

**SEWAGE, WASTEWATER, AND SANITATION HEARING BOARD  
MEETING NOTICE AND AGENDA**

**Members**

Ronald J. Anderson, P.E., Chair  
Steven H. Brigman, P.E., Vice Chair  
Michele C. Dennis, P.E.  
Matthew Buehler  
Vonnie Fundin

**Thursday, March 10, 2016**

**6:00 p.m.**

**Washoe County Administration Complex  
Health District South Conference Room  
1001 East Ninth Street  
Reno, NV**

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**Items for Possible Action.** All items numbered or lettered below are hereby designated for possible action as if the words “for possible action” were written next to each item (NRS 241.020). An item listed with asterisk (\*) next to it is an item for which no action will be taken.

**6:00 p.m.**

**1. \*Roll Call and Determination of Quorum**

**2. \*Public Comment**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

**3. Approval of Draft Minutes**

February 11, 2016

**4. Program update and possible direction to staff** regarding Board member’s preference for receipt of information outlining the progress of the planned rewrite and update of the District Board of Health Regulations governing Sewage, Wastewater and Sanitation and also the planned rewrite and update of the District Board of Health Regulations governing Wells  
Staff Representative: Jim English

**5. Public Hearing** to consider staff’s recommendation to approve the request to vary the requirements of Section 120.075 of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, & Sanitation – Minimum lot size for on-site septic.  
(Continued from February 11, 2016 meeting.)

Staff Representative: Wes Rubio

Variance Case #1-16S

Mr. John Lindberg

20957 Eaton Rd.

Reno, NV 89521

Assessor’s Parcel Number 045-337-11

Parcel 2, Block D

Pleasant Valley Estates

Washoe County, NV

## 6. \*Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

## 7. Adjournment

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**Possible Changes to Agenda Order and Timing.** Items on the agenda may be taken out of order, combined with other items, withdrawn from the agenda, moved to the agenda of another later meeting, moved to or from the Consent section, or they may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Items listed in the Consent section of the agenda are voted on as a block and will not be read or considered separately unless withdrawn from the Consent agenda.

**Special Accommodations.** The District Board of Health Meetings are accessible to the disabled. Disabled members of the public who require special accommodations or assistance at the meeting are requested to notify Administrative Health Services in writing at the Washoe County Health District, PO Box 1130, Reno, NV 89520-0027, or by calling 775.328.2415, 24 hours prior to the meeting.

**Public Comment.** During the “Public Comment” items, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during items that are not marked with an asterisk (\*). Any public comment for hearing items will be heard before action is taken on the item and must be about the specific item being considered by the Board. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and appellant presentations, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Board or by action of the Chair.

**Response to Public Comment.** The Board of Health can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The *Open Meeting Law* does not expressly prohibit responses to public comments by the Board of Health. However, responses from the Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Board of Health will consider, Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for Health District Staff action or to ask that a matter be listed on a future agenda. The Board of Health may do this either during the public comment item or during the following item: “Board Comments – Limited to Announcement or Issues for future Agendas.”

### **Posting of Agenda; Location of Website.**

Pursuant to NRS 241.020, Notice of this meeting was posted at the following locations:

Washoe County Health District, 1001 E. 9th St., Reno, NV  
Downtown Reno Library, 301 S. Center St., Reno, NV  
Reno City Hall, 1 E. 1st St., Reno, NV  
Sparks City Hall, 431 Prater Way, Sparks, NV  
Washoe County Administration Building, 1001 E. 9th St, Reno, NV  
Washoe County Health District Website [www.washoecounty.us/health](http://www.washoecounty.us/health)  
State of Nevada Website: <https://notice.nv.gov>

**How to Get Copies of Agenda and Support Materials.** Supporting materials are available to the public at the Washoe County Health District located at 1001 E. 9<sup>th</sup> Street, in Reno, Nevada. Ms. Dawn Spinola, Administrative Secretary to the District Board of Health is the person designated by the Washoe County District Board of Health to respond to requests for supporting materials. Ms. Spinola is located at the Washoe County Health District and may be reached by telephone at (775) 328-2415 or by email at [dspinola@washoecounty.us](mailto:dspinola@washoecounty.us). Supporting materials are also available at the Washoe County Health District Website [www.washoecounty.us/health](http://www.washoecounty.us/health) pursuant to the requirements of NRS 241.020.

## SEWAGE, WASTEWATER, AND SANITATION HEARING BOARD MEETING MINUTES

### Members

Ronald J. Anderson, P.E., Chair  
Steven H. Brigman, P.E., Vice Chair  
Michele C. Dennis, P.E.  
Matthew Buehler  
Vonnie Fundin

Thursday, February 11, 2016

6:00 p.m.

Washoe County Administration Complex  
Health District South Conference Room  
1001 East Ninth Street  
Reno, NV

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### 1. \*Roll Call and Determination of Quorum

Chair Anderson called the meeting to order at 6:00 p.m.

The following members and staff were present:

Members present: Ronald J. Anderson, P.E., Chair  
Steven H. Brigman, P.E., Vice Chair  
Michele C. Dennis, P.E.  
Matthew Buehler  
Vonnie Fundin

Members absent: None

### **Ms. Spinola verified a quorum was present.**

Staff present: Leslie Admirand, Deputy District Attorney  
Jim English, Environmental Health Specialist Supervisor, EHS  
Wesley Rubio, Environmental Health Specialist, EHS  
Dawn Spinola, Administrative Secretary/Recording Secretary, ODHO

### 2. \*Public Comment

As there was no one wishing to speak, Chair Anderson closed the public comment period.

### 3. Approval of Draft Minutes

August 8, 2013

Ms. Dennis moved to accept the minutes of the August 8, 2013 Sewage, Wastewater, & Sanitation Board (SWS Board) regular meeting as written. Vice Chair Brigman seconded the motion which was approved unanimously.

### 4. Discussion of Washoe County District Board of Health consent approval at the August 8, 2013 meeting regarding Case No. 1-13(S) (Richard Cook) reviewed by the SWS Hearing Board on August 8, 2013.

Mr. Rubio informed the Board that the case, which they had approved, had also been approved by the District Board of Health (DBOH).

Chair Anderson clarified that the SWS Board was only authorized to make recommendations for approval or denial. The final decision is made by the DBOH.

5. Public Hearing to consider staff's recommendation to approve the request to vary the requirements of Section 120.075 of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, & Sanitation – Minimum lot size for on-site septic.

Variance Case #1-16S  
Mr. John Lindberg  
20957 Eaton Rd.  
Reno, NV 89521  
Assessor's Parcel Number 045-337-11  
Parcel 2, Block D  
Pleasant Valley Estates  
Washoe County, NV

Mr. Rubio reviewed the staff report, noting that all requirements were being met with the exception of the fact the lot was too small for two dwellings and two septic systems. If the variance is not approved, the owner will be required to remove the second dwelling unit.

Chair Anderson noted the SWS Board had reviewed a number of variances, and he has had opportunity to submit them as well. He stated he had been surprised that there was no Variance application. He noted the application contained a list of required supporting items, and none of those items had been included in the Board packet.

Chair Anderson pointed out that to the best of his knowledge, certification by a Professional Engineer (PE) was required that stated the design met all requirements, as well as a certification the work had been completed in accordance with the design. He noted that also was not available for review.

Chair Anderson stated he had reservations based not only on the administrative matters but also on some other technical issues. He opined the regulations were clear that a complete application should have been submitted.

Vice Chair Brigman agreed, opining the information was incomplete. He pointed out the owner was requesting a substantial deviation from regulations. Because something was proposed to be done that was outside of regulations, some form of accountability should be identified. The PE certification may have been sufficient. He noted he did not wish to set a precedence that the Board would make a recommendation without thoroughly reviewing all required documentation.

Ms. Dennis stated the lack of the application made her uncomfortable because it would contain a list of things to be varied. The list would provide the specific regulations that the requester would like to vary, giving the Board something more to go on. She pointed out the Board had a responsibility to be very clear on which regulations were being varied and why.

Mr. Rubio explained the reason the percolation (perc) test was not included was that there was no need to conduct one. The area proposed for the new septic and leach field had been previously approved in the original design. Calculations were done to create the additional leach area in accordance with standard practice when living space is to be increased. As the area had already been approved, an updated engineered design, an engineering review and a perc test were not required.

Ms. Dennis opined the Board would expect receipt of that information as part of the

application so that they had the background information. It was still a variance, even if it was based on the previously-installed system. She noted they were being asked to approve a variance based on their professional abilities without having all of the necessary information. She noted the importance of adhering to the variance process.

Vice Chair Brigman stated the Board respected the work performed by staff. He explained he reviews the materials thoroughly prior to the meetings and reiterated his opinion that the inclusion of the information would have been helpful.

Chair Anderson opined the meeting should be continued after the Board had been provided all required supporting materials. Vice Chair Brigman suggested, as an alternative, a staff explanation as to why the steps did not need to be followed in this particular case could be provided. Ms. Dennis suggested the information provided should include a list of the regulations that are requested to be varied. She opined the homeowner was in a bad situation and acknowledged that having to have to wait longer due to the meeting being pushed back could cause a challenge, so the meeting should be held at the earliest opportunity.

DDA Admirand advised the next meeting would only require three days' notice, and it would be acceptable to push it back until staff had compiled the information to bring back to the Board.

Chair Anderson indicated that if the Variance application and the required attachments were provided, that would be sufficient. If it was not necessary for an engineer to be involved, that should be explained. He noted the Board could discuss areas and slope requirements during the current meeting if they wished to.

Mr. Rubio noted staff had verified that 20-foot-to-daylight slope requirement where the repair leach line would be installed would meet requirements. Staff does not feel that the topographical map truly represents the area, but it would meet the cover requirements as not exceeding over 8 feet.

Vice Chair Brigman opined another septic tank and leach line for that in-law quarters would be necessary.

Mr. Rubio explained staff had proposed an additional 1,000 tank to address the in-law quarters. There is an existing 1,000 gallon tank so that will create a total of a 2,000-gallon in-line capacity.

Vice Chair Brigman asked if the in-law quarters utilized gravity flow to a lift station with an existing grinder pump. Mr. Rubio explained that was not specifically what was there, the current system pumped through the plumbing in the main house.

Vice Chair Brigman noted a corrective tank located on the property and Mr. Rubio explained that had been the location of the original septic tank. When the in-law quarters had been built it was originally permitted as a barn or storage. At some point in time it did become living space and was pumping through the house plumbing. That was being addressed so that the project will be meeting all the building codes for plumbing lines.

Mr. Rubio went on to state that the reason the septic tank was located where it was is so that it would be in-line to meet the 2,000-gallon capacity requirement for the parcel. Staff worked with the homeowner to arrive at the compromise of installing the additional 1,000 gallon tank. Staff felt that would adequately address concerns with regulations and the solids, and would provide adequate access to the tank. Mr. Rubio noted physical access to the area was difficult, so staff had worked with the contractor, who proposed the longer run with a grinder. Staff agreed that would meet requirements and allowed it.

Mr. Fundin stated he was personally familiar with the property and opined meeting the requirements would not be a challenge.

Chair Anderson noted that his concerns were based on technical details, such as the area of the lot as addressed in Table 1 of the regulations regarding lot size requirements. He noted he had submitted similar Variance applications and been held up or denied because of them. He stated he had checked the slope on the lot and it was approximately 11%, and the back of the field is approximately 15%. According to his interpretation of Table 1, the minimum lot size would need to be more than one acre. If the two building units are factored by the minimum lot area, that would equal a requirement of three acres.

Mr. Rubio noted that was correct, however Table 1 addressed creation of a new parcel or a parcel map for a subdivision. The regulation he had specifically cited was the regulation for an existing parcel.

Mr. English stated February 18 would not be a viable alternative for the next meeting date due to the noticing requirement and the importance of taking adequate time to compile a complete proposal for the Board's review. Mr. Rubio suggested March 10.

Chair Anderson moved to continue the meeting, with the reason being that the application is incomplete for a thorough evaluation for the merits of the case. Vice Chair Brigman seconded the motion which passed unanimously.

6. \*Public Comment

As there was no one wishing to speak, Chair Anderson closed the public comment period.

7. Adjournment

At 6:23 p.m., Chair Anderson adjourned the meeting.

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Respectfully submitted,

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James English, Environmental Health Specialist Supervisor  
Secretary to the Sewage, Wastewater and Sanitation Board

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Dawn Spinola, Administrative Secretary  
Recording Secretary

Approved by Board in session on \_\_\_\_\_, 2016.



**Sewage Wastewater and Sanitation Hearing Board (SWS Board)**

**Staff Report**

**Board Meeting Date:** March 10, 2016

**TO:** Sewage Wastewater and Sanitation Hearing Board

**FROM:** James English, Environmental Health Specialist Supervisor  
[jenglish@washoecounty.us](mailto:jenglish@washoecounty.us); 775-328-2635

**SUBJECT:** Program update and possible direction to staff regarding board member's preference for receipt of information outlining the progress of the planned rewrite and update of the District Board of Health's Regulations governing Sewage, Wastewater and Sanitation and also the planed rewrite and update of the District Board of Health Regulations governing Wells.

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**SUMMARY**

Environmental Health Services Division (EHS) has weathered the recession which included a major reduction in construction, including residential housing. Furthermore, EHS has been directed to update and/or rewrite the current District Board of Health Regulations Governing Sewage, Wastewater and Sanitation based on new residential growth, citizen complaints and difficulty in understanding the requirements of plan submittal and onsite sewage disposal installation. Finally, the SWS Board has not met regularly over the past few years and there is a need to receive the SWS Board's input on current program activities.

**PREVIOUS ACTION**

The SWS Board last met in February 11, 2016, prior to this meeting, the last meeting was held in August of 2013. Furthermore, the EHS staff has had an extremely difficult time recruiting members to serve on this voluntary advisory board. This has left a void in the technical advisory role of this board. Currently the Board has two vacancies, of which one must be an attorney per the current regulations.

**BACKGROUND**

The SWS Board considers regulation changes and variance applications pertaining to sewage, wastewater, sanitation, and well drilling. Over the years, staff has sought professionals in these fields to provide valuable expertise to support and enhance technical knowledge provided by staff.

The SWS Board has not met on a regular basis over the past few years. Staff is requesting direction regarding the will of the SWS Board to meet on a more frequent basis whether or not Variance Cases are set to be heard. This direction is based on the premise that development in

Washoe County is increasing and EHS is working on updating the regulations which affect the duties of the SWS Board.

### **RECOMMENDATION**

Staff recommends that the SWS Board give direction regarding program update and possible direction to staff regarding board member's preference for receipt of information outlining the progress of the planned rewrite and update of the District Board of Health's Regulations governing Sewage, Wastewater and Sanitation and also the planed rewrite and update of the District Board of Health Regulations governing Wells.

### **POSSIBLE MOTION**

Move to direct staff to update the SWS Board for receipt of information outlining the progress of the planned rewrite and update of the District Board of Health's Regulations District Board of Health's Regulations governing Sewage, Wastewater and Sanitation and also the planed rewrite and update of the District Board of Health Regulations governing Wells on a quarterly basis.



**SWS Hearing Board Agenda Item  
Meeting Date: March 10, 2016**

DATE: February 28, 2016  
TO: Sewage, Wastewater and Sanitation (SWS) Hearing Board  
FROM: Wesley Rubio, Senior Environmental Health Specialist  
[wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) 775-328-2635  
RE: Variance Case #1-16S; Conversion of Existing Structure, Parcel 045-337-11  
20957 Eaton Rd, Washoe County, NV  
Jon Lindberg, 20957 Eaton Rd, Reno, NV 89521

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**Recommendation**

Staff recommends the Sewage, Wastewater and Sanitation (SWS) Hearing Board support the presented Variance Case #1-16S (Jon Lindberg) to allow the approval of the building permit BLD 15-1410 and associated septic system requirements. Upon SWS Hearing Board review, staff recommends the Variance Case #1-16S be presented to the District Board of Health for approval.

**Background**

**Overview**

During the process of obtaining building permits for the existing construction on the parcel, it was identified that this parcel has an existing Second Dwelling utilized as a living quarters. The total acreage for the parcel is 1.123 acres. The Sewage, Wastewater, and Sanitation regulations require that a parcel have a minimum of 2 acres with a Second Dwelling on a parcel served by an onsite sewage system and a domestic well, section 120.075.

The current owner of the parcel, Mr. Lindberg, is seeking to correct the construction issues on the parcel by obtaining and correcting the building permit issues on the lot. Mr. Lindberg has hired a contractor and all components of the existing septic system have been located and field verified by Health District staff. The contractor has coordinated and worked with staff to adequately evaluate the site and establish primary and repair leach line locations that meet the minimum sizing requirements for the entire proposed usage on the parcel.

The contractor has proposed to add an additional septic tank and additional leach line to meet the minimum requirements, and an equal area has been located for septic repair upon the septic failure of the primary system. All proposed septic components meet all required setbacks and will be able to serve both the existing Single Family Dwelling and the Second Dwelling.

**Existing Septic System Detail**

The existing septic system was located and identified by Sierra Septic Solutions. The leach line was located and found to be 54-feet in length, which would match the original plot plan submitted in May of 1986. The minimum required sizing for this parcel was a leach line trench 2' x 13' x 50 with a 1000 gallon septic tank for a 3-bed Single Family Dwelling (SFD). The leach line was required to be located to ensure all proposed work would not impact the existing



leach line location. During the location, the existing leach line location was found to differ greatly from that of the proposed plot plan that was on file from May 1986. The current location is identified on the submitted plot plan, although it states approximate, this is the actual location of the leach line as identified by Sierra Septic Solutions and verified in the field by staff.

At some point the Existing Building and Proposed In-Laws Quarters was converted without permits to a living quarters. The previous owner constructed an 85-foot 4-inch sewer line that goes to a 50-gallon lift station with a grinder pump, and then pumps the effluent through the existing house plumbing and into the existing 1000-gallon septic tank. The existing lift station was constructed 60-feet from the existing domestic well. The Building Division is not requiring this plumbing fixture to be removed, and as such the WCHD will allow the lift station to remain and considers this installation to be a part of the existing plumbing. Additionally, the relocation of this line and removal of the existing lift station was discussed at length with the contractor during the plan review. If this lift station was removed, the plumbing run to the septic tank would be approximately 120 feet. This situation will not work because the proposed plumbing would then be too deep to enter the existing septic tank elevation. A new septic tank location was also discussed, however a septic tank location that would allow for the removal of the lift station, would also result in such a long distance to the leach line, that would require a new leach line having to be constructed with the pipe depth below ground surface at an elevation that would not be advantageous for a standard leach line trench and would require a much longer trench to compensate for the loss of sidewall. Additionally, altering the existing sewer plumbing from the proposed In-Law Quarters would also require crossing the existing water line that bisects the area.

#### Existing 50-gallon Lift Station

This installation was inspected to be a 50-gallon unit with a grinder or macerating pump installed. This unit is a complete fixture and is installed in a carport and surrounded by cement. Due to the size, installation, and function these types of units are considered by this department to be part of the building sewer infrastructure and are only required to meet the minimum 50-foot setback to a domestic well. The existing lift station does meet the minimum setback requirement, and is not being required to be addressed during the building permit phase at this time.

#### Existing Septic System Sizing

Utilizing the septic system sizing calculation in the Sewage, Wastewater, and Sanitation regulations in section 100.050, staff calculated that the original septic sizing for this parcel was based on 30 Minutes per Inch (MPI). Since the existing SFD is currently utilizing a 1000-gallon septic tank, the proposed In-Law Quarters is required to have a separate septic tank according to section 120.075 of the SWS regulations. The existing SFD is 3 bedrooms, and the addition of the In-Law Quarters would add an additional bedroom and kitchen. Therefore, WCHD staff are sizing the system based upon a total of 6 bedrooms to be conservative and account for any potential fluctuating sewage flows. Utilizing this same calculation and the addition of the proposed 1000 gal septic tank to the existing septic design, staff has calculated that a minimum of 100-feet of leach line would be required to adequately size this system with the additional septic tank. The addition of the 1000 gal septic tank is required because the regulations do not allow for any septic tank to be installed that does not meet the minimum 1000 gallon sizing requirement. As identified on the plot plan, an additional 55-feet of leach line is proposed to be added to the existing 54-feet of leach line that was previously identified. This will maximize the area and account for any potential installation issues that may arise during the installation. The leach lines will be connected utilizing an approved Distribution box to ensure even distribution

to the two separate trenches. The new trench will meet the minimum 20-foot setback to the existing leach line location.

### Engineering

An engineer was not required to design or provide any percolation testing for this submittal since the parcel is designed utilizing standard trenches. The standard trenches and sizing were previously determined by WCHD staff when the system and installation were originally approved and installed in May 1986, and no changes to the septic system design were proposed that would require an engineering review or design. All design calculations were made in accordance with section 100.050 of the SWS regulation, which is WCHD policy when standard leach line trenches are utilized on a site.

### Repair Field Location

The proposed repair field location has been inspected by WCHD staff and meets the minimum requirements to be installed. The topography identified on the plot plan provided does not accurately reflect the current on-site conditions. The slope was field verified by staff and is less than 5% and would allow for standard leach line trench installation and meet 20-feet to daylight requirements.

The approved repair area will require a pump chamber, pump, and audio and visual alarms to be installed at the time the repair field but be utilized.

The system is approved to be sized at 2' x 13' x 100' which is the approved sizing as described above for a maximum of a 6 bedroom SFD.

### Site Conditions

The plot plan provided does not accurately reflect the current and existing site conditions. There is existing grading and mature landscaping and terraces that are not represented on the plot plan. Therefore, the site was inspected by WCHD staff and areas were measured and determined to meet all minimum slop requirements in the areas where leach lines are to be installed and for the proposed repair installation.

The terracing and mature landscaping indicate that the lot topography was altered at some point in history and prior to the current owner. As inspected in the field, all areas will meet the 20-foot to daylight requirements for the proposed repair leach line since the terrace is greater than 20-feet in width.

### Findings of Fact

1. Will the proposed variance result in contamination of water to the extent it cannot be used for its existing or expected use?

**Reply:** There will be no contamination of water that would be a threat to the existing or expected uses. A review of the surrounding parcels and on-site evaluation does not indicate the presence of groundwater within 4-feet of the bottom of the existing leach line or the proposed leach line installation. Additionally, there does not appear to be any signs of surface water, drainages, or other potential sources of water contamination present on this parcel or in the immediate area. An inspection of this area indicates this parcel is up gradient from the valley floor and is outside of the flood plain.

2. Will the proposed variance pose a threat to public health?

**Reply:** No, allowing for the existing Second Dwelling to be permitted on this parcel will not impact or pose any threat to public health. The additional septic tank and additional leach line that are required to be installed will further protect the public health and groundwater concerns. Additionally, the sizing utilized as described is conservative and will allow for fluctuations in sewage flow. The lack of sensitive receptors in the immediate vicinity of the existing septic system or the repair location will ensure the system functions properly and does not cause any potential threats to this parcel or those parcels in the immediate area.

3. Are there other reasonable alternatives?

**Reply:** Since the current property owner is seeking to correct conditions that were previously present on this parcel, the Health District is requiring the installation of an additional septic tank and leach line to meet the minimum required sizing and treatment of sewage. The Health District staff believes there are no other reasonable alternatives that allow for this parcel to maintain the current buildings and meet all requirements.

### **Conditions of Approval**

1. Complete the installation of the proposed septic tank and the additional leach line as required. The Certificate of Occupancy will be held until the installation has been inspected and meets all requirements of the Health District.
2. The plan will be approved and conditioned with the following language:
  - a. This plan is approved for a 3-bed SFD and a separate Second Dwelling Unit. Any future proposals for an increase in occupancy (bedrooms) may require additional septic system installation and an engineered design.
  - b. Any future proposals for additional bedrooms and increase in the septic system design may require a variance approval through the Sewage, Wastewater, and Sanitation board as described in the WCHD SWS regulations.
3. The approved plan and variance approval will be required to be recorded to the Title Documents for this parcel to ensure proper public records notification in the event the property is sold to any other party.

### **Possible Motion**

Should the SWS Hearing Board agree with staff's recommendation, a possible motion would be "Move to support staff to present to the District Board of Health for approval Variance Case #1-16S (Jon Lindberg) to allow for the approval of a septic system to serve an existing SFD and a Second Dwelling on a parcel that is less than 2 acres."

cc: Jon Lindberg  
Ron Cohen, Building Tectonics Inc.  
Jim English, Environmental Health Specialist Supervisor/Program Manager

WASHOE COUNTY  
HEALTH DISTRICT  
ENHANCING QUALITY OF LIFE

WASHOE COUNTY HEALTH DISTRICT  
ENVIRONMENTAL HEALTH SERVICES DIVISION  
1001 East Ninth Street • PO Box 11130 • Reno, Nevada 89520  
Telephone (775) 328-2434 • Fax (775) 328-6176  
www.washoecounty.us/health

Office Use Only

Fee Paid 934.00  
Date Paid 2-2-16  
Cash/CC/Check MC  
Receipt No. 104840  
Date Appl. Received 2-2-16  
Considered Comp. \_\_\_\_\_

APPLICATION FOR VARIANCE  
TO THE REGULATIONS GOVERNING SEWAGE,  
SANITATION AND WASTEWATER

DATE 02/01/16 PROJECT NAME Lindberg Residence

**OWNER**

Name John & Michal Lindberg

Address 20957 Eaton Road

Reno, NV 89521

Phone (775) 342-7551

Email Address jon1@visiondesignpainting.com

**ENGINEER**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email Address \_\_\_\_\_

**The following items must be submitted with this application:**

JOB ADDRESS 20957 Eaton Road

SIZE OF PARCEL 1.09 /Acre

COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE

EXISTING PARCEL(S) APN(S) 045-337-11 LOT 2 BLOCK D

REASON FOR VARIANCE REQUEST To make existing in-laws quarters safe and sanitary and a properly permitted structure.

SECTION(S) OF REGULATIONS TO BE VARIED Section 110.306.25 Detached Accessory Dwellings.

IF A PARCEL MAP: PROJECT NAME \_\_\_\_\_

APN(S) \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

IF TENTATIVE MAP: PROJECT NAME \_\_\_\_\_

NUMBER OF PROPOSED LOTS \_\_\_\_\_ LOTS REQUIRING VARIANCES \_\_\_\_\_

LOT DESCRIPTION(S) \_\_\_\_\_

**Prepare and submit this original application with 9 copies and 10 copies of a construction plot plan with specifications drawn to scale (minimum 1 inch = 30 feet) and include the required following requirements:**

- Vicinity map.
- The direction of North.
- A diagram of the location of roadways, easements or areas subject to vehicular traffic, material storage or large animal habitation.























