

Washoe County Planning Commission



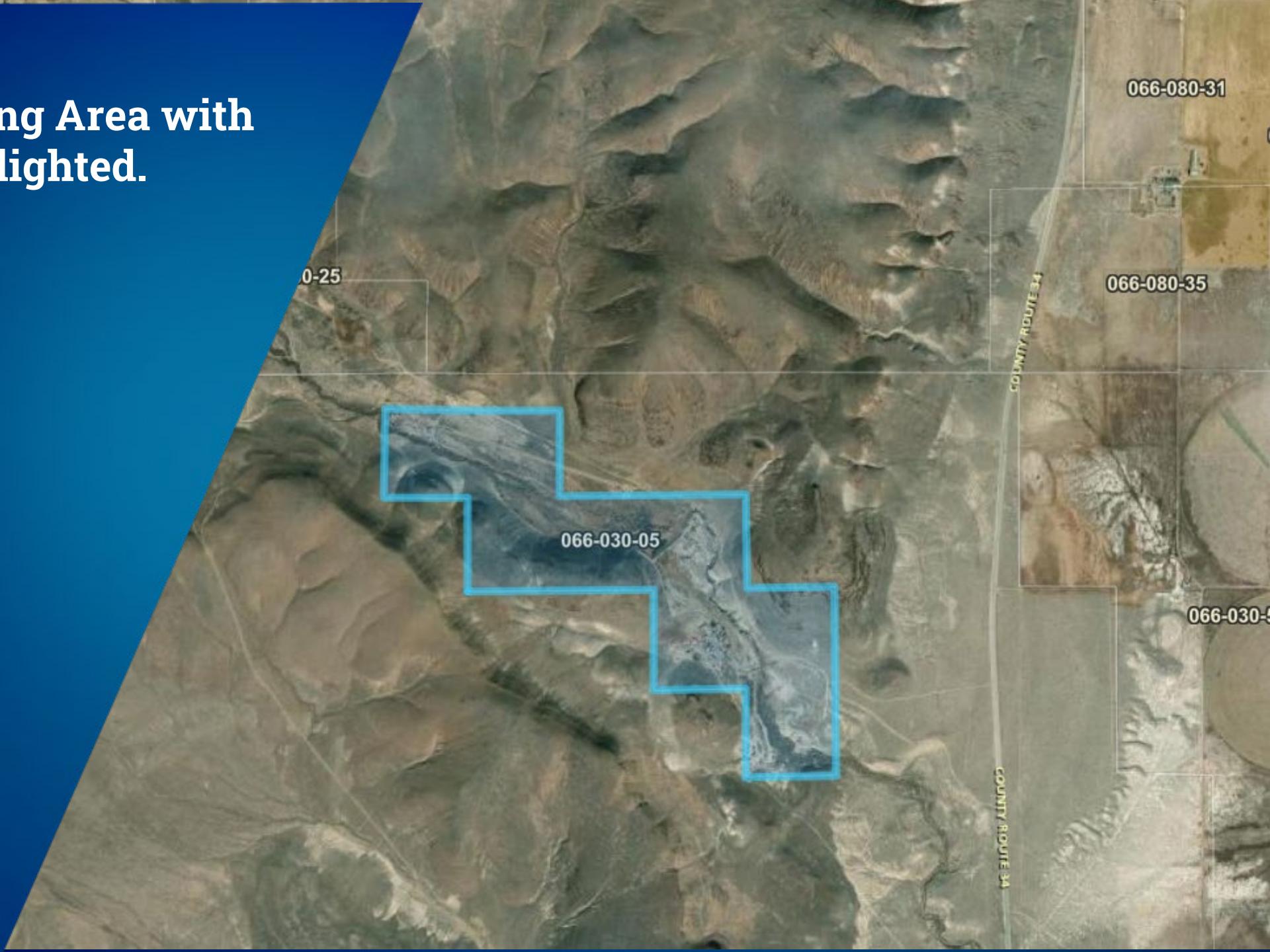
**COMMUNITY
SERVICES DEPARTMENT**

**Special Use Permit WSUP25-0018
(Iveson Ranch)**

November 20, 2025

High Desert Planning Area with subject parcel highlighted.

APN 076-580-02



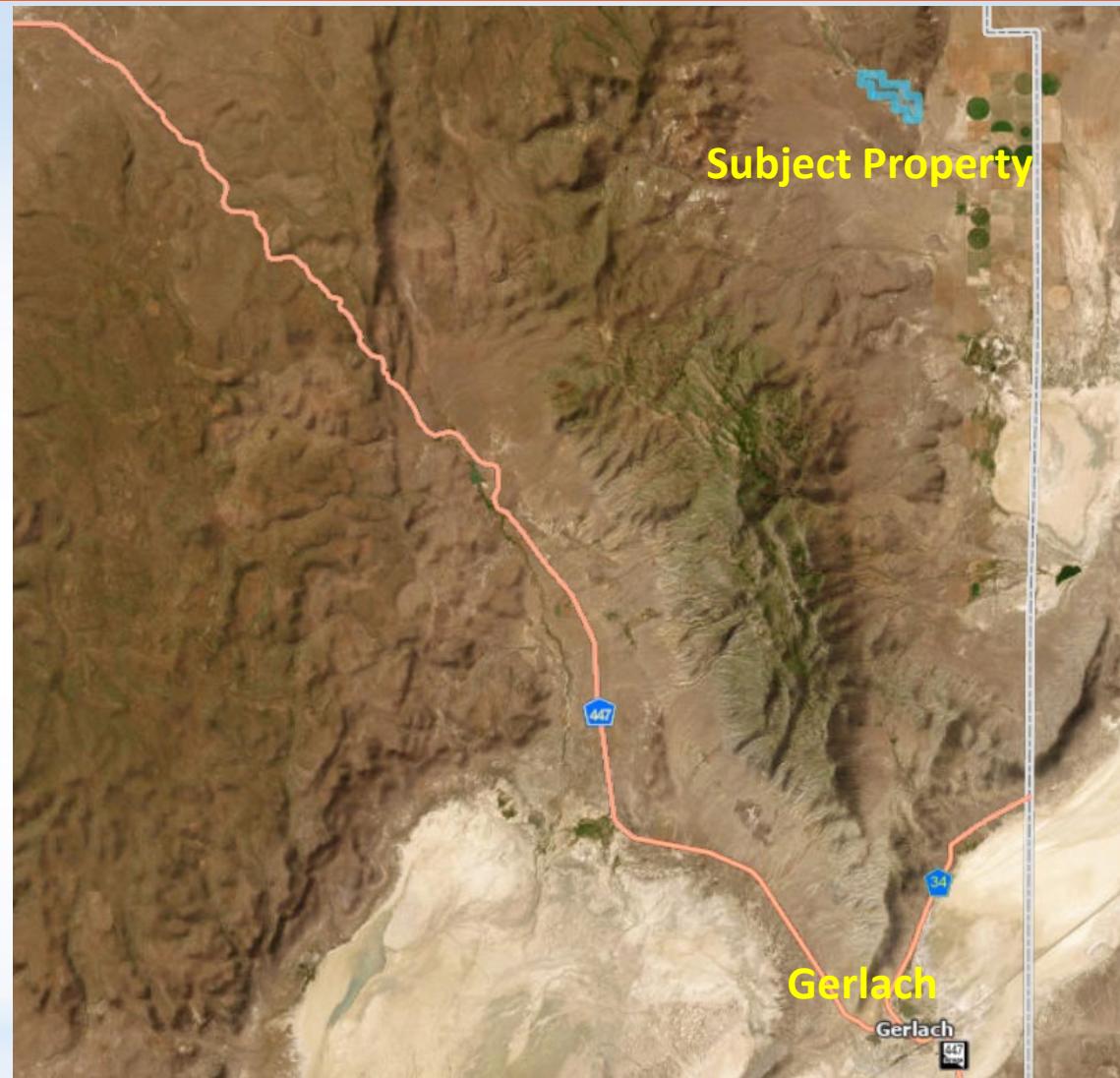
Vicinity Map



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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.
- Designated a freestanding community by the Truckee Meadows Regional Plan.
- Zoned General General Rural (GR) with a master plan designation of Rural (R).



Request



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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



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- 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

High Tech Industrial Use Type



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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



- 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.
- Applicant requested to modify Section 110.306.50 A which requires a 300 foot setback and a 65db limit.
- Applicant requested to modify Section 306.50c which requires additional parking for every aircraft parked/stored on site.
- Staff supports both requests to modify standards.
- 75% of site access is expected by air, and will be used to transport personnel and materials.
- Written BLM approval is required before use of the private airstrip.

Private Air Strip



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SHEET C1.1

1314.510
N89° 23' 59.00"W

1314.803
N89° 24' 21.00"W

N00° 30' 49.00"E
1320.733

RUNWAY

1321.840
S00° 35' 38.00"W

589° 29' 54.00"E
1315.870

Yellow = BLM Land
Blue = Iveson Ranch Property

BLM
APN: 066-030-48

LAND PROPERTIES LLC
ALL USES PROHIBITED

SHEET C1.3

Outdoor Storage



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

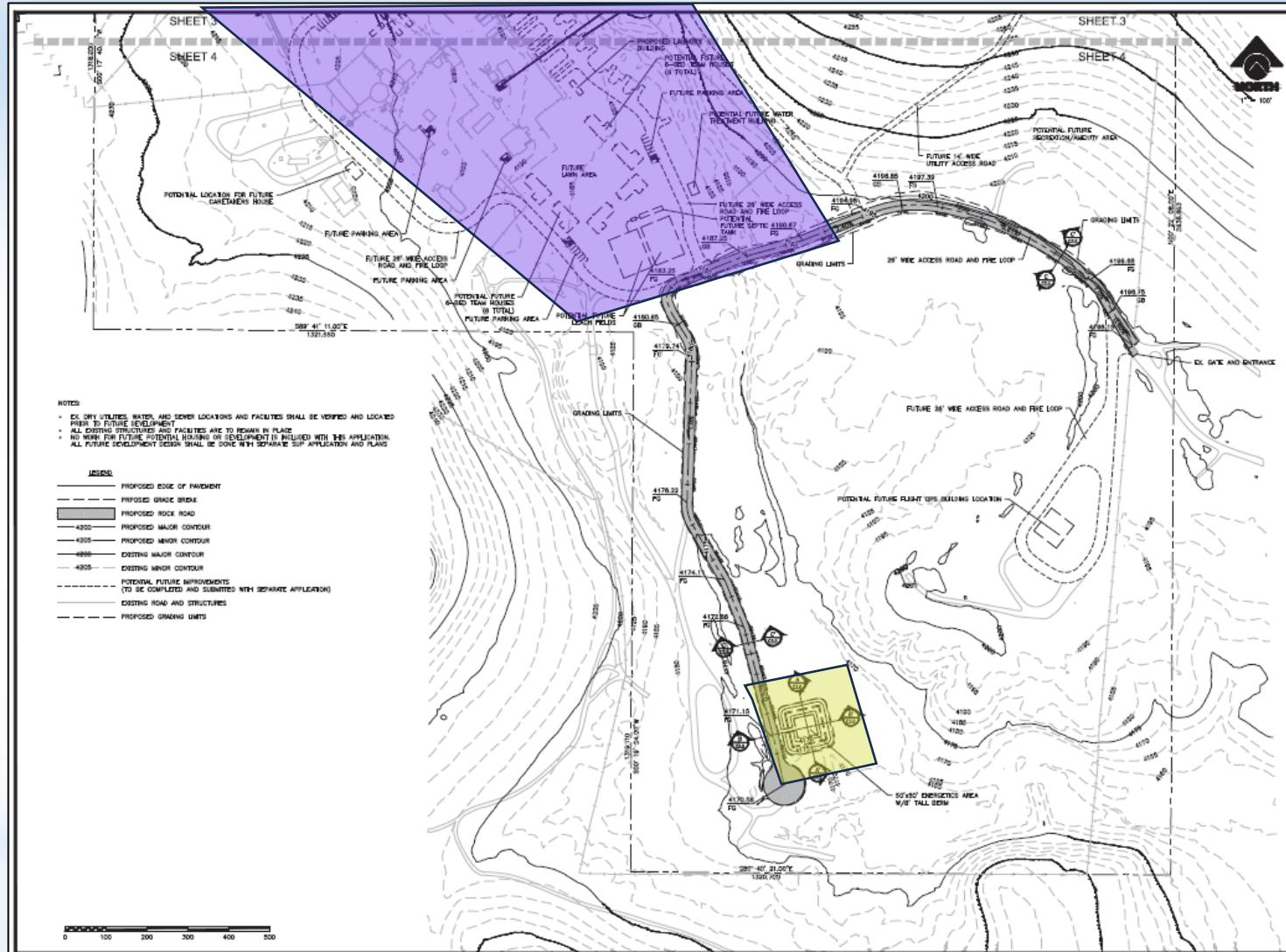


Explosive Testing / General Industrial - Heavy



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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



Hazardous Materials



- Property contains explosive materials on the property. NRS278.147, NRS495, and NAC 495.9533 regulate 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

Modification of Standards



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- Parking standards are being requested to be waived due to remoteness of site, and the majority of site access being by air.
- Property will not be opened to the public, intended for employees only.
- Landscaping is requested to be waived due to remoteness, lack of water, and high desert climate.
- Staff is supportive of the multiple modifications to standards being requested, and/or waived.

ATF Explosive Licensing



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- 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



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- 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 Andrle, kmandrle@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, rwmmer@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			

Notable Conditions of Approval



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- **With NDOW consultation:** There shall be no blasting or explosives during nighttime and crepuscular periods. Blasting and explosive testing may occur from 3 hours after 6:00 AM to 2 hours before 8:00 PM from May 1 through June 30 of each year to protect mule deer and antelope fawning. The blasting schedule shall occur no more than 50% of the weeks during the months of May and June.
- **Northern Nevada Public Health:** The site must install a minimum of 3 monitoring wells down gradient from the “energetics” testing area. This area is currently located in an area where groundwater movement could be contaminated. The purpose of a minimum of 3 monitoring wells is to determine the groundwater gradient. Additional monitoring wells may be required, but all monitoring wells must be sampled quarterly once energetics testing has begun. Water monitoring and sampling shall be for all products and known byproducts produced from the energetics testing to ensure there is no offsite contamination or potential contamination to groundwater basins or waters of the US.

Notable Conditions of Approval



- **Truckee Meadows Fire Protection:** Provide a Vegetation Management Plan in compliance with the adopted International Wildland Urban Interface Code (IWUIC). The plan shall also include a safety zone for staff and emergency responders to seek shelter in the event of a threatening wildfire. The plan shall illustrate fragmentation and air blast mitigations to include orientation into berms/topography, barricades/walls, and any potential debris capture.
- **NDOW Consultation and Truckee Meadows Fire Protection :** Provide a Fire Protection Plan in accordance with WUI Section 405, to be reviewed and approved by TMFPD. The plan shall include means/methods to comply with the State adopted Wildland Fire Protection Plan (WFPP) for the Washoe Rural area. The plan shall also include details outlining the proffered on-site staff firefighting component as mentioned both in the project narrative (page 13) and during subsequent virtual meetings. Those details shall include but not be limited to the following

Neighborhood Meeting



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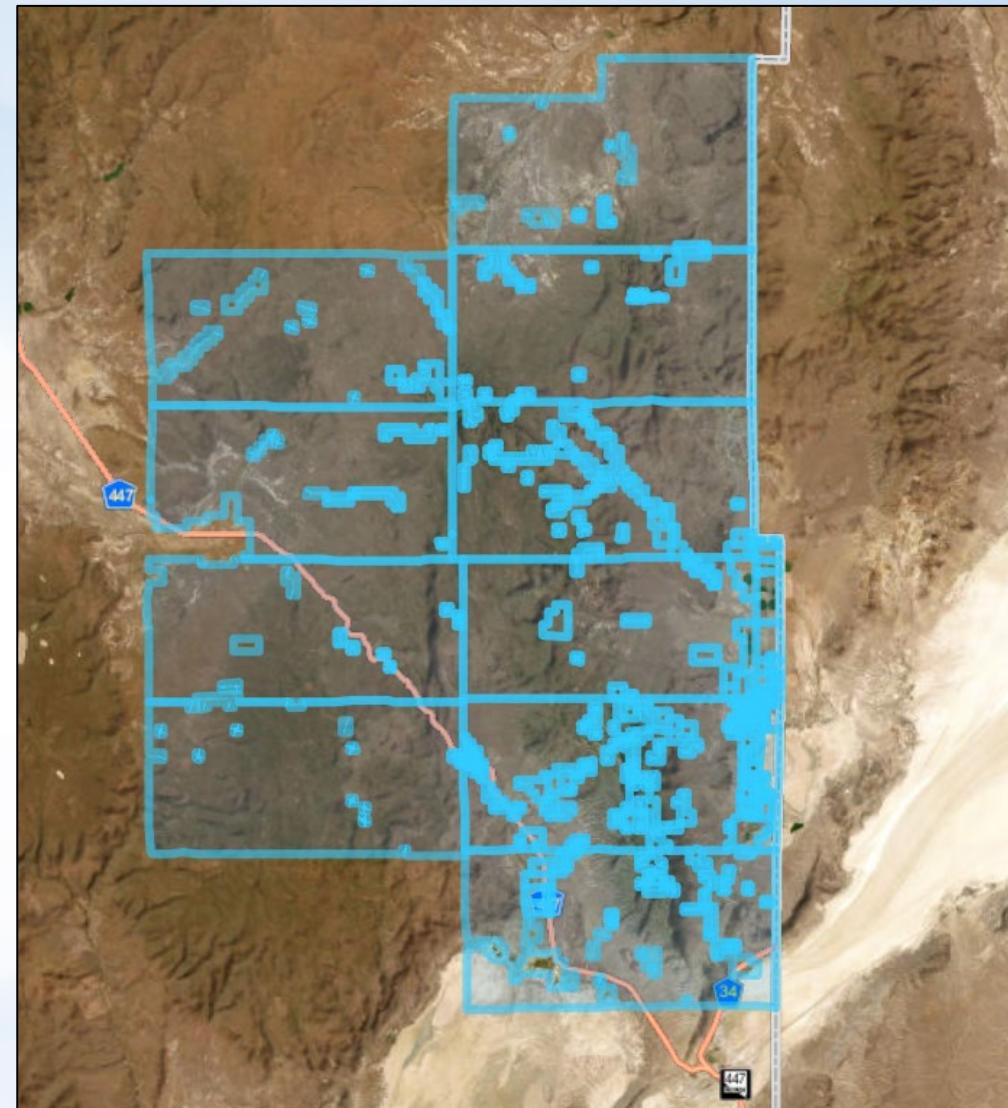
- A neighborhood meeting was conducted on July 28, 2025, via Zoom.
- 4 residents/business owners from the notified area attended the meeting.
- A supplemental neighborhood meeting was conducted on August 6, 2025,
- 1 resident attending.
- concerns related to hazardous materials.

Public Notice



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- Thirty-three (33) properties noticed within 75,000 feet
- 30 days before the Planning Commission Meeting
- Notice put in RGJ, 30 days before the Planning Commission Meeting
- Gerlach/Empire CAB
- Gerlach GID
- Kelly Thomas – NDEP
- Albert Ruiz and Nicole Hoekstra – State Fire Marshall
- Marc Stewart and Nicholas Lafronz - Division of Industrial Relations of the Nevada State Department of Business and Industry



Findings



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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 Motion



- 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 approve with conditions Special Use Permit Case Number WSUP25-0018 as it relates to the requested special use permit for a high technology industrial use type for drone research and testing and for a private air strip use type for BRDR Properties, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.
- I further move to recommend approval with conditions to the board of county commissioners of a hazardous materials special use permit for a general industrial – heavy use type to include explosives testing and use and storage of certain hazardous materials in the High Desert planning area, as required by NRS 278.147 and Washoe County Code section 110.810.42 for BRDR Properties, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.42(d).
- I further move to vary the development code standard in Table 110.410.10.4 to remove the parking requirements for employees; to waive the requirements of WCC Section 110.410.25 (c-g), Design of Parking Areas; to waive WCC 110.306.50(a) which requires runways be located a minimum of 300 feet from any property line, and to maintain a noise standard of 65 decibels; to waive WCC 110.306.50(c) which requires parking per airplane parked; and to waive landscaping requirements found in WCC 110.412.45.

Thank you

Chris Bronczyk, Senior Planner
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775-328-3612



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