

**WASHOE COUNTY COMMISSION**

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION

ADOPTING AN AMENDMENT TO THE SOUTH VALLEYS REGULATORY ZONE MAP TO CHANGE THE ZONING ON FOUR (4) PARCELS (APNS: 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 10 ACRES) TO MEDIUM DENSITY RURAL (MDR-1 UNIT PER 5 ACRES); AND (B) ±9.7 ACRES LOCATED OVER ALL FOUR (4) 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 OF THE PARCELS (APNS: 050-571-24, 25, & 26) WILL REMAIN (WRZA25-0003)

WHEREAS, the Marango Springs Trust through Carole M. Pope, Trustee (owner) applied to the Washoe County Planning Commission to amend the regulatory zoning on four (4) parcels (APNs: 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 10 acres) to Medium Density Rural (MDR-1 unit per 5 acres); and (b) ±9.7 acres located over all four (4) 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 of the parcels (APNs: 050-571-24, 25, & 26) will remain;

WHEREAS, on September 2, 2025, the Washoe County Planning Commission held a public hearing on the proposed amendment and recommended that the Washoe County Board of County Commissioners adopt Regulatory Zone Amendment Case No. WRZA25-0003;

WHEREAS, upon holding a subsequent public hearing on October 28, 2025, this Board voted to adopt the proposed amendment, having made the following findings as also made by the Planning Commission, pursuant to Washoe County Code Section 110.821.15(d):

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 not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and 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 affect 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 this Board does hereby ADOPT the amendment to the South Valleys Regulatory Zone Map (Case No. WRZA25-0003), as set forth in Exhibit A-1 attached hereto.

ADOPTED this 28th day of October 2025, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit A-1

