

Attachment E

Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WDCA25-0010 (Iveson DCA)

November 4, 2025

Background



- The proposed DCA is specific to the High Desert Planning Area.
- Specific to only properties with a General Rural (GR) regulatory zone.
- The requested DCA would allow for employee housing options and density for uses that are remotely located.
- Conforms with Regional's density allowance on rural properties.
- Placing this allowance under the Special Use Permit option allows reviewing agencies to ensure that the proposal will have proper mitigation and proper infrastructure.



(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.

(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.

Public Workshop



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- September 23, 2025 and started at 6:00 PM.
- Workshop lasted 36 minutes
- Remote meeting
- 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.

Findings



Must make **one (1)** of the following findings:

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Recommended Motion - Approval



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I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA25-0010, to amend Washoe County Chapter 110 (Development Code) within Article 206 as reflected within the proposed ordinance contained in Exhibit A-1; and further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

Thank you

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