

COUNTY COMMISSIONERS
Chair, Clara Andriola, District 4
Vice-Chair, Mariluz Garcia, District 3
Alexis Hill, District 1
Michael Clark, District 2
Jeanne Herman, District 5



COUNTY MANAGER **WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS**
Kate Thomas - 1001 E. 9th Street, Reno, Nevada 89512

CHIEF DEPUTY DISTRICT ATTORNEY **March 10, 2026**
Michael Large **10:00 a.m.**

COUNTY CLERK
Janis Galassini

NOTE: Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. The Consent section is a single agenda item and is considered as a block and will not be read aloud. Items on this agenda may also be moved to or from the consent section. Items not voted on in the Consent section may also be voted on in a separate block or blocks. Items designated for a specified time will not be heard prior to the stated time but may be heard later. There will be only one period of public comment on any 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.

Location. 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 a remote technology system. Members of the public wishing to attend the meeting may do so at the designated physical location or may otherwise participate as stated in the Public Comment section. The Chair or their 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. Washoe County, in compliance with Title VI of the 1964 Civil Rights Act and Title II of the Americans with Disabilities Act, will make its public meetings digitally, physically, and language accessible to the public. For limited English proficient and hearing-impaired individuals, the Wordly application is available to members of the public attending the meeting in-person. Persons who require special accommodations or assistance in attending this meeting may contact the Office of the County Manager at least two working days before the meeting, if possible, by dialing 311 from any phone or (775) 328-2003.

Public Transportation. Public transportation is available to this meeting site. For eligible RTC ACCESS reservations call (775) 348-5438 or visit: <https://www.rtcwashoe.com/public-transportation/>.

Forum Restrictions and Orderly Conduct of Business. The Board of County Commissioners carries out the business of Washoe County and its residents during its meetings. The presiding officer may order a person be removed if the person's conduct or statements disrupt the order or safety of the meeting. Warnings about disruptive conduct or comments may or may not be given prior to removal.

Public Comment. Public comment is welcomed during public comment periods and is limited to 3 minutes per person per public comment period. Unused time may not be allocated to other speakers. A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited. All comments are to be directed to the Commission as a whole.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda. Items voted on in the Consent section or in a separate block or blocks shall have a single public comment period per block, and public comment will only be heard about the specific items being considered by the Commission in the block. For the remainder of the agenda, during items designated "for possible action" that are considered individually, public comment will only be heard about the specific item being considered by the Commission. Members of the public that wish to share documents or make a brief presentation within their public comment period must provide ten (10) printed copies of each document. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may also submit comments by mail (1001 E. Ninth St., Reno, NV 89512), by eComment at <https://washoe-nv.granicusideas.com/#>. The County will make reasonable efforts to include all such comments received by 4:00 pm one working day prior to the meeting in the record. Mail and eComment will not be read by the Clerk.

Although not required by the Open Meeting Law, in order to accommodate persons residing in populated areas substantially outside the vicinity of the commission chambers, additional public comment may be given by remote technology system on agenda items from the following locations: Incline Village Library: 845 Alder Ave, Incline Village, NV 89451 and/or Gerlach Community Center: 510 Cottonwood St, Gerlach, NV 89412.

Responses to Public Comments. The Board of County Commissioners may only deliberate or take action on matters that have been properly labeled "for possible action" and listed on a properly noticed Agenda. While the Open Meeting law allows discussion of public comments by members of the Commission, responses to matters not listed on the agenda could become deliberation without notice to the public. To avoid this situation and to ensure the public has proper notice of all matters, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for staff to provide information, or ask that the matter be listed on a future agenda for consideration.

Posting the Notice. Pursuant to NRS 241.020, the Agenda for the Board of County Commissioners has been posted as required at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A), www.washoecounty.gov/bcc/board_committees/ and <https://notice.nv.gov>.

Although no longer required under NRS 241.020, the agenda has also been physically posted at the following locations: Washoe County Courthouse-Second Judicial District Court (75 Court Street), Sparks Justice Court (1675 East Prater Way).

Documentation. 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) Washoe 311 (washoe311@washoecounty.gov), (775) 328-2000 and on Washoe County's website www.washoecounty.gov/bcc/.

Land Acknowledgement. We begin by acknowledging that we gather today on the ancestral homelands of the Wašičiw (Washoe), Numu (Northern Paiute), Newe (Western Shoshone), Nuwu (Southern Paiute), and Pipa Aha (Mojave), the original caretakers of the land that we now call Nevada. Washoe County, formally named after the Washoe people in 1861, continues to be a gathering place and home for Indigenous Peoples, and we recognize their rich history and deep connections to these lands. May we honor their past, present, and future stewardship by remembering that the health of the land and its people are inextricably linked.

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 (3) minutes per person and may pertain to matters both on and off the Commission agenda. Unused time may not be allocated to other speakers. 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. Virtual Public Comment may be taken when facilities are available.

A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited.

The Board of County Commissioners carries out the business of Washoe County and its residents during its meetings. The presiding officer may order a person be removed if the person's conduct or statements disrupt the order or safety of the meeting. Warnings about disruptive conduct or comments may or may not be given prior to removal.

Furthermore, certain disruptions of a public meeting are criminal acts as defined under NRS 203.090 and/or NRS 203.119 which may result in prosecution in appropriate cases.

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. **Presentations.**

- 5.A.1. Presentation by Brenda Scolari, Director of the Nevada Department of Tourism and Cultural Affairs, on America250 Nevada and statewide efforts to educate, engage, and celebrate Nevada's contributions to the nation's semiquincentennial. (All Commission Districts.) FOR DISCUSSION ONLY.

Attachments: [Presentation-3.10.26 America250 Overview Washoe](#)

- 5.A.2. Presentation and Update on FY 26 Second Quarter Status Report for the Washoe County Regional Detention Facility to include security of the jail, conditions of confinement, staffing and medical care of inmates housed at the Washoe County Sheriff's Office. Sheriff. (All Commission Districts.) FOR DISCUSSION ONLY

Attachments: [BCC 3-10-26 - Sheriff -Q2 FY26 Jail Status Report](#)
[2026 BCC Presentation](#)
[Jail Status Report FY 25-26 2nd Quarter Stats only](#)

- 5.A.3. Presentation by Judge Walker to discuss Competency Court: Program Performance and Return on Investment for the Second Judicial District Court. (All Commission Districts.) FOR DISCUSSION ONLY

Attachments: [Competency Court BCC Presentation Reformatted](#)

6. Donations. (FOR POSSIBLE ACTION)

- 6.A.1. Retroactively acknowledge one-time gift card donations at a value of [\$900.00] from Tru Vista accepted by Second Judicial District Court (SJDC) in support of Minor Guardianship Program during FY 2026. District Court. (All Commission Districts). FOR POSSIBLE ACTION

Attachments: [BCC 3-10-2026 Staff Report Tru Vista Gift Card](#)
[Donation District Court \\$900.00](#)

- 6.A.2. Acknowledge retroactively one-time Fiscal Year 2026 in-kind donations of 18 Wal-Mart gift cards and 15 Target gift cards at an individual value of \$25.00 each for a total value of [\$825.00] and 7 Wal-Mart gift cards and 12 Target gift cards at an individual value of \$50.00 each for a total value of [\$950.00] and 53 gift cards at an individual value of \$50.00 each, for various children's activities, for a total value of [\$2,650.00] from the Washoe Court Appointed Special Advocates (CASA) Foundation accepted by the Second Judicial District Court, CASA Program. District Court. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10-2026 Staff Report CASA Donation District](#)
[Court \\$2,650.00](#)

7. Consent Items. (FOR POSSIBLE ACTION)

eComment to be provided here. The Consent section is a single agenda item and is considered as a block. Individual items in the Consent section will not be eComment eligible. When providing eComment, please note the specific item being addressed.

- 7.A.1. Approval of minutes for the Board of County Commissioners' regular meetings of January 13, 2026, and January 20, 2026. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Minutes Approval - 45 Day Deadline](#)
[2026-01-13 W](#)
[2026-01-20 W](#)

- 7.B.1. Recommendation to approve the reclassification of a Hydrogeologist, pay grade 16, to Environmental Engineer II/I, pay grade 16, as reviewed and evaluated by the Job Evaluation Committee (JEC) and authorize Human Resources to make the necessary changes. [No fiscal impact.] Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10-26 ReclassHydrogeologist-StaffReport](#)

- 7.B.2. Recommendation to the Board of County Commissioners to (1) approve the release of Tahoe Regional Planning Agency Mitigation funds for use on the Lower Rosewood Creek Aquatic Organism Passage Project [in the amount of \$40,000.00] and the Burnt Cedar Water Quality Improvement Project [in the amount of \$50,000.00] and to authorize distribution of the funds to the Nevada Tahoe Conservation District to support Washoe County's Lake Tahoe Lake Clarity Crediting Program, and (2) approve an interlocal agreement between Washoe County and Nevada Tahoe Conservation District for the Lower Rosewood Creek Aquatic Organism Passage Project authorizing work within Washoe County right-of-way. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10](#)
[TRPAMitigationFundAuthorizationStaffReport](#)
[WC ILA for LRWC AOP](#)

- 7.C.1. Recommendation to acknowledge receipt of the Washoe County Schedule of Expenditures of Federal Awards (SEFA), auditor's report, and report on internal control for the fiscal year ended June 30, 2025 as presented; and, authorize the Comptroller to proceed with distribution of the SEFA for public record, as required by law. Comptroller. (All Commission Districts.)
FOR POSSIBLE ACTION

Attachments: [FY25-Staff Report BCC for SEFA 2025](#)
[Single Audit Report 2025 - FINAL](#)

- 7.C.2. Recommendation to approve the award of the Washoe County's Independent Audit Services to Eide Bailly LLP, in accordance with NRS 354.624, that states each local government is required to provide for an annual audit and in accordance with the State of Nevada Department of Taxation the Board of County Commissioners, for a contract period of one (1) year effective March 2026 for fiscal year ending 2026; fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses, including administrative charges. Comptroller. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC Staff Report Audit Firm Selection for Fiscal Year 2026- Eide Bailly LLP](#)

- 7.D.1. Recommendation to the Board of County Commissioners to retroactively acknowledge a grant of [\$20,000, no County match required], awarded to the Second Judicial District Court from the Lee F. Del Grande Foundation, for Family Peace Center operating expenses; and direct Finance to make the necessary budget amendments. District Court. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-10-2026 Staff Report Lee Del Grande Grant Award Family Peace Center District Court \\$20000](#)
[Family Peace Center Grant 12-2-25- \\$20,000 award letter](#)
[Lee Delgrande Foundation Grant Agreement](#)
[5-16-2025 Family Peace Center](#)

- 7.E.1. Recommendation to deobligate previously approved allocations of American Rescue Plan Act (ARPA) funds through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) in the amount of [\$281,822.21] for projects that have been completed under budget, cancelled, or no longer need the previously approved levels of funding:

Grant Proposal - Infrastructure: \$95,000.00

STEM Explorers Out of School Time with Sierra Nevada Journeys: \$943.14

Neuromodulation Treatment - Brain Health: \$1,050.75

Elevate Catholic Charities Workforce Development Program: \$161,804.45

Family Respite Care of Nevada: \$792.56

Medical Examiner's Office Renovations: \$523.00

Sheriff Office Staffing Study : \$5,470.00

Nevada Cares Campus Capital: \$16,238.31

Total: \$281,822.21

Approve increased allocations to following approved project in the amount of [\$281,822.21]:

Washoe Children's Behavioral Health Center Facility Upgrades

And, if approved, direct Finance to make necessary net-zero cross-fund and/or cross-functional budget appropriation transfers and budget amendment. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-10-26 -OCM-SLFRF Deobligation \\$281,822.21](#)

- 7.E.2. Recommendation to approve transfer of collected 12% indirect costs on salary from eligible approved projects from July 1, 2025, through December 31, 2025, totaling \$37,822.43, from ARPA-SLFRF Awards to the General Fund. These include Public Defender Personnel \$23,392.10 and Community Reinvestment Revenue Recovery \$14,430.33.

According to the State and Local Fiscal Recovery Funds Compliance and Reporting Guidance, recipients are permitted to charge both direct and indirect costs to their SLFRF award as administrative costs if they are accorded consistent treatment per 2 CFR 200.403. Indirect costs are general overhead costs of an organization where a portion of such costs are allocable to the SLFRF award such as the cost of facilities or administrative functions like a director's office.

Washoe County's indirect costs are collected at a rate of 12% on the base salary of grant funded positions provided by ARPA-SLFRF. Indirect costs are collected as an offset to the positions funded in Community Reinvestment by the General Fund.

And, if approved, direct Finance to make necessary journal entries and unbudgeted transfers. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-10-26 -OCM-SLFRF Indirect \[\\$37,822.43\]](#)

- 7.E.3. Recommendation to approve, pursuant to NRS 244.1505, a replacement grant recipient from Indigenous on Biocolonialism to Healing Waters Institute c/o Honor the Earth - a nonprofit organization created for charitable, religious, or educational purposes - to cover the expenses for artist Autumn Harry to paint a mural at the Sparks Library; approve Resolution necessary for same; and direct Finance to make the necessary disbursement of funds. Manager's Office. (Commission District 3.) FOR POSSIBLE ACTION

Attachments: [3.10.2026 Staff Report reassign receiving entity-updated](#)
[03.10.26 Resolution the Healing Waters Institute co Honor the Earth](#)

- 7.F.1. Recommendation to approve budget amendments totaling an increase of [\$155,037.52; \$47,171.30 in county match] in both revenue and expense to the FY25 HPP / ASPR FY26 Subaward, retroactive to July 1, 2025, through June 30, 2026, for the Population Health (PHD) Division to support demonstration of achievement in the program domains and capabilities according to the Hospital Preparedness Program (HPP) cooperative agreement, and direct Finance to make the appropriate budget amendments. Northern Nevada Public Health. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [3-10-26 BCC Staff Report - NNPH HPP - ASPR Notice of Subaward-SG-2026-00036 \(4\)](#)

- 7.F.2. Recommendation to approve budget amendments totaling an increase of [\$22,215.29; \$89,635.30 in county match] in both revenue and expense to the FY25 PHP/CDC FY26 Subaward, retroactive to July 1, 2025, through June 30, 2026, for the Population Health (PHD) Division to support demonstration of achievement in the program domains and capabilities according to the Public Health Emergency Preparedness Program (PHEP) domains according to the PHEP Cooperative Agreement, and authorize the District Health Officer to execute the Notice of Subaward, any future amendments and MOU agreements with partnering agencies, and direct Finance to make the appropriate budget amendments. Northern Nevada Public Health. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [3.10.26 BCC Staff Report - NNPH PHP - CDC Subaward Amendment-SG-2026-00030-1 \(3\)](#)

- 7.G.1. Recommendation to approve the Forensic Support Services Agreement between Washoe County on behalf of Washoe County Sheriff's Office and City of Sparks on behalf of the Sparks Police Department for the retroactive term of July 1, 2025 to June 30, 2026 for the provision of Forensic Science Services. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10-2026 - Sheriff - FY26 Forensic Services Agreement - Sparks Police Department Sparks Police Department FY26 Forensic Service Agreement](#)

- 7.G.2. Recommendation to retroactively approve the Forensic Support Services Agreements between Washoe County on behalf of Washoe County Sheriff's Office and various Local Law Enforcement Agencies: Douglas County Sheriff's Office \$29,850; Elko County Sheriff's Office \$117,830; Fallon Police Department \$43,630; Lander County Sheriff's Office \$25,137 for Forensic Laboratory Analysis Service fees for the retroactive term of July 1, 2025 to June 30, 2026 with a total income of [\$216,447.00] for all agreements. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10-2026 - Sheriff - FY26 Forensic Services Agreements Douglas County Sheriff's Office FY26 Forensic Services Agreement Elko County Sheriff's Office FY26 Forensic Services Agreement Fallon Police Department FY26 Forensic Services Agreement Lander County Sheriff's Office FY26 Forensic Services Agreement](#)

- 7.G.3. Recommendation to approve one full-time 1.0 FTE Media Production Specialist within the Sheriff's Office; eliminate two full-time 1.0 FTE Communications Call Taker (600018728) positions and reclassifying one full-time 1.0 FTE Communications Center Manager (60018727) to support this position resulting in an approximate net savings of [\$10,743]. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10-2026 -Sheriff- Staff Report Media Production Specialist 2026](#)

- 7.H.1. Recommendation to approve and adopt the revised Washoe County Investment Policies that contain general guidelines for investing the financial assets of Washoe County by the County's delegated Investment Officers, as recommended by the Washoe County Investment Committee. Treasurer. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [3.10.26 Staff Report - Investment Policy pending adoption 3.10.26.docx](#)
[3.10.26 Investment Policy pending adoption](#)

End of Consent Items

8. Introduction and first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Three-Regulation of Uses and Division Nine-General Provisions. These amendments include adding various sections within Article 336 Housing Incentives to establish an expedited review process for attainable housing projects and to establish an expedited process for projects which qualify as Tier 1-5 Affordable Housing. These amendments also include amending Section 110.902.15 to add and delete various definitions; and all matters necessarily connected therewith and pertaining thereto. This ordinance is part of a group of amendments the Board has identified as a top priority for implementation of the master plan.

And if supported, set a public hearing for the second reading and possible adoption of the ordinance for April 14, 2026. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10-26 - Staff Report](#)
[BCC 3-10-26 - Attachment A Ordinance Working Copy](#)
[BCC 3-10-26 - Attachment B Resolution and AO](#)
[BCC 3-10-26 - Attachment C PC Staff Report](#)
[BCC 3-10-26 - Attachment D PC Presentation](#)
[BCC 3-10-26 - Attachment E Video Recording of PC Meeting](#)
[BCC 3-10-26 - 1st reading presentation](#)

9. Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Northwest Library Heating Ventilation and Cooling (HVAC) Replacement Project, PWP-WA-2026-067 [staff recommends Acco Engineered Systems, Inc for the base bid in the amount of \$1,127,250.00]; and (2) approve a separate project contingency [in the amount of \$56,363.00 for a total project cost not to exceed \$1,183,613.00]. The Project is located at 2325 Robb Dr, Reno, Nevada, and consists of 17 rooftop heating and air conditioning units. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10 NWLibraryHVACStaffReport](#)
[Construction Agreement](#)

10. Recommendation to approve the transfer of the existing grants, funds and budget authority of the Support in Treatment, Accountability and Recovery (STAR) Program from the Department of Alternative Sentencing (DAS) to the Human Services Agency (HSA), retroactive to January 1, 2026. This includes all previously accepted grant awards and related contracts, subawards, positions, equipment, property and infrastructure. On August 19, 2025, the Board accepted the Fund for a Resilient Nevada Sub-Award from the Department of Health and Human Services, Director's Office for the amount not to exceed [\$310,536.00; no County match required] retroactive to July 1, 2025 through June 30, 2027 to be used to fund treatment and recovery support services for participants of the STAR program, to include transitional and permanent supportive living recovery housing, medical services gaps, and bus passes for participant transportation, approved a Resolution necessary for same. On November 14, 2023, the Board retroactively accepted a direct grant award [\$826,852.00, no County match required] from the Bureau of Justice Assistance (BJA), FY 2023, Project number 15PBJA-23-GG-02433-SCAX, to DAS to expand treatment and recovery services for the STAR program for the grant period of October 1, 2023 to September 30, 2027. And if approved, authorize the Director of the Human Services Agency to execute award-related documents; authorize the Purchasing and Contracts Manager to execute and/or amend all relevant contracts and subaward agreements; and direct Finance to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10-26 TMP10929 HSA Transfer DAS Awards WASHOE COUNTY NAME CHANGE APPROVAL MEMO DO 1577 DO 1577 Washoe Co 06.30.2027 REVISED 02.11.2026 TO INCLUDE ADDITIONAL UPDATED VENDOR INFORMATION Completed Grant Award Modification GAM-620788 02.11.2026](#)

11. Recommendation to accept a FFY26 Title XX supplemental amendment #1 from the Nevada Department of Health and Human Services (DHHS) in the amount of [\$497,856.00; no county match], including possible purchase and/or use of prepaid cards/gift cards for participant incentives, retroactive from October 1, 2025 to September 30, 2026 to promote reunification, safety, educational support, and normalcy for children in care; retroactively authorize the Director of Human Services Agency to execute the grant award documents; and direct Finance to make the appropriate budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-10-26 TMP11016 Accept FFY26 Title XX Subaward Amendment #1 \[\\$497,856.00; no county match\]](#)
[DO 1707-1 Washoe County Human Services Agency 09.30.2026 Ready for subrecipient signature \(003\)](#)

12. Recommendation to appoint one candidate from a pool of applicants including: Gregory J. Flanders, Philip Gilanfarr, Joel H. Martin, James C. McNamara (incumbent), Michael Ryan O'Neill, Rob Pierce, Daniel M. Small, Harry N. Swenson, and Christopher W. Wood to serve as the Lay Member on the Tahoe Regional Planning Agency's Advisory Planning Commission for a two-year term beginning March 27, 2026 and expiring on March 26, 2028. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [03.10.26 Staff Report TRPA - APC Appointment](#)
[03.10.26 BCC TRPA - APC Applications Redacted](#)

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

(Note: Items listed under this heading only will be heard at or after 1:00 p.m. In no case will it be heard before the stated time. Due to public testimony and discussion, time expended on the item in this category can vary.)

13. Public Hearing: Appeal of the Washoe County Planning Commission's denial of Tentative Subdivision Map Case Number WTM24-001 (Sierra Reflections) and Special Use Permit Case Number WSUP25-0019 (Sierra Reflections Infrastructure) for a common open space tentative subdivision map for a 940-lot common open space development, with lots ranging in size from 2,876+/- square feet to 68,008+/- square feet. The project will include major grading of 3.6 million cubic yards of excavation, and 625,000 cubic yards of fill. This project meets the standard for a project of regional significance because it contains housing of more than 625 units, sewage use greater than 187,500 gallons per day, water usage greater than 625-acre feet per year, and traffic counts greater than an average of 6,250 trips daily; as such, any approval by Washoe County is provisional subject to the Truckee Meadows Regional Planning Commission's finding that the project is in conformance with the Truckee Meadows Regional Plan. The applicant also seeks approval of Special Use Permits for utility services (water tanks and two lift stations) and three bridge crossings over the Sensitive Stream Zone and Critical Stream Zone buffers for Steamboat Creek and Browns Creek. The applicant and appellant is World Properties, Inc. The proposed project is in the South Valleys Planning Area, to the west of old 395, south of Pagni Lane, between Pleasant Valley and Old Washoe City.

The property owner is World Properties Inc, the total acreage is 759.7 acres, and the APN's associated with the proposed subdivision are: 046-080-40, 046-060-47, 046-060-45, 046-060-55, 046-090-26, 046-090-25, 046-090-24, 046-090-23, 046-090-18, 046-090-17, 046-090-16, 046-090-15, 046-090-14, 046-090-13, 046-090-12, 046-090-11, 046-090-10, 046-090-09, 046-090-08, 046-090-07, 046-090-06, 046-090-05, 046-090-04, 046-090-01, 046-100-07, 046-100-02, 046-100-03, 046-100-04, 046-100-10

The Board shall consider the appeal based on the record on appeal and testimony and materials submitted at the Board's public hearing. The Board may affirm, modify or reverse the Planning Commission's decision. If the Board reverses the decision of the Planning Commission, it may remand the matter back to the Planning Commission with instructions or the Board may directly grant the application. Community Services.
(Commission District 2.) FOR POSSIBLE ACTION

- Attachments:** [BCC 03-10-26 - Staff Report FINAL - Sierra Reflections Appeal](#)
[BCC 03-10-26 - Attachment A - PC Action Order](#)
[BCC 03-10-26 - Attachment B - Appeal](#)
[BCC 03-10-26 - Attachment C - PC Staff Report](#)
[BCC 03-10-26 - Attachment D - Staff Presentation](#)
[BCC 03-10-26 - Attachment E - Applicant Presentation](#)
[BCC 03-10-26 - Attachment F - PC Draft Minutes Final](#)
[BCC 03-10-26 - Attachment G - Video Recording](#)
[BCC 03-10-26 - Attachment H - PC Public Comment](#)
[BCC 03-10-26 - Attachment I - Tribal Conditions](#)

End Of Scheduled Public Hearings

14. Public Comment. Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Commission agenda. Unused time may not be allocated to other speakers. Comments are to be made to the Commission as a whole.
15. 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 Andriola

District Board of Health
Nevada Association of Counties Board of Directors (NACO)
Regional Fire Service Study Board (SB319)
Regional Transportation Commission (alternate)
Reno-Sparks Convention and Visitors Authority (RSCVA)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Washoe County Investment Committee
Washoe County Regional Animal Services
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
Western Regional Water Commission

Vice-Chair Garcia

Community Homelessness Advisory Board (alternate)
Downtown Reno Business Improvement District
EDAWN (Economic Development Authority of Western Nevada)
Nevada Tahoe Conservation District Board of Supervisors (alternate)
Regional Fire Service Study Board (SB319)
Regional Transportation Commission
Tahoe Regional Planning Agency Governing Board (alternate)
Tahoe Transportation District Board of Directors (alternate)
Tahoe Transportation Commission (alternate)
Truckee Meadows Water Authority
Truckee River Flood Management Authority
Washoe County Open Space and Regional Parks Commission

Washoe County Stadium Authority
Western Regional Water Commission

Commissioner Hill

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

Commissioner Clark

Community Homelessness Advisory Board
EDAWN (Economic Development Authority of Western Nevada) (alternate)
Nevada Association of Counties Board of Directors (NACO) (alternate)
Regional Transportation Commission (alternate)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Criminal Justice Advisory Committee
Washoe County Senior Services Advisory Board Liaison
Washoe County Stadium Authority (alternate)
Washoe Storey Conservation District (alternate)
Western Nevada Development District (WNDD)

Commissioner Herman

Nevada Association of Counties Board of Directors (NACO)
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)
Vya Conservation District (Diane Stobiecki—alternate)
Washoe County Debt Management Commission
Washoe County Internal Audit Committee
Washoe County Legislative Liaison
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Washoe Storey Conservation District
Western Nevada Development District (WNDD) (alternate)

