

COUNTY COMMISSIONERS

Chair, Alexis Hill, District 1

Vice-Chair, Jeanne Herman, District 5

Michael Clark, District 2

Mariluz Garcia, District 3

Clara Andriola, District 4



COUNTY MANAGER

Kate Thomas

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

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

CHIEF DEPUTY DISTRICT ATTORNEY

Michael Large

December 16, 2025

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/>.

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 concerning Districts 1, 5, or "All Commission Districts" (as specified in the subject line of the respective agenda items as "Virtual Public Comment Eligible") 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.

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.

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.

Board of County Commissioners Meeting - December 16, 2025

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

We begin by acknowledging that we gather today on the ancestral homelands of the Waš́i·šiw (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. Informational Update.
 - 3.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. TMFD. (All Commission Districts.) FOR DISCUSSION ONLY.

4. 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.

For the following items only (Agenda Items 5. and 6.), the board will convene in a joint session of the Washoe County Board of County Commissioners and the Truckee Meadows Fire Protection District Board of Fire Commissioners.

5. Recommendation to adopt a resolution re-adopting Washoe County and the Truckee Meadows Fire Protection District's current permit and service fee schedule for fire-related matters. The permit and service fee schedule was previously contained in Washoe County Code Chapter 60 in Exhibit B; however, the County and the District no longer wish the fee schedule to be included as part of the Washoe County Code, but rather, adopted by resolution as authorized by WCC 60.100.060; and all matters necessarily connected therewith and pertaining thereto. Truckee Meadows Fire. (All Commission Districts). FOR POSSIBLE ACTION

Attachments: [Staff Report- Resolution Re-Adopting Permit and Service Fee Schedule](#)
[Resolution Adopting Permit and Service Fee Schedule- 2025](#)

6. Second reading and possible adoption of an ordinance amending Washoe County Code Chapter 60 (Fire Prevention and Protection) to update the adopted editions of the International Fire Code (“IFC”) and International Wildland-Urban Interface Code (“IWUIC”) from the 2018 editions to the 2024 editions, with modifications to make them applicable to conditions within Washoe County; and to remove the adopted permit and service fee schedule from the Washoe County Code and provide for its adoption by resolution; and all matters necessarily connected therewith and pertaining thereto. Truckee Meadows Fire. (All Commission Districts). FOR POSSIBLE ACTION

Attachments: [Staff Report - Chapter 60 Code Amendments 2nd Reading Staff Report](#)
[Ordinance- Working Copy- Chapter 60- Fire Prevention and Protection w/ Exhibit A](#)
[Ordinance- Clean Copy- Chapter 60- Fire Prevention and Protection w/ Exhibit A](#)

7. 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.)

8. **Presentations.**

- 8.A.1. Recommendation to acknowledge receipt of the Washoe County Annual Comprehensive Financial Report (ACFR), auditor’s report, and report on internal control for the fiscal year ended June 30, 2025 as presented; approve the re-appropriation of [\$117,880,477.50] for the fiscal year 2026 budget, consisting of [\$68,481,627.22] for purchase order encumbrances committed in fiscal year 2025 and [\$49,398,850.28] for spending of restricted contributions and fees; and, authorize the Comptroller to proceed with distribution of the ACFR for public record, as required by law. Comptroller. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [FY25-Staff Report BCC for ACFR 2025](#)
[ACFR 2025 Reappropriation of 117,880,477.50](#)

- 8.B.1. Presentation and Update on FY 26 First 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 12-16-25 - Sheriff -Q1 FY26 Jail Status Report.doc](#)
[Jail Status Report FY 25-26 1st Quarter Stats only.pptx](#)
[50.400 - Camping on county-owned property or public places.pptx](#)

9. 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.

- 9.A.1. Approval of minutes for the Board of County Commissioners' regular meeting of November 18, 2025. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [2025-11-18 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 2025-12-16](#)
[C&R List 2025-12-16](#)

- 9.B.1. Recommendation to approve the reappointment of Sean Hill for a term beginning January 1, 2026, and ending on December 31, 2029, for the Washoe County Open Space and Regional Parks Commission. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC12-09-25-StaffReport-ParksCommissionReappointment Hill](#)
[SeanHill app redacted final](#)

- 9.B.2. Recommendation to approve an updated interlocal agreement, as authorized by NRS 277.180, between Washoe County (on behalf of the Planning & Building Division) and the North Lake Tahoe Fire Protection District (NLTFPD), regarding the County's continued collection of fire fees for NLTFPD's plan review and inspection services for planning permits and building permits in Incline Village and Crystal Bay. The agreement shall become effective 60 days from the date of signing and continue until terminated per contract terms. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 - Staff Report - NLTFPD Interlocal Agreement](#)
[BCC 12-16-25 - Attachment A - NLTFPD Interlocal Agreement](#)
[BCC 12-16-25 - NLTFPD ILA - Staff Presentation](#)

- 9.B.3. Recommendation to (1) approve the purchase of Assessor's Parcel Number (APN) 086-305-02 located at 310 Pompe Way, Reno, Nevada 89506, utilizing the Nevada Department of Public Safety, Division of Emergency Management and Homeland Security "Lemmon Valley Home Acquisition Phase I" grant award [in the amount of \$237,500.00 with a FEMA share of \$112,500.00 and a Washoe County match of \$37,500.00 plus an additional amount from Washoe County in the amount of \$87,500.00] for the purpose of purchasing this property to remove it from the Lemmon Valley Swan Lake Flood Plain, subsequently 2) demolition and then removing all existing structures, buildings, materials, and debris associated with APN 086-305-02, located at 310 Pompe Way and APN 086-303-18 located at 455 Pompe Way, thereby returning the two parcels to vacant open space that are deed restricted to prevent any future development, [in the estimated amount of \$279,800.00 with a FEMA share of \$209,850 and a Washoe County match of \$69,950.00], and, 3) Direct the Comptroller's Office to make necessary budget adjustments and, 4) designate the County Manager as the authorized representative with the authority to enter into and execute all necessary grant extensions, construction and purchase agreements for the property. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 - StaffReport-310PompeWayPurchase](#)

- 9.C.1. Recommendation to the Board of County Commissioners to retroactively acknowledge a supplemental grant of \$9,500.00 which increases the original award to \$13,173.96 [no County match required], awarded to the Second Judicial District Court from the Supreme Court of Nevada, Administrative Office of the Courts to fund a contractor to supplement the court's Information Technology (IT) team in the conversion of the case management system. District Court. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-2025 Staff Report Grant AOC- IT Team](#)
[Support Supplemental Award District Court](#)
[SJDC Grant Award-CMS](#)

- 9.D.1. Recommendation to acknowledge receipt of the completed audit for the Conflict Counsel program from the Internal Audit Division. The purpose of this audit was to evaluate the effectiveness, efficiency, and compliance of the program, ensuring indigent defendants receive constitutionally required legal representation. Finance. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-2025 Internal Audit Report Conflict Counsel Program](#)
[Internal Audit Report - Conflict Counsel Program - November 2025](#)

- 9.E.1. Recommendation to accept a private grant from United Healthcare Health Plan of Nevada Medicaid Community Investment, in the amount of [\$48,800.00; no County match; including up to \$5,000.00 for participant gift cards] effective from January 1, 2026 through December 31, 2027 to support senior needs. Authorize the Director of Human Services Agency 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 12-16-25 Accept CY26-27 United Healthcare HPN Grant \[\\$48,800.00; no county match\]](#)
[UHC HPN Award Letter](#)

- 9.F.1. Recommendation to approve, pursuant to NRS 244.1505, Commission District Special Fund disbursement in the amount of [\$55,000.00] for Fiscal Year 2025-2026; District 3 Commissioner Mariluz Garcia recommends a [\$50,000.00] grant to Washoe County Office of the County Manager - a government entity - for the purpose of having an economic study plan conducted for the Sun Valley area; and a [\$5,000.00] grant to Great Basin Community Food Co-op - a nonprofit organization created for charitable, religious, or educational purposes - to support the Co-ops Friends of the Foodshed to promote a healthy lifestyle for all living things; approve Resolution necessary for same; and direct Finance to make the necessary net zero cross fund and/or cross function budget appropriation transfers and disbursement of funds. Manager's Office. (Commission District 3). FOR POSSIBLE ACTION

Attachments: [12.16.2025 Staff Report Econ Study Plan Great Basin Resolution Sun Valley Econ Study Plan](#)
[12.16.25 Resolution Great Basin Community Food Co-op](#)

- 9.F.2. Acknowledge receipt of report on the 36th Special Session of the Nevada Legislature (2025). Manager's Office. (All Commission Districts.) FOR INFORMATION ONLY

Attachments: [BCC 12.16.2025 36th Legislative Special Session Final Report](#)
[36th Special Legislative Session 2025 Report](#)

- 9.F.3. Recommendation to approve personnel changes (Alternative Sentencing Officer; Alternative Sentencing Sergeant; Chief Alternative Sentencing Officer, DAS Case Manager, DAS Program Manager, Drug Screen Collector, Grants Coordinator, Investigative Assistant, Laboratory Assistant, Lead Drug Screen Collector, Mental Health Counselor II, Supervising DAS Case Manager), including position reassignments, position reclassifications, creation of one new 1.0 FTE Case Manager III (new job classification - J 150), creation of one new 0.40 FTE Case Manager III (J 150), and position abolishments, and equipment services departmental vehicle reassignments, as a result of the Board of County Commissioners' repeal of Chapter 11 of Washoe County Code, elimination of the Department of Alternative Sentencing, and transition of program functions effective January 1, 2026; and direct Finance to make the necessary cross functional and cross-fund budget appropriation transfers. [Net fiscal impact \$-0-] Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12.16](#)

- 9.G.1. Recommendation to accept a Grant Award from Petco Love Foundation in the amount of [\$10,000.00; no County match] retroactive to October 16, 2025, through June 30, 2026, to update old clinic equipment and purchase new items to enhance our medical services for pets; retroactively authorize the Director of Regional Animal Services to execute the Grant Agreement; and direct the Finance to make the necessary budget amendments. REGIONAL ANIMAL SERVICES. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 2024 Petco Love AWO Grant - Clinic Equipment 25-12-16 Updated Grant Award Letter 25-10-15 Petco Love award email Print View Petco Love Grant Request 22719942](#)

End of Consent Items

10. Recommendation to: 1) approve the Arrowcreek Soundwall Abandonment Agreement for Access, Concrete Panel Replacement and Repair (Abandonment Agreement) to define the responsibilities of Washoe County and 14 residential property owners and their respective lots which abut Arrowcreek Parkway, beginning at 13430 Fieldcreek Lane and ending at 13560 Fieldcreek Lane; and 2) award a bid and approve the construction Agreement to the lowest responsive, responsible bidder for the Arrowcreek Parkway Wall Repair Project, PWP-WA-2015-414 [staff recommends Frank Lepori Construction, Inc., in the amount of \$387,642.03; and approve a project contingency in the amount of \$12,000.00 to be used on a time and materials basis if needed, for a total project cost of \$399,642.03]; and 3) upon completion and inspection of the wall replacement and repair project, direct staff to prepare a Boundary Line Adjustment to transfer ownership of the newly repaired wall to the property owners listed within the Abandonment Agreement and record the Abandonment Agreement against the 14 benefitting assessor parcel numbers: 049-312-23, 049-312-24, 049-312-25, 049-312-26, 049-312-27, 049-312-28, 049-312-29, 049-312-30, 049-312-31, 049-312-34, 049-312-33, 049-312-02, 049-312-03, and 049-312-04. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 StaffReport ArrowcreekWall](#)
[BCC 12-16-25 - Arrowcreek Wall Abandonment and](#)
[Access Agreement](#)
[BCC 12-16-25 - Construction Agreement Arrowcreek](#)
[Wall](#)

11. Recommendation to approve the purchase of a new 2027 Western Star 47X Truck with dump body, sander spreader and plow from Velocity Truck Centers, 1550 South McCarran Boulevard, Sparks, Nevada [\$361,243.25], utilizing Sourcewell (a public agency created by the Minnesota legislature) contract #060220-NAF, pursuant to the joinder provision of NRS 332.195. This requested purchase will replace an existing vehicle that has been in service for 17 years and has reached the end of its useful life. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 Staff Report - Dump Truck #5527](#)
[replacement](#)

12. Recommendation to authorize Sierra Nevada Construction, Inc., as the Construction Manager-At-Risk (CMAR) and approve a Guaranteed Maximum Price 1 (GMP 1) Agreement to construct reclaimed water pipelines, gravity sewer pipelines, sewer force main pipelines, and appurtenances, to support the Pleasant Valley Interceptor Reach 3 Project [in the amount of \$6,538,873.95]. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 - Staff Report SNC CMAR GMP1](#)
[BCC 12-16-25 - Construction Agreement PVI Reach 3 GMP1](#)
[BCC 12-16-25 - Exhibit A - Sierra Nevada Construction Inc-PVI Reach 3-GMP 1](#)

13. Recommendation to approve a Lease Agreement between Washoe County, Lessee, and 6550 Longley LLC, Lessor, for the occupancy of 49,500 square feet of warehouse and office space at 6550 Longley Lane, Suite 145, Reno, Nevada 89511 on a 126 month term, commencing January 1, 2026 and terminating on June 30 2036, [\$5,574,758.16 Total Base Rent and \$1,426,775.28 Total Estimated Common Area Maintenance]. The Registrar of Voters will use the space to establish a centralized operational hub and consolidate existing leased space. Base rent was negotiated to be free for the first 6 months and \$39,600.00 per month after, with 3.5% annual increases, and the common area maintenance is currently \$9,405.00 per month. [FY26 expense of \$56,430.00 FY27 total expense of \$588,060.00]. Nevada Revised Statutes (NRS) 244.275 and NRS 332.400 authorize the County to enter into lease agreements for property necessary for county use and require the inclusion of a funding out clause, which allows for termination of the lease without penalty if funds are not appropriated in future fiscal years. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 Staff Report - 6550 Longley 145 Lease Lease - ROV - 6550 Longley 145](#)

14. Introduction and first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Three- Regulation of Uses, Division Four- Development Standards, and Division Nine- General Provisions. These amendments include adding various sections to: establish small lot residential development standards and establish infill residential and commercial development standards. These amendments also include amending various sections to: include an example of the multi-family, minor residential use type and allow cottage courts on multiple parcels; modify the maximum size of attached and detached accessory dwelling units from 50% to 80% of the size of the main dwelling; modify the maximum floor area from 1,000 square feet to 1,200 square feet for cottage court developments; specify that only one community accessory structure is allowed for every four (4) cottages in a cottage court development; clarify the calculation of setbacks for cottage court developments; modify lot and yard standards for common open space developments; add various definitions; 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 for January 13, 2026. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 - Staff Report 1st Reading WDCA25-0008](#)
[BCC 12-16-25 - Attachment A - Ordinance Working](#)
[Copy](#)
[BCC 12-16-25 - Attachment B - PC Resolution](#)
[BCC 12-16-25 - Attachment C - PC Staff Report](#)
[BCC 12-16-25 - Attachment D - PC Presentation](#)
[BCC 12-16-25 - Attachment E - PC Meeting Video](#)
[Recording](#)
[BCC 12-16-25 - Staff Presentation WDCA25-0008 1st](#)
[Reading](#)

15. Introduction and first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Two- Area Plan Regulations to establish standards for permanent employee housing in the High Desert Planning Area; to allow permanent employee housing on parcels zoned General Rural (GR) within the High Desert Planning Area at a density of up to 1 dwelling unit per 40 acres as an allowed use; and to allow permanent employee housing on such parcels at a density of up to 1 dwelling unit per 5 acres with the approval of a special use permit; 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 for January 13, 2026. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 - Staff Report - WDCA25-0010 1st Reading](#)
[BCC 12-16-25 - Attachment A - Ordinance Working Copy](#)
[BCC 12-16-25 - Attachment B - Action Order and Resolution](#)
[BCC 12-16-25 - Attachment C - PC Staff Report](#)
[BCC 12-16-25 - Attachment D - PC Staff Presentation](#)
[BCC 12-16-25 - Attachment E - PC Minutes](#)
[BCC 12-16-25 - Attachment F - PC Video Recording](#)
[BCC 12-16-25 - Staff Presentation - WDCA25-0010](#)

16. Recommendation that the Board of County Commissioners authorize the Chair to execute a settlement and release agreement between Washoe County and Madison AI, Inc., a Delaware corporation, reflecting the previous and ongoing collaboration between Washoe County and OnStrategy, Inc. in the development of intellectual property. Pursuant to the proposed agreement, Washoe County will receive a cash payment of five hundred thousand dollars (\$500,000) and (ii) a ten (10) year non-exclusive, non-transferable, and royalty-free license to utilize the Platform and memorialized in a Software License Agreement to be executed contemporaneously with and contingent upon the execution of this Agreement, in consideration for (i) the ongoing and continuing product development, marketing, and sales services supporting the commercialization of the Platform a knowledge assistant for local governments to research, reference and generate documents based on County's code, board decisions, agendas, and policies. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-2025 - Staff Report - Madison AI settlement agreement](#)
[Madison AI - Settlement and Release \(Washoe County\) - 4899-7891-1341 5 tr edits](#)
[Madison AI - Washoe County - Licensing Agreement - Future Collaboration](#)

17. Recommendation, in accordance with NRS 244.1505 and NRS 433.742, to approve allocation of Washoe Opioid Abatement and Recovery Fund (WOARF) non-bankruptcy funds through the One Nevada Agreement, in the total amount of [\$1,067,720], to Washoe County Human Services Agency Housing and Homeless Services Division Street Outreach project and authorize the County Manager to sign necessary award documents.

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

Attachments: [BCC 12-16-25 OCM WOARF Outreach HSA-HHS](#)

18. Recommendation to approve the award of a contract resulting from Request for Proposal (RFP) 3285-26 for Regional Fire and EMS Feasibility, Efficiency and Service Enhancement Study to the most responsive and responsible bidder, Emergent Global Solutions, Inc. The contract will be awarded for a one-year term period of January 1, 2026, to December 31, 2026, in an amount not to exceed \$380,935.54, with the cost of the contract to be shared equally between Washoe County, the City of Reno, and the City of Sparks [total estimated cost to Washoe County of \$126,978.52], and recommendation to approve the use of General Fund Contingency in the amount of [\$380,935.54] for Fiscal Year 26 in accordance with Nevada Revised Statute (NRS) 354.598005 to increase expenditure authority in the Office of the County Manager for the Regional Fire and EMS Feasibility, Efficiency and Service Enhancement Study; and if approved, authorize the Washoe County Manager or her designee to proceed with contract negotiations with Emergent Global Solutions, Inc. consistent with the terms of the RFP and Emergent Global Solutions, Inc.'s proposal, and to authorize the Washoe County Purchasing and Contracts Manager to execute the resulting Professional Services Agreement and related documents; and to direct Finance to make the appropriate budget appropriation transfers. [Total Fiscal Year impact \$380,935.54; net fiscal impact \$-0-] Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 Manager Approve RFSSB RFP Contract](#)

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.)

19. Public Hearing: Second reading and possible adoption of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Three-Regulation of Uses. These amendments include: modifying the title of Article 336 from “Affordable Housing Incentives” to “Housing Incentives”; adding provisions to describe the purpose of Article 336 Housing Incentives, and create incentives for senior housing; and amending provisions to include “Senior Housing” as a residential use type in Table 110.302.05.1 and define the term; and all matters necessarily connected therewith and pertaining thereto. In making its determination, the Board shall either affirm, modify or reject the findings of fact included in the Planning Commission’s recommendation. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 - Staff Report - 2nd Reading](#)
[WDCA25-0009](#)
[BCC 12-16-25 - Attachment A - Ordinance Working](#)
[Copy](#)
[BCC 12-16-25 - Attachment B - Ordinance Clean Copy](#)
[BCC 12-16-25 - Attachment C - PC Staff Report](#)
[BCC 12-16-25 - Attachment D - PC Memo](#)
[BCC 12-16-25 - Attachment E - PC Action Order &](#)
[Resolution](#)
[BCC 12-16-25 - Attachment F - PC Staff Presentation](#)
[BCC 12-16-25 - Attachment G - PC Minutes](#)
[BCC 12-16-25 - 2nd Reading Staff Presentation](#)

20. Public Hearing: Appeal of the Washoe County Board of Adjustment's denial of Special Use Permit Case Number WSUP25-0013 (Sanctuary of God) for the Religious Assembly use type and major grading to allow the construction of a 15,000-square-foot single-story church and site grading in the amount of 18,000 cubic yards.

The appellant is Sierra Builders of Nevada. The subject parcel is located at 3485 Rolling Ridge Road (APN 082-512-32), has a master plan designation of Suburban Residential (SR) and a regulatory zone designation of Low Density Suburban (LDS).

The Board of County Commissioners (Board) shall consider the appeal based on the record on appeal and any additional evidence submitted at the Board's public hearing. The Board may affirm, modify or reverse the Board of Adjustment's decision. If the Board reverses the Board of Adjustment's decision, the Board may remand the matter back to the Board of Adjustment or directly grant the special use permit. If the Board directly grants the special use permit, staff is recommending the modified conditions included as Exhibit G. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 12-16-25 - Staff Report - Appeal WSUP25-0013](#)
[BCC 12-16-25 - Attachment A - BOA Action Order](#)
[BCC 12-16-25 - Attachment B - Appeal Documents](#)
[BCC 12-16-25 - Attachment C - BOA Staff Report](#)
[BCC 12-16-25 - Attachment D - BOA Staff Presentation](#)
[BCC 12-16-25 - Attachment E - BOA Video Recording](#)
[BCC 12-16-25 - Attachment F- BOA Meeting Minutes](#)
[BCC 12-16-25 - Attachment G - Modified Conditions](#)
[BCC 12-16-25 - Attachment H - BOA Applicant](#)
[Presentation](#)
[BCC 12-16-25 - Attachment I - Additional Public](#)
[Comment](#)
[BCC 12-16-25 - Public Comment After BOA Meeting](#)
[BCC 12-16-25 - Staff Presentation - Appeal](#)
[WSUP25-0013](#)
[BCC 12-16-25 - Appellant Presentation - Appeal](#)
[WSUP25-0013](#)

End Of Scheduled Public Hearings

21. 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.
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.)
23. Possible closed session for attorney client meeting to discuss potential or existing litigation pursuant to Nevada Revised Statutes 241.015.

Adjournment

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

Chair Hill

Community Homelessness Advisory Board
Downtown Reno Business Improvement District (alternate)
Nevada Tahoe Conservation District Board of Supervisors
Regional Transportation Commission
Reno-Sparks Convention & Visitors Authority
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

Vice-Chair 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)

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 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 Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Open Space and Regional Parks Commission (liaison)
Washoe County Stadium Authority
Western Regional Water Commission (WRWC) – TMWA Appointed

Commissioner Andriola

District Board of Health
Nevada Association of Counties Board of Directors (NACO)
Regional Fire Service Study Board (SB319)
Regional Transportation Commission (alternate)
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