

# Washoe County Board of County Commissioners



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SERVICES DEPARTMENT**

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## **WDCA25-0010 (Iveson DCA)**

January 13, 2026

- 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.

- (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.**

**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 902's "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
- 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.



- **November 4, 2025:** Planning Commission (PC) voted 7-0 to recommend approval. 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.
- **December 16, 2025:** Board of County Commissioners (BCC) conducted an introduction and first reading of the proposed ordinance for the DCA.

# Recommended Motion



Move to adopt Ordinance Number [Ordinance number to be provided by the County Clerk], which is an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division 2- 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.

In making this motion, the Board is affirming the Planning Commission's findings of fact included in the Planning Commission's recommendation.

# Thank you

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