

COUNTY COMMISSIONERS
Chair, Vaughn Hartung, District 4
Vice-Chair, Alexis Hill, District 1
Bob Lucey, District 2
Kitty Jung, District 3
Jeanne Herman, District 5



COUNTY MANAGER
Eric P. Brown

NOTICE OF MEETING AND AGENDA

ASSISTANT DISTRICT ATTORNEY
Nathan Edwards

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

- 1001 E. 9th Street, Reno, Nevada 89512

COUNTY CLERK
Janis Galassini

October 11, 2022
10:00 a.m.

NOTE: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent section; or may be voted on in a block. Items voted on in a block are considered a single item for purposes of public comment on action items as provided below in the description of the parameters for "Public Comment" section, so that there will be only one period of public comment on the block vote; any public comment made during that period may pertain to any of the items being voted on in the block, but there will not be separate public comment periods for each item within the block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. The Consent is a single agenda item and is considered as a block and will not be read aloud. The Board of County Commissioners may take breaks approximately every 90 minutes.

This meeting will be held at the physical location designated on this agenda, but one or more of the County Commissioners and/or County staff may attend and participate by remote technology system. Members of the public wishing to attend may do so and participate as provided in the agenda at the designated physical location. The Chair or his designee will make reasonable efforts to ensure that members of the public body and members of the public present at the physical location can hear or observe each member attending by remote technology system, and each member of the public body in attendance can participate in the meeting.

Accessibility. In compliance with the Americans with Disabilities Act, the Washoe County Commission Chambers are accessible and those requiring accommodation for this meeting should notify the Office of the County Manager at (775) 328-2000, 24 hours prior to the meeting.

Public Transportation. Public transportation is available to this meeting site: RTC Routes 2, 5 and 15 serve this location. For eligible RTC ACCESS reservations call (775) 348-5438.

Public Comment. Members of the public may also submit comments by mail, email to Washoe311@washoecounty.gov, or voice message at: (775) 328-2003. The County will make reasonable efforts to include all comments received by 4:00pm on October 24, 2022 by email and voicemail into the record. Comments are limited to 3 minutes per person and will be entered into the record only. Voicemails will no longer be played for broadcast and emails will not be read by the Clerk.

Time Limits. Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to three minutes per person. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting. Persons may not allocate unused time to other speakers.

Forum Restrictions and Orderly Conduct of Business. The Board of County Commissioners conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to Public Comments. The County Commission 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 Commission. However, responses from Commissioners 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 Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item "Commissioners'/County Manager's announcements, reports and updates, requested for information or topics for future agendas."

Pursuant to NRS 241.020, the Agenda for the Board of County Commissioners has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A), Washoe County Courthouse-Second Judicial District Court (75 Court Street), Reno City Hall - Clerk's Office (1 E. 1st Street); Sparks Justice Court (1675 East Prater Way); www.washoecounty.gov/bcc/board_committees/ and <https://notice.nv.gov>.

Although no longer required under NRS 241.020, the agenda has been physically posted at the following locations: Washoe County Courthouse-Second Judicial District Court (75 Court Street), Reno City Hall - Clerk's Office (1 E. 1st Street), Sparks Justice Court (1675 East Prater Way).

Support documentation for the items on the agenda, provided to the Washoe County Board of Commissioners is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada) Erick Willrich, Assistant to the County Manager, (775) 328-2000 and on Washoe County's website www.washoecounty.gov/bcc/.

10:00 a.m.

1. Salute to the flag.
2. Roll call.
3. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
4. Commissioners'/County Manager's announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

5. Proclamations. (FOR POSSIBLE ACTION)

5.A.1. Proclaim October 11, 2022 as National Hero Day, in honor of Don Pelt. FOR POSSIBLE ACTION

Attachments: [National Hero Day in honor of Don Pelt Proclamation 2022](#)

5.B.1. Proclaim October 2022 as National Italian-American Heritage and Culture Month. FOR POSSIBLE ACTION

Attachments: [Italian Heritage Month Proclamation 2022](#)

6. Consent Items. (FOR POSSIBLE ACTION)

6.A.1. Recommendation to authorize the Tax Collector to strike names and amounts identified on delinquency/uncollectible Personal Property Tax list for fiscal years 2014-2015 through 2021-2022, totaling [\$143,599.95]. Comptroller. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Uncollectible 10.11.22](#)
[09-2022 W-O worksheet](#)
[Write Off Letter - September 2022](#)
[Write Off Criteria](#)

6.A.2. Recommendation to approve the modification of financial services provided to NevadaWorks detailed in the agreement between NevadaWorks and Washoe County dated June 26, 2018 as requested by NevadaWorks in a letter dated September 23, 2022. Services to be terminated to include: Exhibit A - Scope of Services Section A. Payroll - removal of this section in its entirety; Section B. Retirement Benefits - removal of this section in its entirety; Section C. Health and Life Insurance Benefits - subparagraph C(a)(ii) removal of "Provide to NevadaWorks monthly financial reports to include, but not limited to, account balances, journal entries, detailed general ledger transactions, and pooled investment reports. Termination of services to be effective January 1, 2023. Comptroller. (All Commissioner Districts.) FOR POSSIBLE ACTION

Attachments: [Nevada Works termination 10.11.22](#)
[Washoe county Contract - Modification Request 9.23.22](#)
[NevadaWorks Executed Agreement 6 26 2018](#)

6.B.1. Recommendation to approve the reclassification of a Recreation Coordinator, pay grade I, to the new classification of Museum Program Coordinator, pay grade J; the reclassification of a Senior Accountant, pay grade P, to the new classification of Fiscal Manager - CSD, pay grade R; a change in pay grade for the Business Intelligence Program Manager from pay grade O to pay grade Q (Community Services Department); reclassification of a Supervising Criminalist, pay grade QR, to Administrative Secretary Supervisor, pay grade K (Sheriff's Office); creation of one new full-time Office Support Specialist position, pay grade H and one new full-time Legal Secretary position, pay grade I (Alternate Public Defender); the reclassification of three Office Assistant II positions, pay grade E to Office Support Specialist positions, pay grade H (Human Services Agency); the reclassification of an Appraiser II, pay grade L to Appraiser III, pay grade N (Assessor's Office); the reclassification of an Administrative Assistant I, pay grade K to Administrative Assistant II, pay grade L; a change in pay grade for the Fiscal Analyst I from pay grade L to pay grade M; a change in pay grade for the Fiscal Analyst Trainee from pay grade K to pay grade L (Manager's Office), as reviewed and evaluated by the Job Evaluation Committee (JEC) and/or Korn Ferry; a change in the job classification title from Director of Sustainability to Sustainability Manager; a change in job classification title from Inmate Classification/Inmate Assistance Specialist to Inmate Classification Specialist; and authorize Human Resources to make the necessary changes. [Total fiscal impact \$224,813; net fiscal impact \$-0-] Human Resources. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - JEC Results](#)

6.C.1. Recommendation to accept a FY23 Adult Day Health subgrant award from the State of Nevada, Aging and Disability Services Division (ADSD) in the amount of [\$71,107.00; \$10,666.00 county match] retroactive from July 1, 2022 to June 30, 2023 to provide medically based care for cognitively and physically impaired adults, to provide social, nursing and community support, and to serve as an alternative to institutional care; and authorize the Director of the Human Services Agency to execute the grant award documents. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-22 TMP6671 Accept FY23 Adult Day Health grant \[\\$71,107.00; \\$10,666.00 county match\]](#)
[16-000-05-EX-23 NOSA](#)

6.C.2. Recommendation to accept the 2023 Agreement to Use Account for Affordable Housing and Welfare Set-Aside Program by Washoe County between Washoe County and the Nevada Housing Division of the State of Nevada Department of Business and Industry in the amount of [\$142,471.00; no county match] retroactive to July 1, 2022 to June 30, 2025 to provide emergency housing assistance; authorize the Director of the Human Services Agency to execute the grant agreement; and direct the Comptroller's office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-22 TMP6700 Accept FY23 AAHTF grant \[\\$142,471.00; no county match\]](#)
[2023 WSAP AGREEMENT WASHOE COUNTY](#)

6.D.1. Recommendation to approve Commission District Special Fund disbursement, pursuant to NRS 244.1505, in the amount of [\$26,500.00] for Fiscal Year 2022-2023; District 1 Commissioner Alexis Hill recommends a [\$25,000.00] grant to the Downtown Reno Partnership through the Community Foundation of Western Nevada -- a non-profit organization, created for religious, charitable or educational purposes -- to support the funding of a T3 Patroller, a micro-mobility vehicle that will enable the Ambassador team to respond faster to hotline calls and emergency situations - similar to a Segway, for the Downtown Reno Partnership Ambassadors; and a [\$1,500.00] grant to the Truckee Meadows Bike Alliance -- a non-profit organization, created for religious, charitable or educational purposes -- to support the Dutch Cycling Embassy ThinkBike Workshop; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursement of funds. Manager's Office. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [10.11.22 Staff Report - DRP TMBA](#)
[10.11.22 Resolution - DRP](#)
[10.11.22 Resolution - TMBA](#)

6.E.1. Recommendation to approve the request to establish a bank checking account for the Health Benefits Self-Funded High Deductible Health Plan, PPO, and Self-Funded Dental for the purpose of paying health provider claims. No fiscal impact. Treasurer. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [2022-BCC Bank Account for HR Health Benefits New Vendor](#)

- 6.E.2. Recommendation to accept Treasurer’s status report for the period ending September 30, 2022, of payment of refunds and interest since last update in the amount of \$1,459,479.14 on certain property tax overpayments for residential properties at Incline Village/Crystal Bay, in compliance with the October 21, 2019 Order issued by the District Court in Village League to Save Incline Assets, Inc., et.al. vs. State of Nevada, et.al., Case No. CV03-06922, as modified and clarified by the settlement agreement regarding the processing of refunds. Treasurer. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Treasurer's status report for the period ending 9.30.2022](#)
[September 30 2022 REPORT OF CLAIMS PAID](#)

End of Consent Items

7. Recommendation to acknowledge receipt of Change Log shown in Exhibit A for the 2022/2023 Assessment Roll that results in a net increase of \$775,194,568 in assessed values. Assessor. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10/11/22 - Assessor - Staff Report Changes Log](#)
[BCC 10/11/22 - Assessor - Exhibit A Changes Log](#)

8. Recommendation to approve a Settlement Agreement between Washoe County and the Truckee Meadows Water Authority (TMWA) and authorize the corresponding Water Rights Deed conveying 52.13 acre feet of general fund water rights [value of \$401,519.00] from Washoe County to TMWA to satisfy the Settlement Agreement terms. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-22 - Staff report - TMWA settlement agreement and water rights deed](#)
[BCC 10-11-22 - Settlement Agreement](#)
[BCC 10-11-22 - Water Rights Deed](#)

9. Recommendation to initiate amendments to Washoe County Code Chapter 25 (Business Licenses, Permits and Regulations) and Chapter 110 (Development Code) to create the necessary code language to facilitate the Board’s policy direction regarding cannabis consumption lounges as provided during their regular meeting of September 20, 2022. The amendments may include, but are not limited to, the establishment of definitions, standards, location limitations, permitting requirements, and fees associated with cannabis consumption lounges, as well as the resolution of discrepancies that may arise within existing WCC chapters as a result of any new code language. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-22 - Staff Report - Cannabis Lounges Initiation](#)
[BCC 10-11-22 - Letter Requesting Code Amendments](#)

10. Recommendation to accept additional incentive funds for the District Attorney’s Family Support Program from the State of Nevada, Child Support Enforcement Program (CSEP) in the amount of [\$1,130,546.35] based on our performance during Federal Fiscal Years 2018, 2019, and 2020 for the purpose of supporting or benefiting the Family Support Program and authorize Comptrollers to make the necessary budget amendment. District Attorney. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-2022 - DA - Family Support Incentives \[\\$1,130,546.35\]](#)
[BCC 10-11-2022 - DA - Incentive Letter](#)

11. Recommendation to accept a Federal Title IV-E Subgrant award from the State of Nevada, Department of Health and Human Services, Division of Child and Family Services in the amount of [\$20,724,454.00; \$9,544,764.00 county match] for Washoe County Child Welfare Services retroactive July 1, 2022 through June 30, 2023; authorize the Director of the Human Services Agency to execute the Resolution for sub-grant award and related documents; authorize a Subgrant Agreement between Washoe County and the Washoe County School District to pass through Title IV-E federal funds to reimburse for actual expenses incurred to provide out-of-zone transportation for children in foster care allowed under Title IV-E of the Social Security Act which is estimated to be an annual cost of [\$450,000.00] for a retroactive period from July 1, 2022 through June 30, 2023; direct the Comptroller's Office to make the necessary budget amendments; and authorize the Purchasing and Contracts Managers to sign the agreement between Washoe County and the Washoe County School District and approve the Resolution necessary for same. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-22 TMP6670 Accept IV-E Subgrant \[\\$20,724,454.00; County Match \\$9,544,764.00\]](#)
[314113-23-001 WCHSA IVE NOSA \(002\)](#)
[FY23 WCSD Transportation Subgrant Agreement](#)
[FY23 WCSD Transportation Resolution of Subgrant](#)

12. Recommendation to accept a FY23 Homemaker subgrant award from the State of Nevada, Aging and Disability Services Division (ADSD) in the amount of [\$364,000.00; \$54,600.00 county match] retroactive from July 1, 2022 to June 30, 2023 to provide Homemaker services to seniors aged 60 or older in Washoe County; authorize the Director of the Human Services Agency to execute the grant award documents; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-22 TMP6672 Accept FY23 Homemaker grant \[\\$364,000.00; \\$54,600.00 county match\]](#)
[16-000-02-L9W-23 NOSA](#)

13. Recommendation to accept Community Project Funding from the United States Congress through the Department of Health and Human Services Health Resources and Services Administration in the amount of [\$2,335,000; no county match], to support the design and assessment of expanding the Washoe County Sheriff's Office Infirmary, with a retroactive period from August 1, 2022, through July 31, 2025. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-22 OCM HRSA CPF Acceptance](#)

14. Recommendation to approve allocation of American Rescue Plan Act (ARPA) funds through the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund (SLFRF) in a total amount of \$312,000 to support installment of Project #40 National Fitness Courts at Rancho San Rafael and South Valleys Regional Park and direction to the Comptroller's Office to make necessary net zero cross-fund and cross-functional budget appropriation transfers. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [TMP-6710 OCM Fitness Court ARPA SLFRF](#)

15. Recommendation to 1) Accept two National Fitness 2022 Renown Campaign Grants of \$50,000 each totaling [\$100,000; \$312,000 county match] for the purchase and installation of two fitness courts, with a performance period from November 1, 2022, through September 30, 2023; 2) Approve the purchase of two National Fitness Courts in the amount of \$307,000 for the purchase of two fitness courts to be located at Rancho San Rafael and South Valleys Regional Parks, as required by the grant terms and conditions; and direct the Comptroller's Office to make the necessary budget amendments. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [OCM BCC TMP 6623 Renown Grant Acceptance](#)

16. Recommendation to approve a Professional Services and Funding Agreement Amendment/Extension per one-year renewal between Washoe County, the Cities of Reno and Sparks, the State of Nevada, Northern Nevada Adult Mental Health Services, Northern Nevada Medical Center, Renown Regional Medical Center, Renown South Meadows Medical Center and Medtrans Casal (Reno) Pllc, DBA Well Care Medical and Behavioral Clinic (Well Care) engaging Well Care to oversee the operation of a twenty-bed Community Triage Center for those in need of crisis psychiatric services, medical and social detoxification from alcohol or other substances, or co-occurring disorders, for individuals who are 18 years of age or older and are not in need of emergency room care for a total amount of [\$1,800,000.00] of which Washoe County is responsible for [\$1,125,138.50], effective retroactive to July 1, 2022 through June 30, 2023; acknowledge the net zero General Fund cross-functional transfer of \$1,650,000.00 needed to support Washoe County's remaining portion of the Community Triage Center agreement, with reimbursements to the County due from partner agencies no later than November 1, 2022, as allowed per NRS 354.5989005(5)(b). Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [10-11-22 BCC Staff Report WellCare CTC FY23 Final Amendment #1 Final Rev](#)

17. Recommendation to authorize Washoe County Treasurer to auction all delinquent lands held in trust for a total amount not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property with the exception of those parcels listed on Exhibit "A and to approve and execute the Resolution authorizing the Washoe County Treasurer to transfer to other governmental entities, real property held in trust due to property tax delinquencies and other matters properly related thereto listed in Exhibit "A" except for APN 013-061-46.

Recommendation to authorize Washoe County Treasurer to transfer real property identified as APN 013-061-46 held in trust due to property tax delinquency to either Washoe County or the Regional Transportation Commission of Washoe County. Treasurer. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [2022-10-11 BCC 2022 Tax Delinquent Parcels](#)
[2022-10-11 BCC Exhibit A 2022 Tax Delinquent Lands](#)
[2022-10-11 BCC Resolution 2022 Tax Delinquent Lands](#)

18. Introduction and first reading of an ordinance amending Washoe County Code Chapter 45 (Public Welfare) by adding a section defining "low-income households", "very low-income households", "extremely low-income households", and "permanent supportive housing"; and by amending provisions related to: the establishment and purpose of the Washoe County Affordable Housing Trust Fund ("the Fund"); the administration of the Fund, which is to be administered by the Housing and Homeless Services Division of Washoe County rather than a non-profit contractor; the use of a fiscal agent to collect, hold, manage and disburse Fund assets; the potential funding sources and availability of monies in the Fund; the use and disbursement of monies in the Fund; the location of units/projects to be assisted with Fund monies; and requirements for the annual evaluation; and all matters necessarily connected therewith and pertaining thereto; and, if supported, set a public hearing for the second reading and possible adoption of the ordinance on October 25, 2022. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [AFTF Amendment Staff Report- First Reading](#)
[Attachment A Ordinance- Working Copy- Affordable Housing Trust Fund- September 2022](#)
[Attachment B Ordinance- Clean Copy- Affordable Housing Trust Fund- September 2022](#)
[10 11 BCC AHTF Presentation](#)

19. Introduction and first reading of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a Development Agreement as required by the Warm Springs Specific Plan (WSSP) at WSSP.8.1, to utilize the regulatory zone designation specified on the Warm Springs Specific Plan - Land Use Plan for:

Tentative Parcel Map Case Number WTPM22-0009 (Murphy) - Which is a tentative parcel map dividing a 40.23-acre parcel (APN 077-140-03) into three parcels of 30.23 acres, 5.0 acres, and 5.0 acres.

In order to develop any property in the WSSP more densely than General Rural (1 dwelling unit/40 acres), the specific plan requires that a development agreement be approved. Among other things, the development agreement adopts development standards for the property in conformance with the Warm Springs Specific Plan Development Standards Handbook Framework, a component of the Washoe County Master Plan, such as standards relating to uses, accessory structures, building requirements, setbacks, heating and fireplaces, architecture, landscaping, fencing, lighting, utilities, and other matters concerning the development of the land. The development agreement also specifies the denser development potential available on the property, which in this case would result in one residential parcel of 30.23 acres and two residential parcels of 5 acres. Finally, the development agreement provides for the participation of future property owners in any assessment district or general improvement district providing services, facilities and/or maintenance for the specific plan area.

The applicants and property owners are David & Joanna Murphy. The subject site is approximately 40.23 acres in size and is located at 1555 Sharrock Road. The Assessor's Parcel Number is 077-140-03. The Master Plan Category is 62% (24.94 acres) Suburban Residential (SR) and 38% (15.28 acres) Rural (R), and the Regulatory Zone is 62% (24.94 acres) Low Density Suburban (LDS) and 38% (15.28 acres) General Rural (GR); and

Set the public hearing and second reading of the ordinance for October 25, 2022. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 10-11-22 - Staff Report - 1st Reading Murphy Development Agreement](#)
[BCC 10-11-22 - Attachment A - Ordinance with A-1 Proposed Development Agreement](#)
[BCC 10-11-22 - Attachment B - Agency Comments](#)
[BCC 10-11-22 - Attachment C - Application](#)
[BCC 10-11-22 - Staff Presentation - 1st Reading Murphy Development Agreement](#)

Public Hearing. (Note: Due to public testimony and discussion, time expended on the item in this category can vary.)

20. Public Hearing: Appeal of the Community Services Department (CSD) Director’s rejection of the submittal entitled “Merger and Re-subdivision TM of St. James Village-May 2022” which constitutes the first final map submittal for Sierra Reflections (Tentative Map Case Number TM06-001). The submittal was rejected due to the timing of submittal and substantive issues. The appellant is World Properties, Inc.

The project is a 938-lot, single-family residential subdivision. The project site is located in the Pleasant Valley area, and is bordered on the north by Pagni Lane, on the east by US Highway 395 South and to the south is Little Washoe Lake. The project encompasses 29 parcels that total approximately 759.6 acres. (APNs 046-060-45, 47 & 55; 046-080-40; 046-090-01, 04 through 18, and 23 through 26; and 046-100-02 through 04, 07 and 10).

Appeals of CSD Director’s decisions involving final maps are authorized in Section 110.610.50(f) of the Washoe County Code. The Board of County Commissioners (Board) may affirm, reverse or modify the decision of the CSD Director. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

- Attachments:** [BCC 10-11-22 - Staff Report - Sierra Reflections Appeal](#)
[BCC 10-11-22 - Attachment A - Letter Rejecting Final Map Submittal Dated May 31, 2022](#)
[BCC 10-11-22 - Attachment B - Appeal to the Board of County Commission Application](#)
[BCC 10-11-22 - Attachment C - Ordinance 1649 - 2020 Development Agreement](#)
[BCC 10-11-22 - Attachment D - TM06-001 Action Order](#)
[BCC 10-11-22 - Attachment E - Conditions of Approval Amended April 2020](#)
[BCC 10-11-22 - Attachment F - Final Map Submission](#)

End Of Scheduled Public Hearings

21. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
22. Commissioners’/County Manager’s announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

Adjournment

Various boards/commissions the Washoe County Commissioners may be a member of or liaison to:

Chair Hartung

Community Homelessness Advisory Board (alternate)
EDAWN (Economic Development Authority of Western Nevada)
Nevada Association of Counties Board of Directors (NACO)
Regional Transportation Commission
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Washoe County Stadium Authority
Washoe County Investment Committee
Western Regional Water Commission

Vice-Chair Hill

Community Homelessness Advisory Board
Downtown Reno Business Improvement District
EDAWN (Economic Development Authority of Western Nevada) (alternate)
Nevada Tahoe Conservation District Board of Supervisors
Regional Transportation Commission (alternate)
Tahoe Prosperity Center Board of Directors
Tahoe Regional Planning Agency Governing Board
Tahoe Transportation District Board of Directors
Tahoe Transportation Commission
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Washoe County Internal Audit Committee (alternate)
Washoe County Investment Committee
Washoe County Legislative Liaison
Washoe County Stadium Authority

Commissioner Lucey

Community Homelessness Advisory Board
Nevada Association of Counties Board of Directors (NACO)
Regional Transportation Commission
Reno-Sparks Convention & Visitors Authority
Tahoe Regional Planning Agency Governing Board (alternate)
Tahoe Transportation District Board of Directors (alternate)
Tahoe Transportation Commission (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Criminal Justice Advisory Committee
Washoe County District Board of Health
Washoe County Legislative Liaison
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Western Nevada Development District (WNDD) (alternate)
Western Regional Water Commission

Commissioner Jung

Washoe County Animal Services Advisory Board
Downtown Reno Business Improvement District (alternate)
Nevada Tahoe Conservation District Board of Supervisors (alternate)
Nevadaworks (alternate)
Regional Transportation Commission (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Open Space and Regional Parks Commission Liaison
Washoe County Senior Services Advisory Board Liaison
Washoe County Stadium Authority (alternate)

Commissioner Herman

Nevada Association of Counties Board of Directors (alternate)
Nevadaworks
Regional Transportation Commission (alternate)
State Land Use Planning Advisory Council (SLUPAC)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Verdi Television District (Liaison)
Vya Conservation District (Diane Stobiecki—alternate)
Washoe County Debt Management Commission
Washoe County Internal Audit Committee
Washoe County Senior Services Advisory Board Liaison (alternate)
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Washoe-Storey Conservation District (alternate)
Western Nevada Development District (WNDD)