

Washoe County Planning Commission



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SERVICES DEPARTMENT**

Special Use Permit WSUP25-0018 (Iveson Ranch)

January 13, 2026

High Desert Planning Area with subject parcel highlighted.

APN 076-580-02



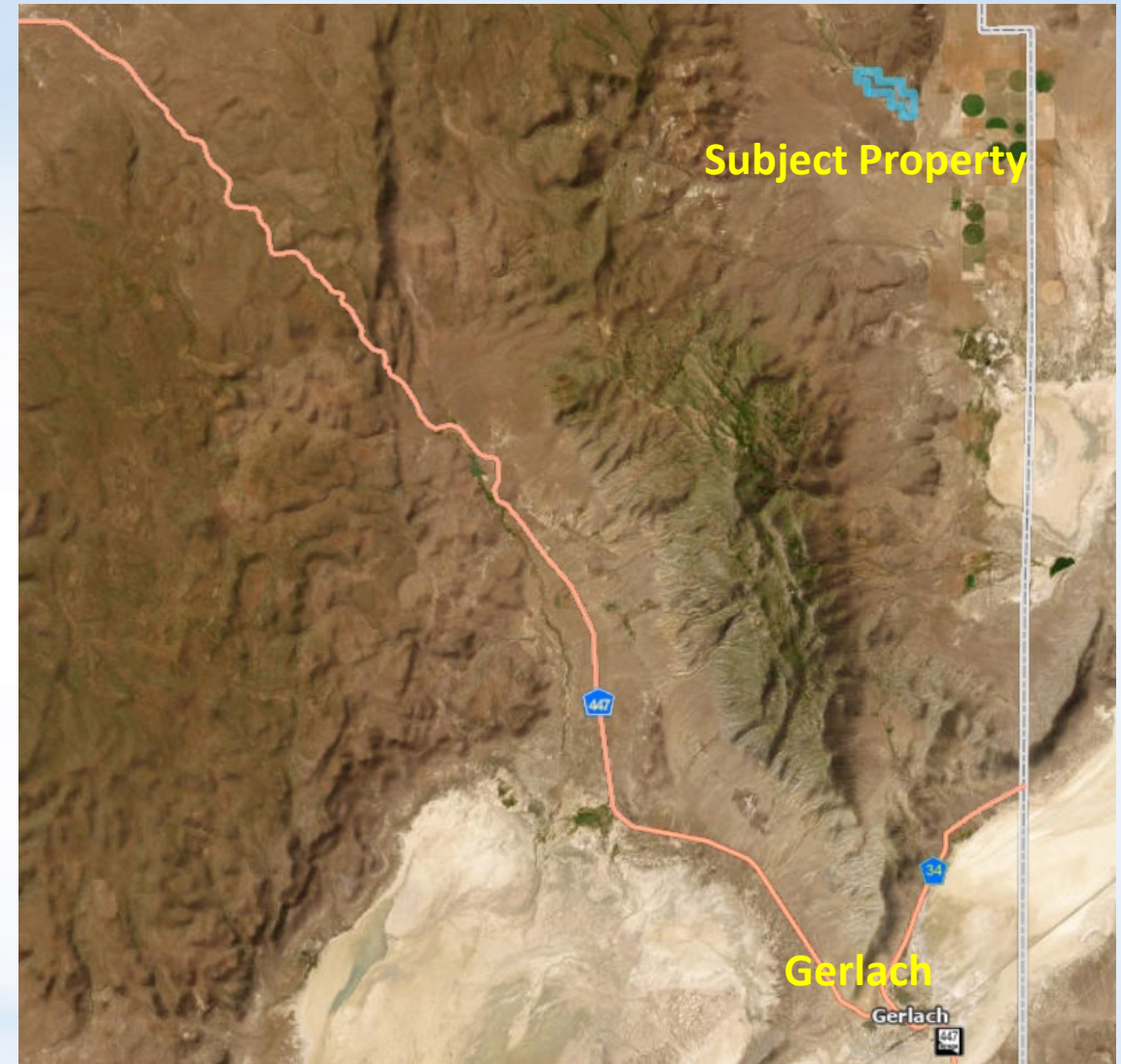
Vicinity Map



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The subject parcel is:

- Located 26 miles north of Gerlach, off County Route 34
- 320 Acres
- Located in the High Desert Planning Area.
- Zoned General Rural (GR) with a master plan designation of Rural (R).



- Washoe County Planning Commission approved WSUP25-0018 (Iveson Ranch) on November 20, 2025
- Appellant states that good faith discussions occurred between the applicant (BRDR Properties, LLC) and Burning Man, and that the applicant agreed to mitigation measures
- The appeal request includes 2 key conditions that were meant to limit the frequency and intensity of energetics testing.
- The appellant contends that the issuance not detrimental finding can not be made without the inclusion of these conditions.

- The appellant included these agreed upon conditions in the appeal application.
- A follow up meeting occurred with the applicant, appellant, and County staff to address concerns with the County's ability to enforce the conditions the parties agreed to.
- Both the appellant and applicant have agreed on the proposed language, which planning staff believes is appropriate and enforceable.

Modified Condition of Approval



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Modified Condition 1V: (Applicable to Private Air Strip) – Airplane and drone flights on Sundays shall not exceed five Sundays per year, at the applicant's discretion, with the exception of medical evacuation flights, which shall not be included in this limitation.

New Condition of Approval



(Applicable to Energetics) – The applicant has proposed and consents to conditioning the hazardous material SUP on the following limitations which shall also be reflected on the operational plan submitted to the fire district for any explosive permits:

Energetics testing of no more than 12 pounds of explosive and/or detonative material per test;

Energetics test frequency is limited to 5 tests per day, and no more than 375 tests within a 12-month period, including:

- Up to 260 detonators
- Up to 40 one (1) gram to five (5)-pound charges
- Up to an additional 40 one (1) gram to twelve (12)-pound charges
- Up to 40 solid rocket motors
- Total tests not to exceed 375 tests within a 12-month period

The applicant is solely responsible for maintaining an accurate accounting of all blasting activity on site and shall provide the records of energetics activity to Washoe County upon request. The records must indicate the weight, date and time of each energetic tested and must track testing of solid rocket motors and detonators. The applicant must maintain all records for a minimum of 36 months. The applicant will be required to submit an amendment of conditions request to increase any of these limits.

Enforcement of this condition shall be through the review of such records provided by the applicant.

Approved Iveson Project



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- Special use permit for a high technology industrial use type for drone research and testing.
- Private air strip use type.
- General industrial – heavy use type to include explosives testing and use and storage of certain hazardous materials.
 - Special use permit for Hazardous Materials (Explosives)
- Outdoor storage.
- Includes modifications to standards relating to landscaping, parking, noise, and paving.

High Desert Modifiers



- Article 206: High Desert Area allows for modified code allowances within the General Rural regulatory zone.
- The following use types require an SUP under the modifiers.
 - Private Air Strips and Glider Ports
 - General Industrial – Heavy
- The following use type requires an SUP in GR per Article 302
 - High Technology Industry

Unmanned Aerial Systems (UAS) or Drone Software Testing

- Will take place at the Iveson Ranch property, and adjacent BLM land.
- Size of the drones is roughly the size of a dinner plate.
- Drone operations will comply with FAA Part 107 regulations which governs commercial drone operations.

Private Air Strip



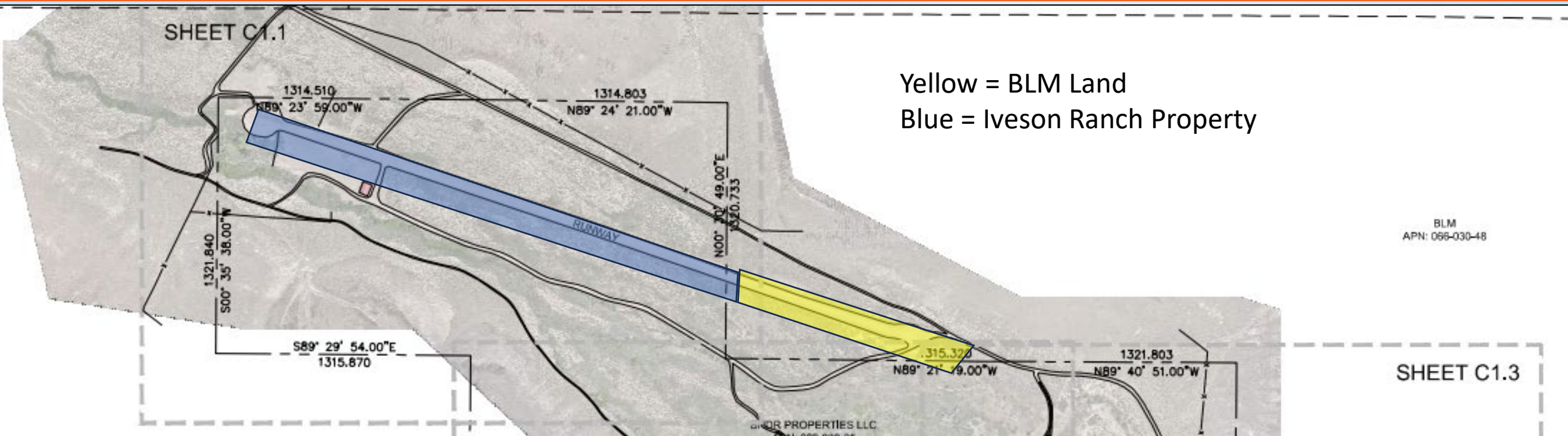
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- The air strip is existing and located at the northern end of the subject parcel.
- Spans 2 parcels, the Iveson Ranch property and the adjacent BLM property.
- 75% of site access is expected by air and will be used to transport personnel and materials.

Private Air Strip



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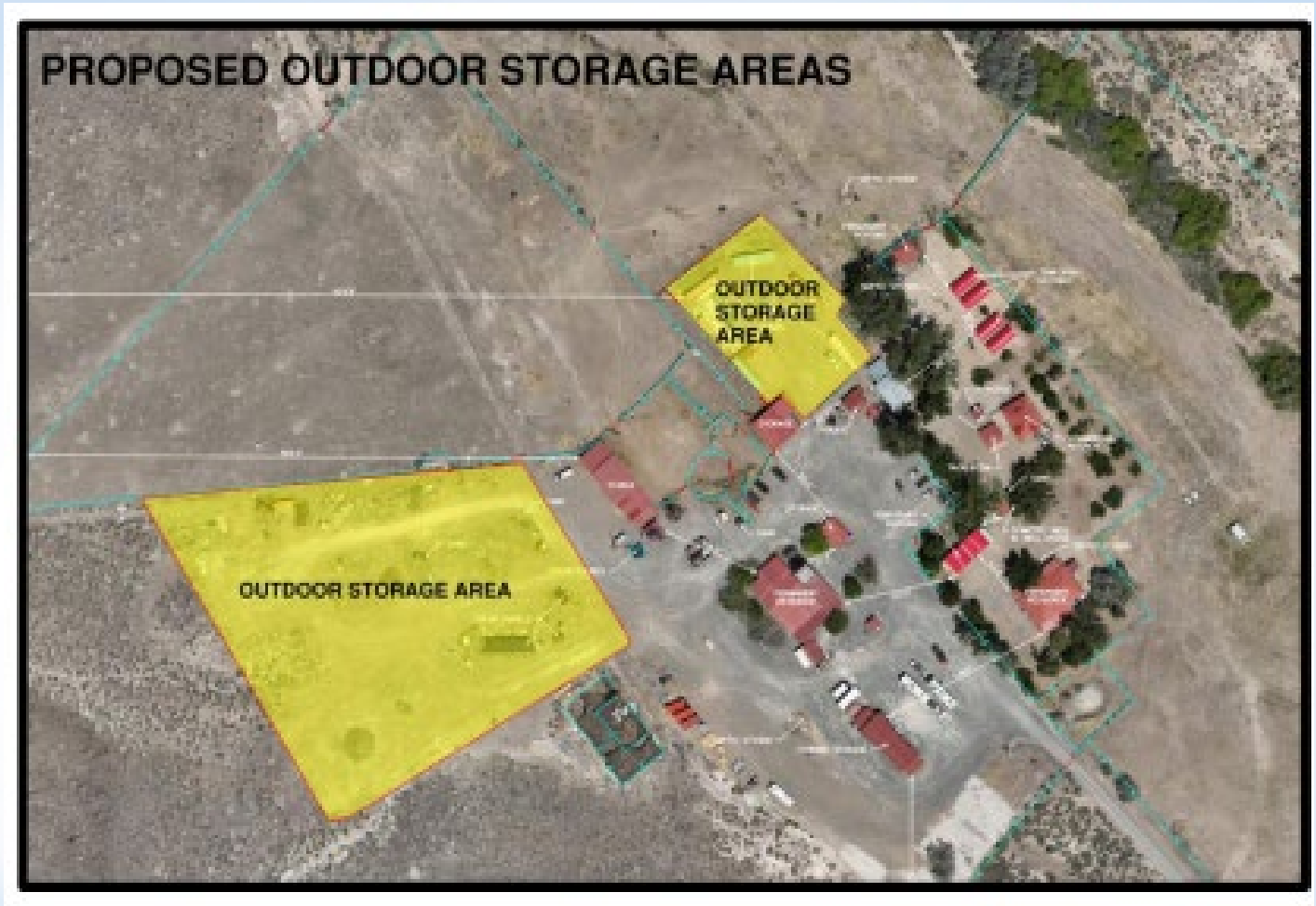
- Written BLM approval is required before use of the private airstrip.

Outdoor Storage



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- Trailers (Semi, Campers, Cargo)
- Cargo Containers
- Building Materials
- Fleet Vehicles
- Fire Safety Vehicles

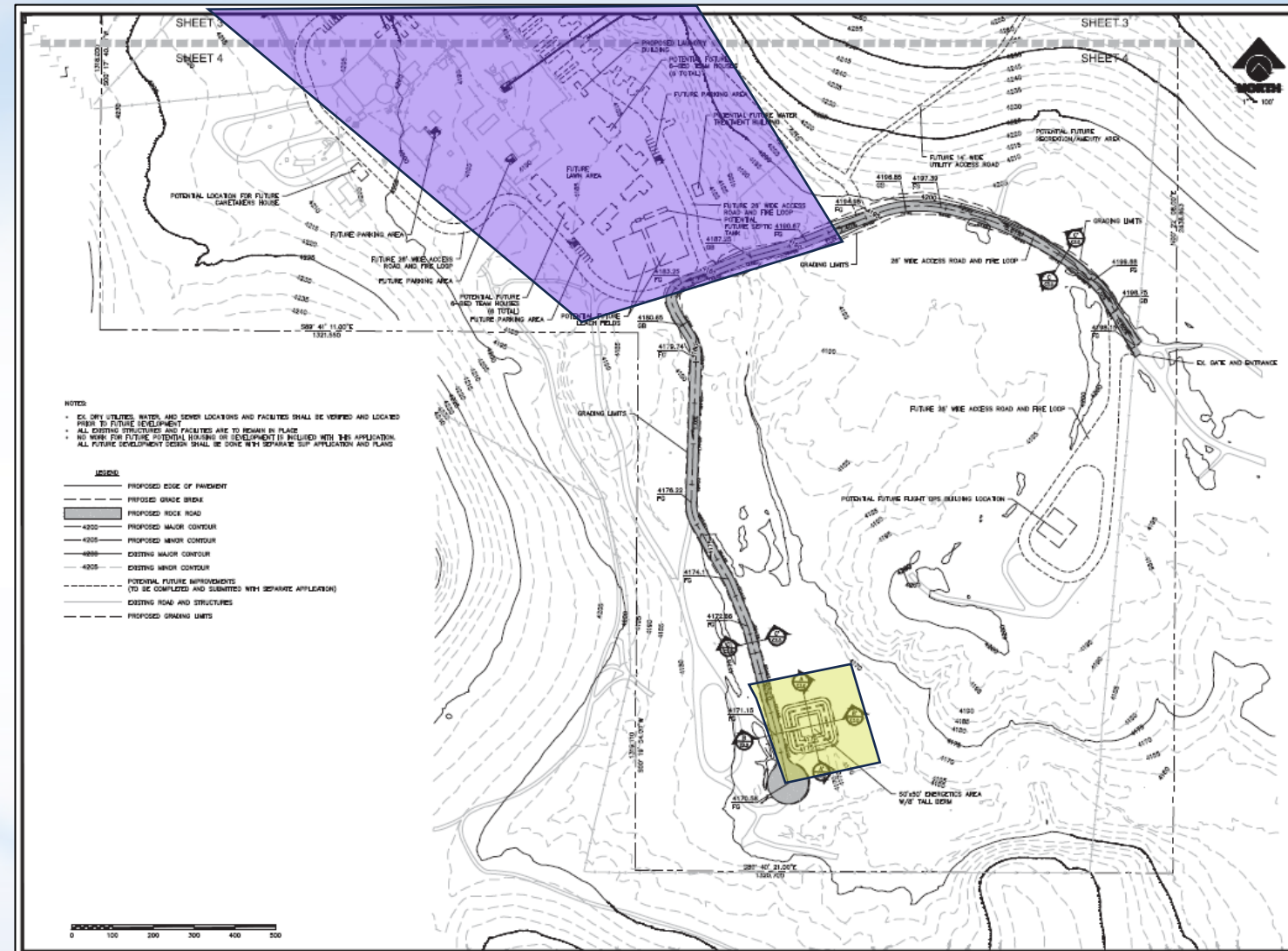


Explosive Testing / General Industrial - Heavy



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- Testing will take place in a fixed location on a secure range
- No explosives will be dropped from drones
- Up to 10lbs of explosive material used per test
- This part of the SUP requires specific BCC approval for hazardous materials.



Hazardous Materials



- Property contains explosive materials on the property. State law regulates hazardous material requirements
- Materials that are on site that trigger the hazardous material SUP requirement are listed:

TABLE 1: LIST OF ENERGETIC MATERIAL ON SITE

List of Energetic Material		
<i>CAS #</i>	<i>Explosive</i>	<i>Expected Applications</i>
121-82-4	RDX	Composition C-4, A5
118-96-7	TNT	Hexolite, Pentolite
78-11-5	PETN	Detasheet, Blasting Caps, Detonating Cord
2691-41-0	HMX	NONEL, PBX 9501
7790-98-9	AP	Hobby Rocket Motors

ATF Explosive Licensing



- ATF issues licenses and regulates storage, recordkeeping, and storage notification.
- Explosives must be stored in approved magazines based on classification.
- Table of distances are used to ensure safe separation from roadways, railways, and inhabited buildings.
- Licensees must maintain permanent records of acquisitions, disposition, inventory of explosive materials.
- Required to notify local fire safety authority on magazine capacity, storage location, and types of explosives.
- ATF has inspected proposed storage sites, and storage has been approved.

Safety Response on Site



On-site fire response resources currently include:

- 2 - 4,000-gallon water trucks equipped with aft spray bars (one featuring a high-pressure water cannon with 360-degree coverage).
- 3 utility terrain vehicles (UTVs) outfitted with 80-gallon QTAC fire skids.
- Multiple sets of wildfire hand tools, personal protective equipment (PPE), and handheld fire extinguishers.
- Will coordinate with Truckee Meadows Fire Protection District on additional fire safety requirements.

Consultation



- Washoe County Director of Emergency Management and Homeland Security
- The Administrator of the Division of Environmental Protection of the Nevada State Department of Conservation and Natural Resources
- The Nevada State Fire Marshal
- The Administrator of the Division of Industrial Relations of the Nevada State Department of Business and Industry
- The commander or administrator of a military installation, as defined in Article 902, that is within three thousand (3,000) feet of the property that is the subject of the special use permit application; and
- The governing body of any city or county that may be affected by the issuance of the special use permit.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
BLM - US Fish & Wildlife	X			
BLM - Winnemucca Dist. Office	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X	X	X	Katie Andrie, kmandrie@ndow.org
NV Water Resources	X			
NV Division of State Lands	X			
NV Division of Natural Heritage	X			
Washoe County Building & Safety	X	X		
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Risk Management	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
Washoe County Emergency Management Administrator	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio,
TMFPD	X	X	X	Richard Edwards; Jen Donohue
Airport Authority	X			

Neighborhood Meeting



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- A neighborhood meeting was conducted on July 28, 2025, via Zoom.
- 4 residents/business owners from the notified area attended the meeting.
- A supplemental neighborhood meeting was conducted on August 6, 2025.
- 1 resident attending.
- Concerns related to hazardous materials.
- Took the project to the Gerlach/Empire CAB on November 13, 2025.

Staff is able to make all 5 required findings and is recommending approval with conditions

- a) Consistency.
- b) Improvements.
- c) Site Suitability.
- d) Issuance Not Detrimental.
- e) Effect on a Military Installation.

Possible Motions



The Board may take one of the following actions:

- Move to **affirm** the decision of the Planning Commission approving WSUP25-0018 (Iveson Ranch) and recommending approval to this board of the hazardous material SUP.
- Move to **reverse** the decision of the Planning Commission and deny WSUP25-0018 (Iveson Ranch).
- Move to **affirm** the decision of the Planning Commission approving WSUP25-0018 (Iveson Ranch) with the modifications set forth in the Conditions of Approval, adding a new condition 1y, and amending the language of condition 1v, based upon the ability to make all five of the special use permit findings required by WCC Section 110.810.30 and 110.810.42(d) based on the record and evidence presented today.

Hazmat SUP Motion



“Move to approve a hazardous materials special use permit for BRDR Properties, LLC for Iveson Ranch to allow a general industrial-heavy use type, to include explosives testing and use and storage of certain hazardous materials on APN 066-030-05, as required by NRS 278.147 and Washoe County Code section 110.810.42, with the hazardous materials conditions of approval included in Exhibit E, having made all five findings in accordance with Washoe County Code Section 110.810.42(d). The hazardous materials that are permitted to be on site have the following CAS numbers: 121-82-4 (RDX), 118-96-7 (TNT), 78-11-5 (PETN), 2691-41-0 (HMX), and 7790-98-9 (AP).”

Thank you

Chris Bronczyk, Senior Planner
Washoe County CSD – Planning Division
cbronczyk@washoecounty.gov
775-328-3612



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