Washoe County Board of County Commissioners



WRZA25-0003 (Marango Springs)

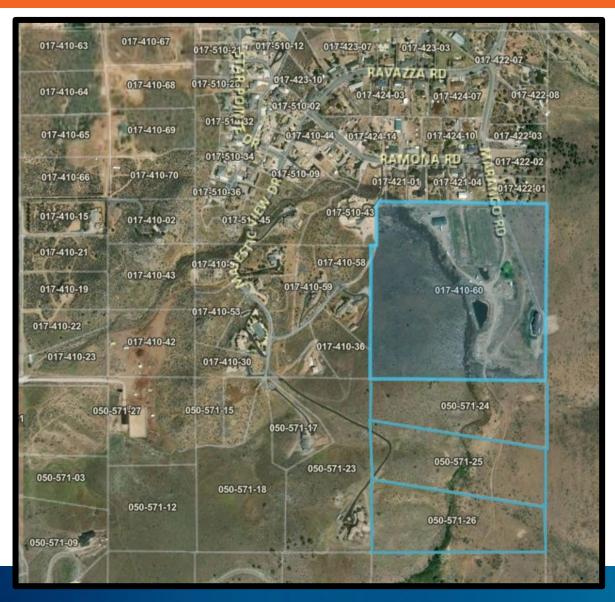
October 28, 2025

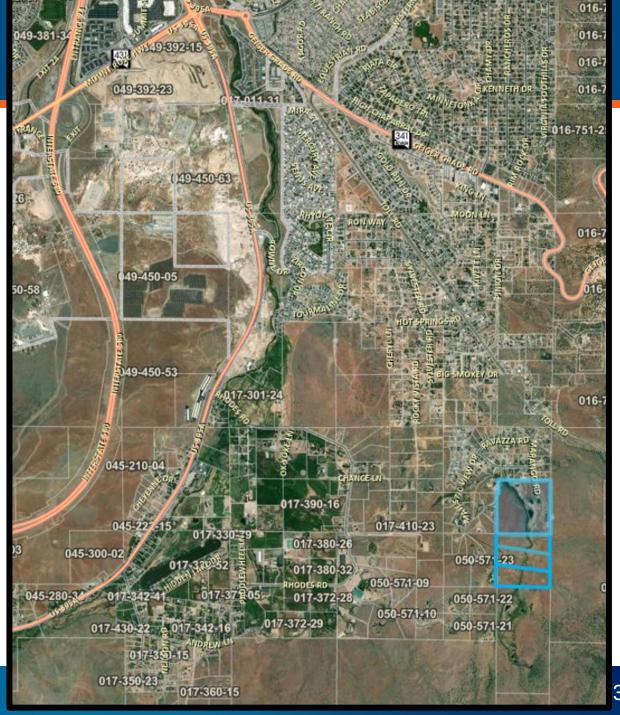
Request



- The request is to approve a regulatory zone amendment to the South Valleys Regulatory Zone Map.
- To change the zoning on 4 parcels totaling 80 acres:
 - One 35.5 acres parcel, from Low Density Rural (LDR-1 unit per 10 acres) to Medium Density Rural (MDR-1 unit per 5 acres); and
 - On four parcels totaling 9.7 acres from General Rural to Open Space.
- The existing MDR regulatory zoning located over 34.7 acres on three of the parcels will remain.

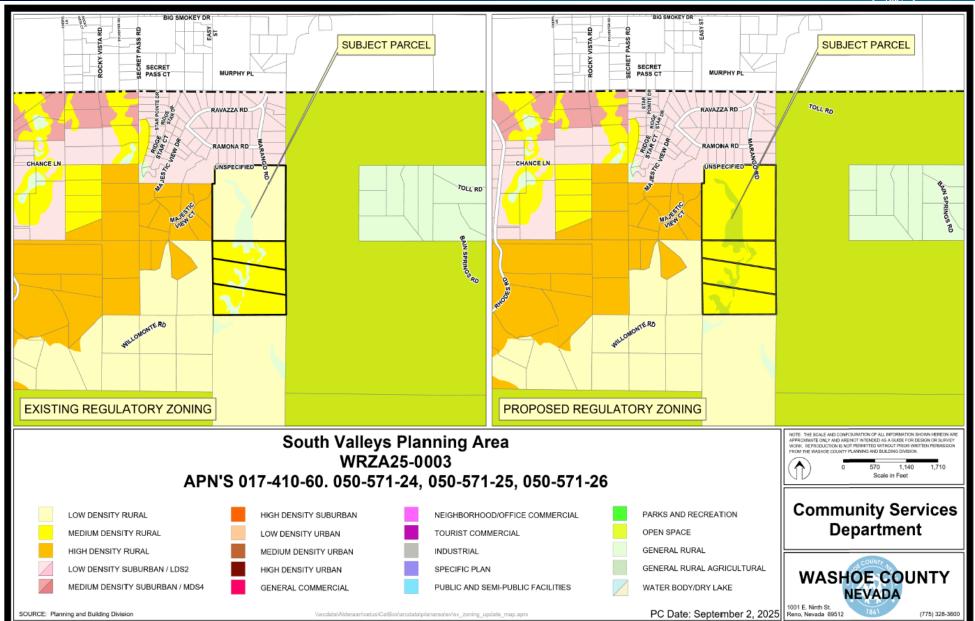
Vicinity Map





RZA Request





Evaluation



- The change to MDR regulatory zoning will increase the density to one dwelling unit per 5 acres vs one dwelling unit per 10 acres- increasing the allow dwelling units from 3 to 7 units.
- The change to OS on 9.7 acres will prevent the development of any residential structures.
- All parcels will rely on individual domestic wells and will need to develop individual onsite sewage disposal systems.





Looking south to north at all 4 parcels.

Neighborhood Meetings & Public Comment



- A neighborhood meeting was held on June 26, 2025, with 13 attendees.
- Topics included:
 - Additional wells and septic;
 - Stormwater drainage;
 - Addition of more homes;
 - Traffic on Toll Road and impact to the roads;
 - Fire risk and other emergencies mitigation;
 - Prefer underground power lines.

Recommendation



 Planning Commission recommended approval and indicated that the findings could be made.

Thank you

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