



Planning Commission Staff Report

Meeting Date: November 4, 2025

Agenda Item: 8A

DEVELOPMENT CODE AMENDMENT
CASE NUMBER:

WDCA25-0010 (Iveson DCA)

BRIEF SUMMARY OF REQUEST:

Establish standards for permanent employee housing in the High Desert Planning Area.

STAFF PLANNER:

Chris Bronczyk, Senior Planner
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CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment to Washoe County Code Chapter 110 (Development Code) in Division Two- 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 approval of a special use permit; and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or deny the proposed ordinance. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

Applicant:	BRDR Properties, LLC, c/o G. Barton Mowry
Property Owner:	BRDR Properties, LLC, c/o G. Barton Mowry
Location:	Northern Portion of Washoe County, identified as the High Desert Planning Area
APN:	066-030-05
Parcel Size:	320
Master Plan:	Rural
Regulatory Zone:	General Rural
Planning Area:	High Desert (HD)
Citizen Advisory Board:	Gerlach/Empire
Development Code:	Authorized in Article 818, Amendment of Development Code
Commission District:	5 – Commissioner Herman

STAFF RECOMMENDATION

**INITIATE AND
RECOMMEND
APPROVAL**

DENY

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Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The development code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the development code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The development code amendment process provides a method of review and analysis for such proposed changes. Development code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a development code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or may deny the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments denied upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Background and Proposed Amendments

BACKGROUND ON PROPOSED CODE CHANGES

The applicant states that many uses in northern Washoe County are located in remote areas where travel distances create challenges for maintaining an adequate workforce. They contend that allowing additional employee housing density would provide appropriate temporary or permanent accommodation for workers at these remote businesses and operations. Potential impacts associated with increased density could be addressed through the Special Use Permit (SUP) process, which would be required for any request to exceed the standard density limitation of one unit per 40 acres in the General Rural (GR) regulatory zone within the High Desert planning area. The proposed Development Code Amendment (DCA) is for the High Desert planning area only and will not impact any other planning area within Washoe County. The applicant is proposing to change a provision within the General Rural Regulatory Zone Area Modifier found in Article 206, High Desert Area, to allow permanent employee housing to exceed the standard General Rural density limitation of 1 unit per 40 acres with the approval of an SUP. The maximum density that could be approved with an SUP is 1 unit per 5 acres.

The proposed code amendments also set standards for permanent employee housing within the High Desert Planning Area; specifically, that such housing is limited to employed persons (not volunteers) and that the provisions of Article 313 apply.

PROPOSED AMENDMENTS

The proposed text additions are shown in **red bold**. Only the modified subsections of code are shown. The proposed changes to Articles 206 are as follows:

Section 110.206.10 General Rural Regulatory Zone Area Modifier. In addition to the regulations of the General Rural Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply in the High Desert planning area:

(a) Allowed Uses:

(1) Residential Use Types:

- (i) Family residential - attached accessory dwelling;
- (ii) Family residential - detached accessory dwelling;
- (iii) Manufactured home parks; and
- (iv) Group home.

(2) Civic Use Types:

- (i) Administrative services;
- (ii) Child care - family daycare;
- (iii) Community center;
- (iv) Convalescent services; and
- (v) Postal services.

(3) Commercial Use Types:

- (i) Administrative offices;
- (ii) Animal sales and services - veterinary services, agricultural;
- (iii) Animal sales and services - veterinary services, pets;
- (iv) Commercial educational services;
- (v) Commercial recreation - commercial campground facilities;
- (vi) Lodging services - bed and breakfast inns;
- (vii) Medical services;
- (viii) Nursery sales - retail;
- (ix) Personal services;

- (x) Personal storage;
 - (xi) Recycle center - remote collection facility;
 - (xii) Repair services, consumer; and
 - (xiii) Retail sales - convenience.
- (4) Agricultural Use Types:
 - (i) Agricultural processing;
 - (ii) Agricultural sales; and
 - (iii) Produce sales.
- (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:
 - (1) Civic Use Types:
 - (i) Hospital services.
 - (2) Commercial Use Types:
 - (i) Adult entertainment;
 - (ii) Automotive and equipment - automotive repair;
 - (iii) Automotive and equipment - cleaning;
 - (iv) Automotive and equipment - equipment repair and sales;
 - (v) Automotive and equipment - storage of operable vehicles;
 - (vi) Automotive and equipment – truck stops;
 - (vii) Commercial centers – neighborhood centers;
 - (viii) Commercial recreation - indoor entertainment;
 - (ix) Commercial recreation - indoor sports and recreation;
 - (x) Commercial recreation – limited gaming facilities;

- (xi) Construction sales and services;
- (xii) Eating and drinking establishments - convenience;
- (xiii) Eating and drinking establishments - full service;
- (xiv) Liquor sales – off-premises;
- (xv) Liquor sales – on-premises;
- (xvi) Retail sales - specialty stores;
- (xvii) Recycle center – full service recycle center;
- (xviii) Recycle center – residential hazardous substance recycle center;
- (xix) Secondhand sales; and
- (xx) Transportation services.

(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.**

(4) Industrial Use Types:

- (i) General industrial – heavy;
- (ii) General industrial – intermediate;
- (iii) General industrial – limited;
- (iv) Inoperable vehicle storage;
- (v) Laundry services;
- (vi) Salvage yards;
- (vii) Wholesaling, storage and distribution – heavy; and;
- (viii) Wholesaling, storage and distribution – light.

(5) Agricultural Use Types:

- (i) Animal slaughtering, commercial.

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

A public workshop to discuss the amendments took place on Tuesday September 23, 2025, and it started at 6:00 PM. The workshop lasted 36 minutes. The workshop was remote (zoom meeting) and six citizens attended. The applicant's representative also presented the project to the Gerlach/Empire CAB on Thursday, October 9, 2025.

Questions and comments were related to the maximum density allowed, the number of units that Iveson Ranch needs, and if there is any remediation if the housing is no longer necessary. There were also questions about why the applicants could not go through a specific plan. Additional statements regarding housing being in short supply in Gerlach were also made.

The applicant stated that attendees seemed to be supportive of more housing in the region and seemed to be supportive of the maximum density of 1 du/5 acres. A summary of the workshop is attached as Exhibit B.

Master Plan Evaluation

The proposed development code amendments align with applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 1.

Table 1: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Population and Housing Principle 1. Support ongoing regional initiatives to address housing needs for the moderate and low income, special needs, and senior populations.		
PH 3.1 Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.		This policy calls for greater flexibility in zoning and land use regulations to allow a wider range of housing types where infrastructure is available. The requested DCA aligns with this policy by allowing higher employee housing density in GR zoned parcels in the High Desert planning area. The change would expand the range of housing options available to support on-site workers. Any proposals for increased density would be required to go through a discretionary process and will be required to meet any infrastructure

	requirements outlined by reviewing agencies.
PH 3.2 Reduce regulatory barriers to the provision of affordable and workforce housing through methods including but not limited to streamlining the development process or offering regulatory flexibility and/or financial incentives for affordable and attainable housing.	This policy seeks to reduce regulatory barriers to affordable and workforce housing through measures such as streamlining processes, offering flexibility, or providing incentives. The proposed DCA supports this objective by amending density restrictions that currently limit the feasibility of employee housing. Allowing greater density reduces regulatory obstacles and facilitates the timely provision of workforce housing tied to a project or business's operational needs.

The proposed development code amendment aligns with an applicable priority principles & policies for the High Desert planning area, as described in Table 3.

Table 3: Master Plan Conformance with High Desert Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
LU Principle 5. Maintain the rural character of communities in the Rural Area.	
LU Principle 5 -High Desert Policy - Identify methods to remove the barriers to development and general property improvement experienced in remote areas as a result of low availability of professional services including engineering, architecture, surveying, and heavy equipment operation.	This principle focuses on reducing barriers to development and property improvement in remote areas where access to professional services such as engineering, surveying, and construction is limited. The proposed DCA advances this goal by allowing greater flexibility for employee housing density. Providing on-site housing ensures that skilled workers can be retained and readily available in remote locations, reducing dependence on distant labor markets, easing travel challenges, and supporting the ongoing maintenance and improvement of facilities in the area.

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code amendment.

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.

Staff comment: This finding can be made for the following reasons:

- The proposed amendments to incentivize employee housing address ongoing action items identified in Chapter 3 of Envision Washoe 2040 by incentivizing types of housing consistent with ongoing Washoe County strategic planning efforts.
 - The amendment is consistent with Housing Element policies PH 3.1 and PH 3.2 by promoting zoning flexibility and reducing barriers to workforce housing. It also supports LU Principle 5 by addressing workforce challenges in remote areas. Through the SUP process, increased employee housing density can be allowed while maintaining oversight to manage potential impacts.
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.

Staff comment: This finding can be made for the following reasons:

- The amendments will promote public health and safety by allowing the creation of housing for employees in the High Desert planning area. The proposed changes would support increasing the supply of accessible, quality, and safe housing for employees.
 - The amendment provides a mechanism to address workforce housing needs in remote areas while maintaining oversight through the special use permit process. This allows potential impacts to be reviewed and mitigated, protecting public health, safety, and welfare. By combining flexibility for employee housing with regulatory safeguards, the amendment upholds the Development Code's purpose of guiding orderly growth, preserving community character, and ensuring land use compatibility.
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.

Staff comment: The proposed DCA addresses changed conditions in northern Washoe County, particularly the difficulty of recruiting and retaining a workforce in remote areas. The need for flexible employee housing has become more apparent as long travel distances and limited services create barriers for seasonal and permanent workers. The amendment offers a means to address these challenges by permitting additional employee housing density through the SUP process, supporting more efficient land use in the High Desert planning area while maintaining oversight to ensure compatibility and to mitigate impacts.

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.

Staff comment: The proposed amendment is narrowly focused on allowing flexibility for employee housing density in remote areas and does not change existing conservation policies, resource protections, or population projections. Any increase in density would require review through the SUP process, ensuring that potential impacts are evaluated and mitigated individually. The amendment is consistent with the intent of both elements and does not conflict with their policies or action programs.

Public Notice

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting. Members of the Citizen Advisory Boards (CABs) also received notice, as a courtesy.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA25-0010, to amend Washoe County Chapter 110 (Development Code) within Article 206. The following motion is provided for your consideration.

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 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):

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.

Appeal Process

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

Initiating and recommending approval of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Two- 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 approval of a special use permit; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 25-15

WHEREAS;

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Article 200 Area Plan Regulations: Title and Content, and Article 206 High Desert Area as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA25-0010 came before the Washoe County Planning Commission for a duly noticed public hearing on November 4, 2025; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made at least one of the following findings to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA25-0010:
 - 1. Consistency with Master Plan. The proposed 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.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on November 4, 2025.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Daniel Lazzareschi, Chair

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INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETE LANGUAGE~~

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040
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Summary: Amends Washoe County Code Chapter 110 (Development Code) to establish standards for permanent employee housing in the High Desert Planning Area and provide for increased density in the General Rural (GR) regulatory zone with approval of a special use permit.

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) IN DIVISION TWO- 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 APPROVAL OF A SPECIAL USE PERMIT; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

- A. This Commission desires to amend the Washoe County Development Code (Chapter 110 of the Washoe County Code) in Article 200 Area Plan Regulations: Title and Contents, and Article 206 High Desert Area as set forth in this ordinance; and
- B. The Washoe County Planning Commission held a duly noticed public hearing for DCA25-0010 and initiated the proposed

amendments to Washoe County Code Chapter 110, Articles 200 and 206, by Resolution Number 25-XX on November 4, 2025; and

- C. The amendments and this ordinance were drafted in concert with the District Attorney's Office; and
- D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in NRS Chapter 278; and therefore, it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.206.11 and shall read as follows:

Section 110.206.11 Permanent Employee Housing. The standards of this section shall apply to 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.

SECTION 4. Section 110.206.10 of the Washoe County Code is hereby amended to read as follows:

Section 110.206.10 General Rural Regulatory Zone Area Modifier. In addition to the regulations of the General Rural Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply in the High Desert planning area:

- (a) Allowed Uses:
- (1) Residential Use Types:

- (i) Family residential - attached accessory dwelling;
 - (ii) Family residential - detached accessory dwelling;
 - (iii) Manufactured home parks; and
 - (iv) Group home.
- (2) Civic Use Types:
- (i) Administrative services;
 - (ii) Child care - family daycare;
 - (iii) Community center;
 - (iv) Convalescent services; and
 - (v) Postal services.
- (3) Commercial Use Types:
- (i) Administrative offices;
 - (ii) Animal sales and services - veterinary services, agricultural;
 - (iii) Animal sales and services - veterinary services, pets;
 - (iv) Commercial educational services;
 - (v) Commercial recreation - commercial campground facilities;
 - (vi) Lodging services - bed and breakfast inns;
 - (vii) Medical services;
 - (viii) Nursery sales - retail;
 - (ix) Personal services;
 - (x) Personal storage;
 - (xi) Recycle center - remote collection facility;
 - (xii) Repair services, consumer; and
 - (xiii) Retail sales - convenience.
- (4) Agricultural Use Types:
- (i) Agricultural processing;
 - (ii) Agricultural sales; and

- (iii) Produce sales.
- (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:
 - (1) Civic Use Types:
 - (i) Hospital services.
 - (2) Commercial Use Types:
 - (i) Adult entertainment;
 - (ii) Automotive and equipment - automotive repair;
 - (iii) Automotive and equipment - cleaning;
 - (iv) Automotive and equipment - equipment repair and sales;
 - (v) Automotive and equipment - storage of operable vehicles;
 - (vi) Automotive and equipment – truck stops;
 - (vii) Commercial centers – neighborhood centers;
 - (viii) Commercial recreation - indoor entertainment;
 - (ix) Commercial recreation - indoor sports and recreation;
 - (x) Commercial recreation – limited gaming facilities;
 - (xi) Construction sales and services;
 - (xii) Eating and drinking establishments - convenience;
 - (xiii) Eating and drinking establishments - full service;
 - (xiv) Liquor sales – off-premises;
 - (xv) Liquor sales – on-premises;
 - (xvi) Retail sales - specialty stores;
 - (xvii) Recycle center – full service recycle center;

(xviii) Recycle center – residential hazardous substance recycle center;

(xix) Secondhand sales; and

(xx) Transportation services.

(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.**

(4) Industrial Use Types:

(i) General industrial – heavy;

(ii) General industrial – intermediate;

(iii) General industrial – limited;

(iv) Inoperable vehicle storage;

(v) Laundry services;

(vi) Salvage yards;

(vii) Wholesaling, storage and distribution – heavy; and;

(viii) Wholesaling, storage and distribution – light.

(5) Agricultural Use Types:

(i) Animal slaughtering, commercial.

SECTION 4. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such

inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

DRAFT: October 8, 2025

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2025.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2026.

Vote:

Ayes:

Nays:

Absent:

Alexis Hill, Chair
County Commission

ATTEST:

Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the
_____ day of the month of _____ of the year _____.

Project Name: _____
Meeting Location: _____
Meeting Date: _____

Neighborhood Meeting
SUMMARY

Virtual Meeting Option Provided: YES NO

Hosted By (Name): _____ (Company): _____

Contact (Email): _____ (Phone): _____

.....

Public Concerns:

1. _____
2. _____
3. _____
4. _____
5. _____

Changes Made to Proposal (if applicable):

1. _____
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:
