

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

Kate Thomas

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

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

CHIEF DEPUTY DISTRICT ATTORNEY

Michael Large

April 28, 2026

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. Invocation to be given by Karen Durst, Executive Pastor of Grace Church Reno.
4. Informational Update.
 - 4.A.1 General Update from Truckee Meadows Fire & Rescue, Chief Richard J. Edwards may be available to provide the Board of County Commissioners a verbal report on fuel management and emergency planning, and any other updates as requested monthly to the board, to update to the community related to fire activities. TMTD. (All Commission Districts.) FOR DISCUSSION ONLY

5. 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.

6. 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.)
7. Presentations.
 - 7.A.1. Presentation from University of Nevada, Reno (UNR) President Brian Sandoval on collaborative initiatives between Washoe County, and UNR. (All Commission Districts.) FOR DISCUSSION ONLY
 - 7.B.1. Milt Stewart-CEO Nevadaworks will be discussing overview of their services and grants they have received. (All Commission Districts.) FOR DISCUSSION ONLY

Attachments: [NevadaworksWashoeBCC](#)

8. Donations. (FOR POSSIBLE ACTION)

- 8.A.1. Recommendation to accept a gift card donation value of [\$53.39] from a community member to the Washoe County Sheriff's Office Community Engagement Office, to be used for food purchases retroactive to March 10, 2026. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 - Sheriff - GC Donation to WCSO-ComRel \[\\$53.39\].docx](#)

- 8.A.2. Recommendation to (1) retroactively approve an agreement between Washoe County Sheriff's Office Citizen Corps Program (CCP) and Hot August Nights, Inc. providing event volunteer services from August 6 - 9, 2025 and (2) accept the resulting donation of [\$3,326.69], for the purchase of operating supplies to benefit volunteers of the Citizen Corps Program (CCP); and, if approved, authorize Finance to make appropriate budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 04-28-26 - Sheriff - Hot August Nights Donation to CCP \[\\$3,326.69\]](#)
[CERT HAN agreement 2025](#)

9. Consent Items. (FOR POSSIBLE ACTION)

- 9.A.1. Approval of minutes for the Board of County Commissioners' regular meetings of March 10, 2026, and March 17, 2026, and the workshop of January 27, 2026. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [2026-04-21 Minutes Approval - 45 Day Deadline](#)
[2026-03-10 W](#)
[2026-03-17 W](#)
[2026-01-27 W](#)

- 9.A.2. Acknowledge the communications and reports received by the Clerk on behalf of the Board of County Commissioners, including the following categories: Communications, Monthly Statements/Reports, and Annual Statements/Reports. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [C&R Staff Report 2026-4-28](#)
[C&R List 2026-4-28](#)

- 9.B.1. Recommendation to 1) approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2022/2023, 2023/2024, 2024/2025 and 2025/2026 secured and unsecured tax rolls 2) authorize Chair to execute the changes described in Exhibits A and B and 3) direct the Washoe County Treasurer to correct the error(s). [cumulative amount of decrease to all taxing entities \$87,154.21]. Assessor. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4/28/26 - Assessor - Staff Report Roll Change Requests](#)
[BCC 4/28/26 - Assessor - Exhibit A](#)
[BCC 4/28/26 - Assessor - Exhibit B](#)

- 9.C.1. Recommendation to approve Amendment #2 to the Agreement for Services between Washoe County and Verus Associates Nevada, LLC for onsite discovery, programming, design, and construction engineering support related to the Washoe County Sheriff's Office Detention and Courts Security Control System Upgrade Project, [in the amount of \$219,480.00]. The scope of services includes onsite discovery and programming to support more effective design and technical document development, as well as construction oversight to facilitate successful project delivery. These efforts will support a future construction project that meets necessary safety requirements for ingress/egress and facility control systems at the 911 Parr Boulevard Detention Facility. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 Staff Report - Verus - WCSO Security](#)
[BCC 4-28-26 Verus Amendment2](#)
[BCC 4-28-26 WCSOProposal Rev2](#)

- 9.C.2. Recommendation to accept grant funding [\$15,628.09 with no County match] for Fiscal Year 2026 from the United States Department of Agriculture Forest Service, received under the Secure Rural Schools and Community Self-Determination Act of 2000 (SRS Act) for the benefit of public schools and roads within Washoe County and direct the Comptroller's Office to make the necessary budget amendments. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 - Staff Report - Schools & Roads Grants](#)
[FY26](#)
[BCC 4-28-26 Secure Rural Schools allocation 4-1-26](#)

9.C.3. Recommendation to the Board of County Commissioners to provide a non-binding recommendation to the Nevada State Engineer as identified in Nevada Revised Statute 533.363, for the State of Nevada's possible approval of Application numbers 94812 for Permission to Change Point of Diversion and Place of Use of the Public Waters of the State of Nevada., and Applications 94406 and 94407 for permission to appropriate the Public Waters of the State of California and use the water in the State of Nevada. Application 94812, submitted by Truckee Meadows Water Authority, proposes to change the point of diversion and place of use of 81.51 acre-feet of water rights in the Truckee Canyon Hydrographic Basin (via the Truckee River) to a point of diversion and place of use within Washoe County and Storey County for municipal use. The water right was previously diverted from the Truckee Canyon Hydrographic Basin and placed to use within Washoe County. Community Services. Applications 94406 and 94407, submitted by Sierra Pacific Industries, propose to divert 5,600 acre-feet of water rights via underground sources within Lassen County, California, and place the water to use in Dry Valley Hydrographic Basin within Washoe County for irrigation use. Community Services. (Commission District 4.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 Staff Report - Applications 94812, 94406, 94407 County Transfer](#)
[BCC 4-28-26 NDWR Notice for Application 94812](#)
[BCC 4-28-26 NDWR Notice - Applications 94406 and 94407](#)
[BCC 4-28-26 Application 94812](#)
[BCC 4-28-26 Application 94407](#)
[BCC 4-28-26 Application 94406](#)

- 9.D.1 Recommendation to accept an FY26 Federal Title IV-B 1 sub-grant award from the State of Nevada Department of Health and Human Services, Division of Child and Family Services (DCFS) in the amount of [\$62,004.00; \$20,668.00 county match], including the possible purchase and/or use of prepaid cards/gift cards for participant incentives, retroactive from July 1, 2025 to June 30, 2026 to improve outcomes for children and families involved with Washoe County Human Services Agency; authorize the Director of Finance & Administration of the Human Services Agency to execute the grant and related documents; and direct Finance to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 TMP11327 HSA Accept FY26 Title IVB Subpart 1 grant \[\\$62,004.00; county match \\$20,668.00\]](#)
[93645-25-002 WCHSA IVB1 NOSA \(003\)](#)

- 9.D.2. Recommendation to accept a grant from The Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno School of Medicine (UNRMED) in the amount of [\$8,000.00; no county match] retroactive from March 1, 2026 through June 30, 2026 to support street medicine to individuals experiencing homelessness through the Nevada Cares Campus; authorize the Purchasing and Contracts Manager to execute the grant and related documents; and direct the Finance office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 TMP11328 HSA Accept UNRMED Cares Campus Grant \[\\$8,000.00; no county match\]](#)
[Washoe County Cares Campus ICA HRSA Street Medicine \(final v 4.2.26\)](#)

9.E.1. Recommendation in accordance with NRS 244.1505, to approve FY26 Community Support grant award to:

1. Gerlach General Improvement District (GGID) in the amount of [\$20,000] to support the restoration of the Historic Water Tower, and Gerlach parks, and Resolution 26-26 for the same.

2. Tahoe Prosperity Center in the amount of [\$9,000] to support Tahoe Inc. Roundtable events and the 2026 Business Walks economic conditions survey and outreach; approve Resolution 26-27 for the same; and

3. Incline Village Crystal Bay Business Association in the amount of [\$10,000]; to support the Incline Village Main Street program; approve Resolution R26-28 for the same

and direct Finance to make the budget appropriation disbursements.

Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-2026 Community Support \\$39,000](#)

[R26-26 \[GGID Water Tower Resolution\]](#)

[R26-27 \[Tahoe Prosperity Resolution\]](#)

[R26-28 \[IVCBA Resolution\]](#)

9.E.2. Washoe County Federal Legislative Activity report for the first quarter of calendar year 2026, created in accordance with Washoe County Federal Legislative Principles and Lobbying Practices for the 119th United States Congress. This item provides a summary of federal legislative activities of county staff, contract lobbyists, and elected officials during the first quarter of 2026, including but not limited to contacts with the members and staff of Nevada's congressional delegation on matters such as Washoe County's Federal Fiscal Year 2027 Congressionally Directed Spending/Community Project Funding requests, the shutdown of the Department of Homeland Security, requests for support for legislative measures, testimony submitted for the record for the Truckee Meadows Public Lands Management Act, attendance at the 2027 National Association of Counties Legislative Conference, and various letters of support submitted to congressional committees and federal agencies. Manager's Office. (All Commission Districts.) FOR DISCUSSION ONLY

Attachments: [BCC 04.28.2026 OCM Federal Legislative Activity](#)

[Report Q1 2026](#)

[Federal Legislative Report 2026Q1](#)

- 9.F.1. Recommendation to approve budget amendments totaling an increase of [\$70,736.32; no county match] in both revenue and expense to the FY26 Supplemental Nutrition Assistance Program Education (SNAP-Ed) Notice of Subaward, retroactive to October 1, 2025, through September 30, 2026, for the Population Health Division (PHD) to support Supplemental Nutrition Assistance Program agreement, and direct Finance to make the appropriate budget amendments. Northern Nevada Public Health. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC Staff Report 4.28.26 - NNPH SNAP-Ed Grant](#)
[UNR-26-34-Helm- Mod1-Northern Nevada Public Health PE signed by CK](#)

End of Consent Items

10. Recommendation to approve the purchase of one (1) new Elgin RoadWizard sweeper from Owen Equipment, 1085 Horizon Drive Fairfield, CA 94533 [\$484,165.00], utilizing Sourcewell (a public agency created by the Minnesota legislature) contract #062425-ELG, pursuant to the joinder provision of NRS 332.195. This sweeper replaces like-kind sweeper number 7744, which reached the end of its useful life, and will be used by Community Services Department Roads and Stormwater to maintain service levels in roadway safety, stormwater maintenance, and air quality regulatory compliance. Community Services. (All Commission Districts.)
FOR POSSIBLE ACTION

Attachments: [BCC 04-28-26-StaffReport-Elgin RoadWizard Sweeper](#)

11. Recommendation by the Community Services Department to 1) adopt Resolution R26-23 directing staff to initiate the introduction and schedule a first reading of an Ordinance repealing and replacing Ordinance No. 1552, to decrease stormwater management fees effective July 1, 2026, from \$9.31 to \$2.00 per residential parcel or equivalent residential unit (ERU) for non-residential parcels, and other matters properly relating thereto; and 2) direct staff to initiate design of the North Spanish Springs Floodplain Detention Facility Phase 2 project utilizing available Program funds to further reduce flood and stormwater impacts this area of North Spanish Springs. Community Services. (Commission Districts 4 & 5.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26-NSSFDF StaffReport](#)
[BCC 4-28-26-NSSFDF Resolution](#)
[BCC 4-28-26 Storm Ordinance 1552 -Edited](#)

12. Introduction and first reading of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving a development agreement between Washoe County and Lansing-Arcus, LLC, for Prado Ranch North, a residential subdivision (Tentative Subdivision Map Case Number WTM18-002). The purpose of the development agreement is to extend the deadline for recording the next final map from September 9, 2026, to September 9, 2030. The project is located adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road. The project encompasses a total of approximately ±246.6 acres, and the total number of residential lots allowed by the approved tentative map is 490 with 7 lots recorded and 483 lots remaining to be recorded. The parcels are located within the North Valleys Planning Area and Washoe County Commission District No. 5. (APNs: 540-051-01, 080-721-03, 080-721-04, & 080-721-05). And, if approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 26, 2026, and authorization for the Chair to execute the Development Agreement. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 - Staff Report - 1st Reading Prado Development Agreement V2](#)
[BCC 4-28-26 - Attachment A - Draft Ordinance](#)
[BCC 4-28-26 - Attachment A-1 - Development Agreement Prado](#)
[BCC 4-28-26 - Attachments A & A1 - Ordinance & Development Agreement](#)
[BCC 4-28-26 - Attachment B - DA Legal Description Prado](#)
[BCC 4-28-26 - Attachment C - DA Application Prado](#)
[BCC 4-28-26 - Attachment D - Clerk Letter WTM18-002 09-12-2018](#)
[BCC 4-28-26 - Staff Presentation - Prado DA](#)

13. Recommendation to approve Clark/Sullivan Constructors, Inc., doing business as Clark Sullivan Construction, as the Construction-Manager-At-Risk (CMAR) for the Washoe County Register of Voters (ROV) Tenant Improvement Project, located at 6550 Longley Lane, Suite 145, Reno, Nevada. Clark Sullivan Construction is recommended for selection as the project CMAR as identified in Nevada Revised Statutes (NRS) 338.169 following the required competitive processes. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 Staff Report CMAR for ROV](#)

14. Recommendation to acknowledge a [\$860,000] net zero cross-functional budget appropriation transfer from the Public Works function to the Judicial function within the Capital Improvements Fund as allowed per NRS 354.5989005(5)(b); net fiscal impact [\$-0-]. Acknowledgement of this cross-functional appropriation transfer will transfer expenditure authority from Major Maintenance Replacement (IO 20457) to Downtown Courts North Tower Boiler Failure (PW920376) . Finance. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4.28.26 Staff Report-FY26 Capital Transfer](#)

15. Recommendation to accept the 2025-2026 Extended Foster Care (EFC) state funds as an Award Amendment in the amount of \$1,202,073 retroactive to July 1, 2025 through June 30, 2026 to invest in the staffing and direct care payments for the EFC program for young adults aged 18-21, including the possible purchase and/or use of prepaid cards/gift cards for participant incentives; authorize the Director of Finance & Administration of the Human Services Agency to retroactively execute agreement documents; and direct Finance to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 TMP11257 Accept Extended Foster Care State Funds Award Amendment \[\\$1,202,073; no county match\]](#)
[SFY26 314113-26-101 WCHSA EFC](#)

16. Recommendation, in accordance with SLFRF Final Rule FAQ 17.16 and 2 CFR §200.313 to approve a subrecipient agreement between Washoe County and the University of Nevada, Reno (UNR) for the transfer and continued use of a mobile health outreach/command post vehicle (VIN: 1F66F5KN9N0A12432) originally purchased in 2022 with American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) for Northern Nevada Public Health (NNPH). Due to operational constraints, NNPH has had limited ability to utilize the asset. This agreement will transfer the vehicle to UNR to ensure it remains in active use for its original intended public health purpose.

And, approve associated resolution and authorize the County Manager to sign necessary award documents, for the transfer of [VIN: 1F66F5KN9N0A12432] to the University of Nevada, Reno, a government entity. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [R26-24 \[UNR Mobile Health in Action Resolution\]](#)
[ARPA Subgrant Agreement UNR Mobile Health in Action](#)
[BCC 04-28-2026 -OCM-SLFRF Mobile Health in Action](#)

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

17. Public Hearing: Regulatory Zone Amendment Case Number WRZA26-0001 (Mustang RZA). Consideration of Planning Commission's recommendation to adopt an amendment to the Truckee Canyon Regulatory Zone map to change the zoning on one (1) parcel (APN: 084-060-13) totaling ±624 acres from 27% Parks and Recreation & 73% General Rural to 100% General Rural. And if approved, authorize the chair to sign a resolution to this effect. The applicant is Q&D Construction and the property owner is Lockwood Investment Co LTD. The property is located at 12005 Interstate 80 East. The Board of County Commissioners may adopt the proposed amendment, may modify the proposed amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4), or may deny the proposed amendment after the public hearing. In making its determination regarding the regulatory zone amendment, the Board shall either affirm, modify, or reject the findings of fact included in the Planning Commission's recommendation. Community Services. (Commission District 4) FOR POSSIBLE ACTION.

Attachments: [BCC 4-28-26 - Staff Report](#)
[BCC 4-28-26 - Attachment A - Resolution](#)
[BCC 4-28-26 - Attachment B - PC Action Order](#)
[BCC 4-28-26 - Attachment C - PC Staff Report](#)
[BCC 4-28-26 - Attachment D - PC Minutes 03-03-26](#)
[Draft](#)
[BCC 4-28-26 - Staff Presentation - WRZA26-0001](#)

18. Public Hearing: Appeal of Washoe County Board of Adjustment's approval of Case Number WPVAR25-0011 (515 Rhodes Wall Height Variance) by appellant Jim Grimes which brings into conformance an existing ninety-five (95') foot long wall with a height of fifteen feet, eight inches (15' 8"). The variance applicants are Curtis and Judy Coulter. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 4-28-26 - Staff Report - Rhodes Wall Variance Appeal V2](#)
[BCC 4-28-26 - Attachment A - Rhodes Wall Variance Appeal Application](#)
[BCC 4-28-26 - Attachment B - BOA Signed Action Order](#)
[BCC 4-28-26 - Attachment C - BOA Meeting Staff Report](#)
[BCC 4-28-26 - Attachment D - BOA Staff Presentation](#)
[BCC 4-28-26 - Attachment E - BOA Applicant Presentation](#)
[BCC 4-28-26 - Attachment F - BOA meeting minutes](#)
[BCC 4-28-26 - Attachment G - Recording of BOA meeting](#)
[BCC 4-28-26 - Attachment H - Conditions of Approval WPVAR25-0011](#)
[BCC 4-28-26 - Staff Presentation](#)
[BCC 4-28-26- Appellant Presentation](#)
[BCC 4-28-26 - Original Applicant Presentation \(Coulters\)](#)
[BCC 4-28-26 - Opposition to Variance Appeal Redacted](#)

End Of Scheduled Public Hearings

19. 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.
20. 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

Board of County Commissioners Meeting - April 28, 2026

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)