

Washoe County Board of County Commissioners



**COMMUNITY
SERVICES DEPARTMENT**

WDCA25-0010 (Iveson DCA)

December 16, 2025

- The proposed DCA is specific to properties with a **General Rural (GR)** Regulatory Zone in the **High Desert Planning Area**.
- Establishes standards for employee housing options and residential densities.
- Adds language to the General Rural Regulatory Zone Area Modifiers to allow permanent employee housing to exceed the standard GR density limit of 1 unit per 40 acres with the approval of an SUP.

1. Text changes to Article 206:
 - Establishes that 1 unit per 40 acres is allowed by right for permanent employee housing.
 - Requires an SUP for densities greater than 1 unit per 40 acres.
2. Adds a section to Article 206 to regulate permanent employee housing.
 - Maximum density shall not exceed 1 unit per 5 acres.

Final Text:

(a) Allowed Uses:

(5) Multi-uses:

- (i) Company towns, bunkhouse and permanent employee housing **equal to, or under the allowed GR density of 1du / 40 acres;**
- (ii) Livestock camps; and
- (iii) Railroad camps, highway camps and temporary employee housing.

Text Presented to Planning Committee:

(a) Allowed Uses:

(5) Multi-uses:

- (i) Company towns, bunkhouse and permanent employee housing **equal to, or under the allowed maximum density.**
- (ii) Livestock camps; and
- (iii) Railroad camps, highway camps and temporary employee housing.

- (b) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
 - (3) Multi-Uses:
 - (i) Private air strips and glider ports; and
 - (ii) Company Towns, and permanent employee housing in excess of the allowed GR density of 1du / 40 acres.**

Article 206 Permanent Employee Housing



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Section 110.206.11 Permanent Employee Housing. The standards of this section shall apply to company towns and permanent employee housing in the General Rural Regulatory Zone.

- a) The allowed density is limited to a maximum of 1 dwelling per 5 acres.**
- b) Permanent employee housing is limited to legally employed people.**
Volunteers do not qualify.
- c) Permanent employee housing is subject to all requirements in Article 313.**

Permanent Employee Housing



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- Per Article 90s “Definitions,” Permanent Employee Housing is intended to house employees of isolated:
 - Industrial use types
 - Mining use types
 - Railroad uses
 - Highway uses
 - Utilities
 - Agricultural based use types
- Permanent Employee Housing is still considered employee housing and is subject to Article 313.

Public Workshop



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- September 23, 2025
- Workshop lasted 36 minutes
- Meeting held remotely (Zoom)
- 6 attendees
- The project was also presented at the Gerlach/Empire CAB on October 9, 2025.
- Questions and comments related to maximum density allowed, number of units Iveson needs, and remediation.
- Applicant summary indicated support for amendments from attendees.

- Planning Commission on November 4th, 2025 voted 7-0 to recommend approval.
- Must make **one (1)** of the following findings (PC made **all four findings**):
 1. Consistency with Master Plan.
 2. Promotes the Purpose of the Development Code.
 3. Response to Changed Conditions.
 4. No Adverse Affects.

Planning Commission recommendation: Introduce and conduct first reading of ordinance.

Thank you

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