



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF A REGULATORY ZONE AMENDMENT TO THE SOUTH VALLEYS PLANNING AREA REGULATORY ZONE MAP TO CHANGE THE REGULATORY ZONE ON FOUR (4) PARCELS (APN: 017-410-60, 050-571-24, 25, & 26) TOTALING ±80 ACRES, AS FOLLOWS: (A) ±35.5 ACRES LOCATED AT 18090 MARANGO RD (APN: 017-410-60) FROM LOW DENSITY RURAL (LDR-1 UNIT PER 8 ACRES) TO MEDIUM DENSITY RURAL (MDR-1 UNIT PER 4 ACRES); AND (B) ±9.7 ACRES LOCATED OVER ALL FOUR PARCELS (APNS: 017-410-60, 050-571-24, 25, & 26) FROM GENERAL RURAL (GR-1 UNIT PER 40 ACRES) TO OPEN SPACE (OS). THE EXISTING MDR REGULATORY ZONING OVER ±34.7 ACRES LOCATED ON THREE (3) OF THE PARCELS (APNS: 050-571-24, 25, & 26) WILL REMAIN.

Resolution Number 25-12

Whereas Regulatory Zone Amendment Case Number WRZA25-0003, came before the Washoe County Planning Commission for a duly noticed public hearing on September 2, 2025; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed regulatory zone amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed regulatory zone amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;

3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA25-0005 and the amended South Valleys Planning Area Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on September 2, 2025

WASHOE COUNTY PLANNING COMMISSION

ATTEST:



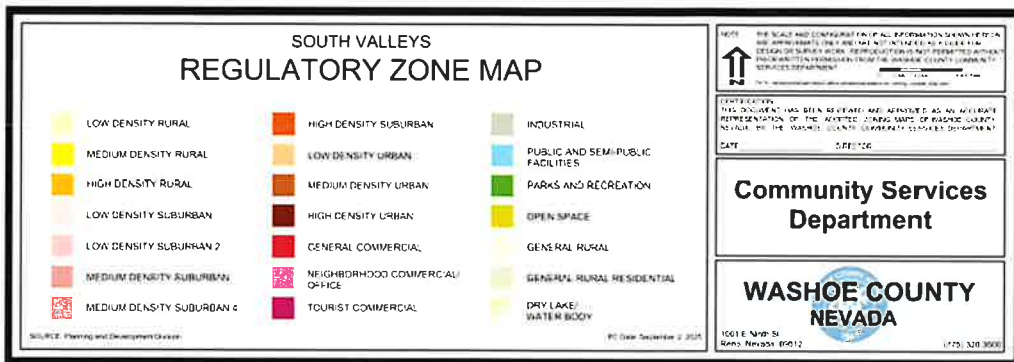
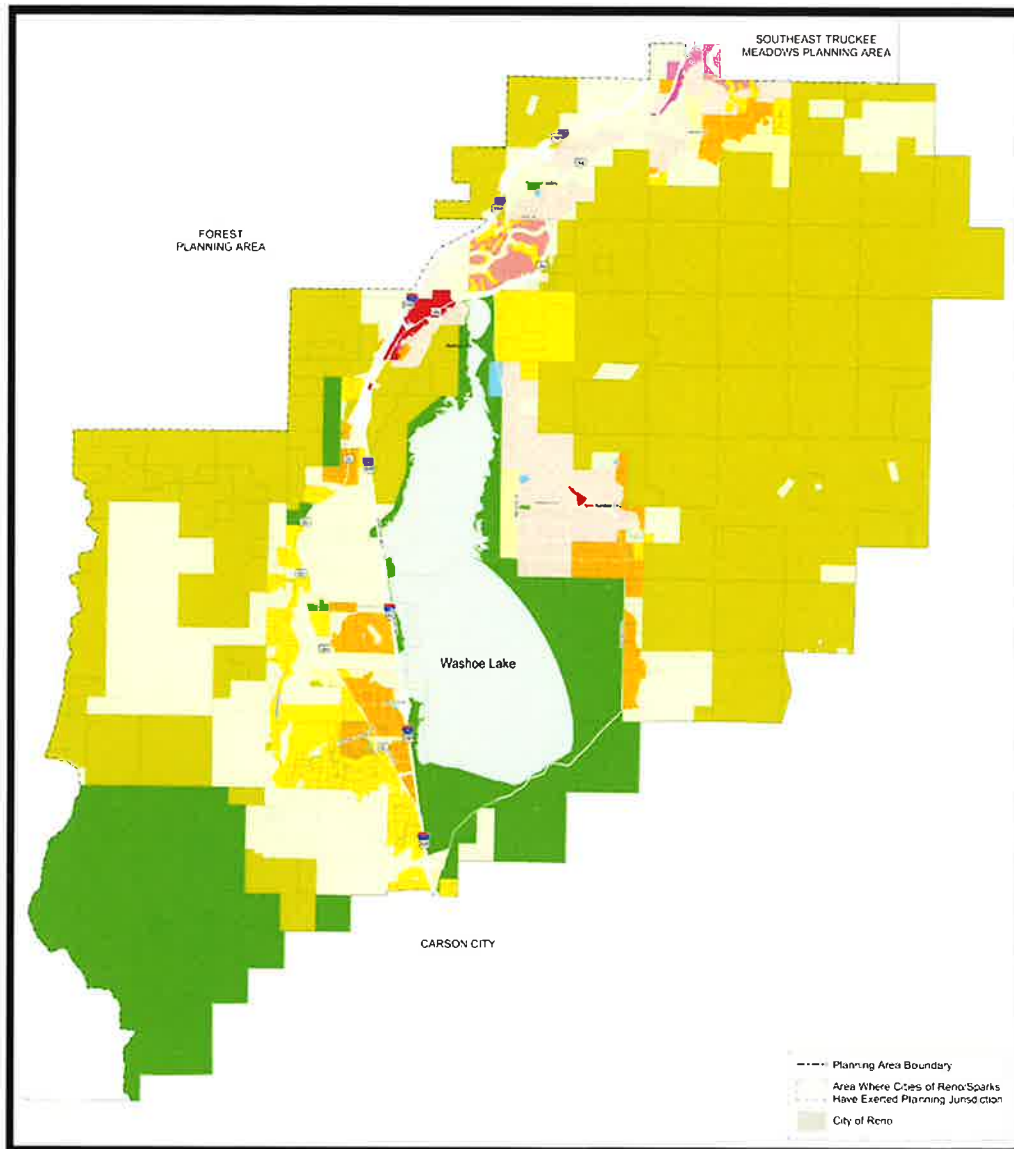
Trevor Lloyd, Secretary



Daniel Lazzareschi, Chair

Attachment: Exhibit A – South Valleys Area Plan Regulatory Zone Map

Exhibit A, WRZA25-0003



South Valleys Regulatory Zone Map