



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: October 28, 2025

DATE: September 26, 2025

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning and Building, Community Services Department, (775) 328-3627, jolander@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, (775) 328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Regulatory Zone Amendment Case Number WRZA25-0003 (Marango Springs)

Consideration of the Planning Commission's recommendation to adopt 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; and if approved, authorize the chair to sign a resolution to this effect.

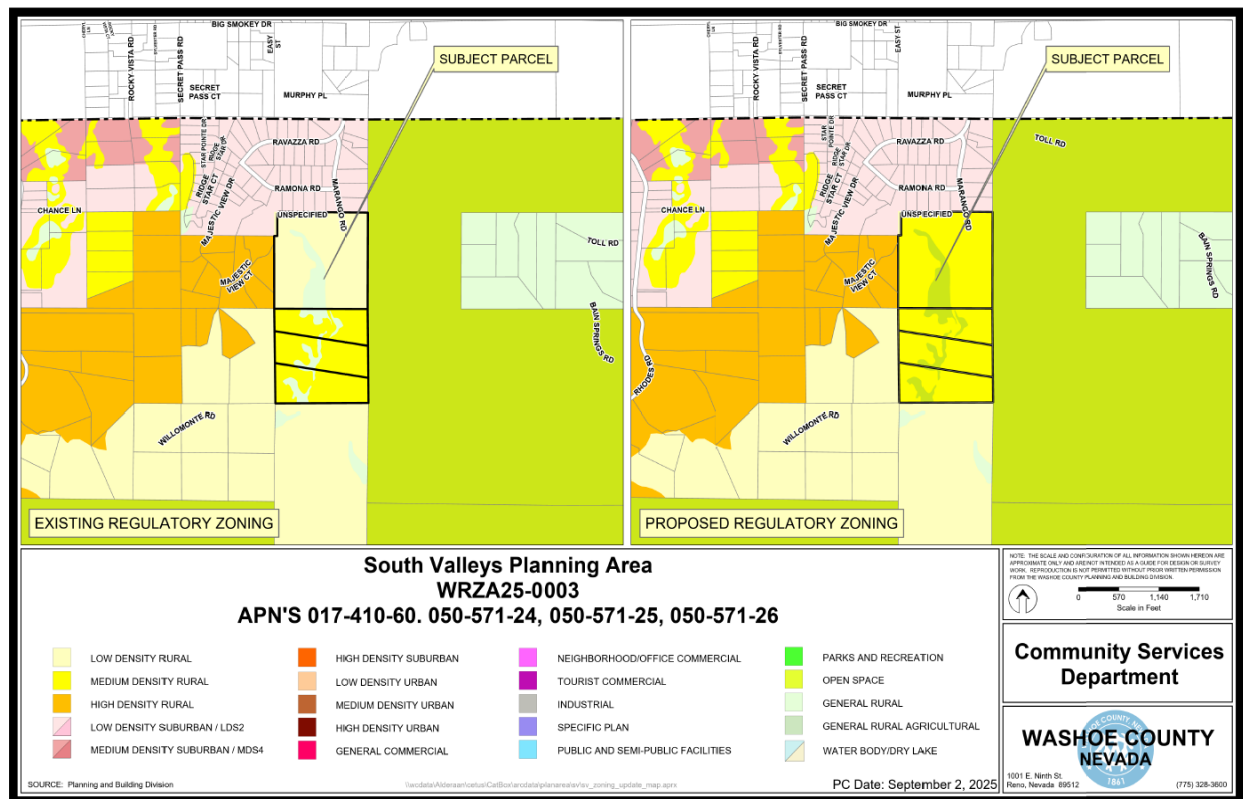
The site is located at 18090 Marango Rd and the 3 parcels to the south. The Board of County Commissioners may adopt the proposed amendment, may adopt the proposed amendment with modifications, or may deny the proposed amendment after the public hearing. If the Board denies a proposed amendment, the reason(s) for the denial (i.e., which findings cannot be made) shall either be stated in the motion or discussed on the record by the individual Board members. (Commission District 2.)
FOR POSSIBLE ACTION

SUMMARY

This is a request to approve a regulatory zone amendment for 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

AGENDA ITEM # _____

over ±34.7 acres located on three of the parcels (APNs: 050-571-24, 25, & 26) will remain.



Existing and Proposed Regulatory Zone Maps - Side by Side Comparison

Washoe County Strategic Objective supported by this item: Economic Impacts - Meeting the Needs of Our Growing Community and Support a thriving community.

PREVIOUS ACTION

On September 2, 2025, the Washoe County Planning Commission heard the regulatory zone amendment request and voted 5-1 to recommend adoption of this amendment, being able to make the required findings in WCC 110.821.15(d).

BACKGROUND

One of the subject parcels is located at 18090 Marango Rd. (APN: 017-410-60) and the other 3 parcels (APNs: 050-571-24, 25, & 26) are located to the south of the Marango Rd. parcel. The largest parcel is 40 acres, and the 3 other parcels are approximately 13 acres each. All parcels are owned by the Marango Springs Trust. The parcels have a master plan designation of Rural Residential (RR) and Rural (R). The largest parcel has a regulatory zone designation of Low Density Rural (LDR) and General Rural (GR). The other 3 parcels have a regulatory zone designation of Medium Density Rural (MDR) and General Rural (GR). The MDR designation is allowed in the RR master plan designation, and Open Space (OS) is allowed in both the R and the RR master plan designations. The parcels are located in the South Valleys Planning Area.

The intent of the RZA is to change the regulatory zoning from LDR to MDR for 35.5-acres on the 40-acre parcel at 18090 Marango Road (APN: 017-410-60). The three smaller parcels (APNs: 050-571-24, 25, & 26) are designated primarily MDR and that designation will not change. The applicant is also requesting to change the GR regulatory zoning on 9.7-acres that is located on all four parcels to OS regulatory zoning.

The change to MDR regulatory zoning for 18090 Marango Rd (APN: 017-410-60) will allow for an overall density of one dwelling unit per 5 acres, consistent with the allowances for the three parcels to the south (APNs 050-571-24, 25, 26). The LDR regulatory zoning allows for an overall density of one dwelling unit per 10-acres. The change to MDR regulatory zoning for the 40-acre parcel (APN: 017-410-60) will increase the maximum number of lots allowed from 4 lots to 8 lots.

The 9.7-acres which is proposed to be changed from GR to OS will limit the allowed uses, as OS does not allow any residential uses and very few civic and commercial uses. The GR regulatory zoning allows more uses, including residential uses. There is an ephemeral drainage area through the parcels with intermittent water. Any development would need to maintain the drainage area.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on June 26, 2025, at 6:00 pm at the South Valleys Library. A total of thirteen (13) members of the public attended the meeting. There were questions concerning the following:

- Additional wells and septic;
- Stormwater drainage;
- Traffic on Toll Road and impact to the roads;
- Fire risk mitigation;
- Prefer underground power lines.

The meeting lasted over 40 minutes, with the public asking various questions. The majority of comments were concerning more homes and the impacts more homes will bring to the area; as well as concerns about fires and other emergencies in the area and the lack of roads to manage traffic exiting the area.

PUBLIC HEARING NOTICE

Regulatory Zone Amendment Public Notice

Notice for regulatory zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260 and WCC Section 110.821.20.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing

date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 39 property owners within 1,000 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

A legal ad was placed in the Reno Gazette Journal at least 10 days before the public hearing date.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Forest Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA25-0003.

POSSIBLE MOTIONS

Should the Board agree with the Planning Commission's recommendation, staff offers the possible following motion:

"Move to adopt Regulatory Zone Amendment Case Number WRZA25-0003 to amend 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; and further authorize the Chair to sign the resolution to that effect.

In making this motion, the Board is able to make the following findings for the regulatory zone amendment as required by 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 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 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.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.”

Attachments: A- BCC RZA Resolution
B- Planning Commission Signed RZA Resolution
C- Planning Commission Staff Report
D- Planning Commission Meeting Minutes for September 2, 2025
E- Public Comment (post Planning Commission Staff Report)

Applicant Owner: Carole M. Pope Trustee, 301 Flint St., Reno, NV 89504

Representatives: Simon Braun, sbraunengineering@gmail.com