Sanitary Sewer Lift Station

**[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 Tim, Thank You! Delia

On Feb 15, 2024, at 11:28 AM, Evans, Timothy <[TEvans@washoecounty.gov](mailto:TEvans@washoecounty.gov)> wrote:

Hi Delia,

My apologies for the delayed reply. As for why Mr. Fry is putting in the lift station, it was a recommendation by Washoe County Sewer to have the lift station to serve the subdivision recently approved. I am unaware as to if the number of parcels drove the recommendation. I have cc'd Alex Mayorga, Engineer, Washoe County Sewer, that may be able to provide some insight into your questions.

As far as the Master Plan Amendment and Regulatory Zone Amendment, neighboring properties, if a Master Plan Amendment or Regulatory Zone Amendment were to be applied for, would be notified of receipt of the applications. For awareness, the applicant informed me that there is no intention of applying to further subdivide.

Regards,

<image001.png> | **Tim Evans**  
**Planner, Planning & Building Division | Community Services Department**  
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

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**From:** Delia Greenhalgh <[jdsteamboat@gmail.com](mailto:jdsteamboat@gmail.com)>  
**Sent:** Wednesday, February 7, 2024 8:50 AM  
**To:** Evans, Timothy <[TEvans@washoecounty.gov](mailto:TEvans@washoecounty.gov)>  
**Subject:** Re: Pleasant Valley Ranch Sanitary Sewer Lift Station

**[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 Tim, I really appreciate you taking the time to answer my questions. I have a couple of more questions! Is Washoe County requiring Mr Fry to put the Lift Station in due to the amount of lots being sold or homes built? Also, is it because he is in the TMSA area? If the County requires the Lift Station and he meets the requirements then it is a done deal. Then the Homeowners will then have to watch to see if he goes in for a Master Plan Amendment or Regulatory Zone Amendment? Are these questions correct? Thank You Delia Greenhalgh

On Feb 6, 2024, at 10:27 AM, Evans, Timothy  
<[TEvans@washoecounty.gov](mailto:TEvans@washoecounty.gov)> wrote:

Hi Delia,

The property is within the TMSA per our GIS maps. You can view our interactive GIS maps at the following link which shows zoning, TMSA, and other items that may be of interest to you: <https://gis.washoecounty.us/wrms/>.

Feel free to send comments to me and/or the Parcel Map Review Committee. The members of the Parcel Map Review Committee have been forwarding the public comments they receive to me for awareness as I am staff to the project.

Regards,

<image001.png> | **Tim Evans**  
**Planner, Planning & Building Division | Community**



Services Department

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

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**From:** Delia Greenhalgh <[jdsteamboat@gmail.com](mailto:jdsteamboat@gmail.com)>  
**Sent:** Tuesday, February 6, 2024 8:27 AM  
**To:** Evans, Timothy <[TEvans@washoecounty.gov](mailto:TEvans@washoecounty.gov)>  
**Subject:** Re: Pleasant Valley Ranch Sanitary Sewer Lift Station

**[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 Tim, I did ask if Mr Fry's property was in the County TMSA? Also, we were not informed to send emails to you, only the Parcel Map Review Committee. I hope that you have a chance to review the emails that were sent by the Homeowners. Thank You Delia Greenhalgh

> On Feb 5, 2024, at 1:49 PM, Evans, Timothy  
> <[TEvans@washoecounty.gov](mailto:TEvans@washoecounty.gov)> wrote:

>

> Good Afternoon,

>

> Your public comment has been received and is part of the project record. Below are questions and answers applicable to your comment.

>

> 1. Why is Mr. Fry proposing and applying for a Lift Station for 5-acre parcels rather than having wells and septic tanks? The lift station is part of the Pleasant Valley Ranch subdivision. The lift station is only to serve the subdivision for sewer service.

>

> 2. Why is Washoe County building this Lift Station and who is paying for it? The lift station is required to provide municipal sanitary sewer service to the Pleasant Valley Ranch subdivision. The developer is responsible for the cost of building the lift station.

>

> 3. Will any other subdivisions in the area hook up to the Lift Station? The lift station has been sized for the subdivision. It is unlikely that other subdivisions would be able to connect.

>

> 4. How will the sewer water be moved and to where will it be connected to? The sewer flows will utilize laterals from each property that flow into a large sewer main connected by manholes. That flow will enter a wet well at the lift station and the sewer flows will be pumped to a manhole at a high elevation to allow for sewer to flow to the County's water reclamation facility.

>

> 5. Why were the homeowners adjacent to this property not notified of this Lift Station meeting? Per Washoe County Code, unless a parcel map is a second or subsequent parcel map, noticing is not required. This is a parcel map waiver and is not considered a second or subsequent parcel map.

>

> 6. Is the plan to increase the number of parcels so that in the future Mr. Fry will be able to file for a parcel map for re-zoning? The applicant has informed staff that there is no intent to further subdivide. Additionally, to rezone a property, a master plan amendment and/or regulatory zone amendment is the path forward - a parcel map cannot be used to change a property's zoning.

>

> Lastly, please be aware that the parcel map waiver is going before the Parcel Map Review Committee on March 14, 2024.

>

> Please feel free to contact me directly with any questions concerning the parcel map waiver.

>

> Best Regards,

>

> Tim Evans

> Planner, Planning & Building Division | Community Services Department

> CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

> Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

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> -----Original Message-----

> From: Delia Greenhalgh <[jdsteamboat@gmail.com](mailto:jdsteamboat@gmail.com)>

> Sent: Monday, February 5, 2024 1:37 PM

> To: Evans, Timothy <[TEvans@washoecounty.gov](mailto:TEvans@washoecounty.gov)>; Pierce, Rob <[RPierce@washoecounty.gov](mailto:RPierce@washoecounty.gov)>; Handrock, Wayne <[WHandrock@washoecounty.gov](mailto:WHandrock@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>; English, James <[JEnglish@nnph.org](mailto:JEnglish@nnph.org)>

> Subject: Pleasant Valley Ranch Sanitary Sewer Lift Station

>

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

>

> To: Tim Evans and the Members of the Parcel Map Review Committee,

> I am concerned about a Lift Station being built at Pleasant Valley Ranch. Mr Fry could then apply for a parcel map re-zoning, subdividing his 5 acre

parcels into smaller parcels increasing the density! If Mr Fry applied for this Lift Station then why would the County require this when homeowners can simple put a well and septic on the 5 or less acre parcels. Is his property in the County TMSA? If he intends to build more homes than the land is currently parceled for, this would increase traffic tremendously on a small/narrow County Road. I also see that he has two accesses to the property. One from Chance Lane and one from Rocky Vista. Chance Lane should only be used as the Emergency Access! Would Mr Fry be able to use this Lift Station for some of his other properties in the same area outside of this Pleasant Valley Ranch and application that he applied for? Thank You Delia Greenhalgh

>