



Planning Commission Staff Report ^{Page 1}

Attachment C

Meeting Date: September 2, 2025

Agenda Item: 8D

REGULATORY ZONE AMENDMENT CASE
NUMBER:

WRZA25-0003 Marango Springs

BRIEF SUMMARY OF REQUEST:

To approve a regulatory zone
amendment for 4 parcels

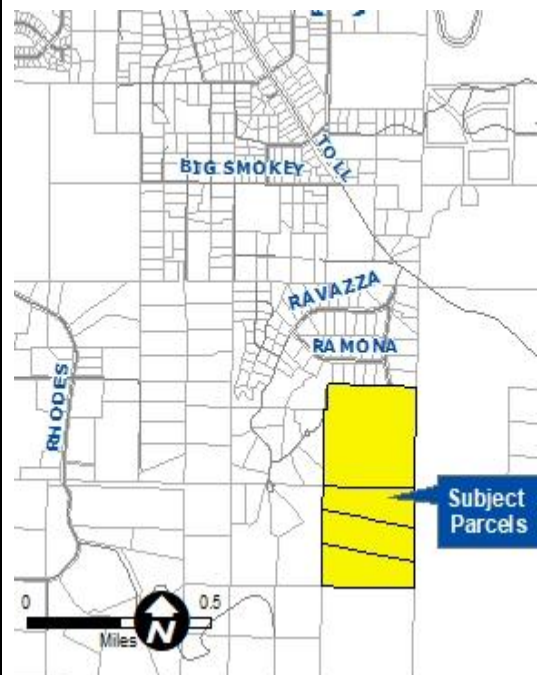
STAFF PLANNER:

Julee Olander Planner
775.328.3627
jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to recommend adoption of a regulatory zone 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 8 acres) to Medium Density Rural (MDR-1 unit per 4 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.

Applicant Owner:	Carole M. Pope Trustee
Location:	18090 Marango Rd & 3 parcels to the south
APN:	017-410-60, 050- 571-24, 25, & 26
Parcel Size:	40, 13.13, 13.34, & 13.65 acres- total of ± 80 acres
Master Plan:	Rural Residential (RR)
Existing Regulatory Zone:	± 35.5 acres Low Density Rural (LDR-1 unit per 8 acres), ± 34.7 acres Medium Density Rural (MDR- 1 unit per 4 acres) & ± 9.7 acres General Rural (GR-1 unit per 40 acres)
Proposed Regulatory Zone:	± 35.5 acres Medium Density Rural (MDR- 1 unit per 4 acres) &



Planning Area:	±9.7 acres Open Space (OS)	
Development Code:	South Valleys	
	Authorized in Article 821, Amendment of Regulatory Zone	
Commission District:	2 – Commissioner Clark	

STAFF RECOMMENDATION

APPROVE

DENY

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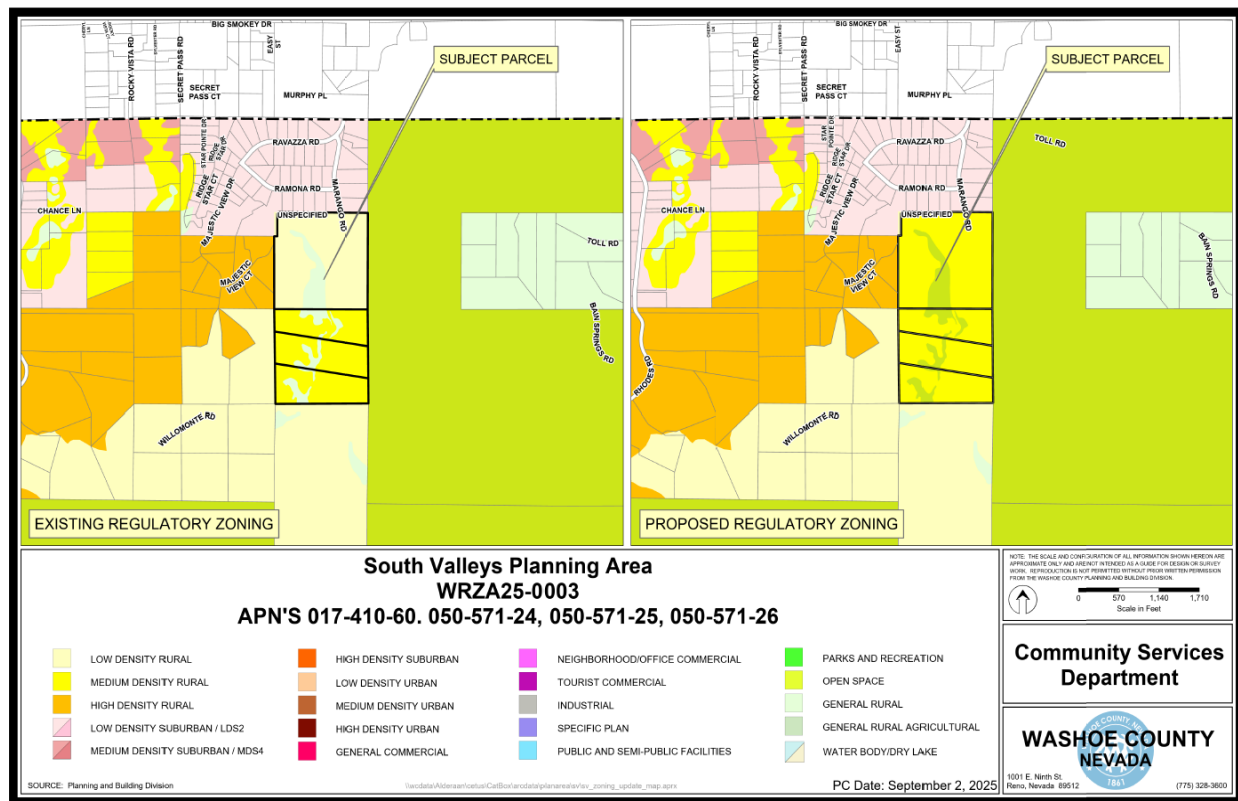
Explanation and Processing of a Regulatory Zone Amendment

The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including planning areas that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS Chapter 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. The staff analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment, or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Side by Side Comparison- Existing and Proposed Regulatory Zone Maps

Current Conditions

The subject parcels are located at 18090 Marango Rd. (APN: 017-410-60) and the 3 parcels (APNs: 050-571-24, 25, & 26) to the south on Marango Rd. 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), as do the parcels to the west, east and south. The parcels to the north have a master plan designation of Suburban Residential (SR). The largest parcel currently has a regulatory zone designation of 88% Low Density Rural (LDR) and 12% General Rural (GR). The three (3) smaller parcels have a regulatory zone designation of Medium Density Rural (MDR) (ranging from 84-89%) and General Rural (GR) (ranging from 11-16%). The request is to change the regulatory zoning on APN 017-410-60 from LDR to MDR, and to change the GR regulatory zone over all four parcels to Open Space (OS). The surrounding parcels have a mix of regulatory zoning, with the parcels to the north designated Low Density Suburban (LDS- 1 unit per 35,000 SF), the parcels to the west designated LDS, LDR and High Density Rural (1 unit per 2 acres), the parcels to the south designated LDR & GR, and the large parcels to the east designated as OS and owned by the federal government. The parcel is located in the South Valleys Planning Area.

Proposed Changes

The intent of the RZA is to change the regulatory zoning on the largest parcel at 18090 Marango Rd. from 35.5-acres of LDR to MDR (APN: 017-410-60). The three smaller parcels (APNs: 050-571-24, 25, & 26) already have MDR regulatory zoning, and that designation will not change. The applicants are also requesting to change the regulatory zoning for 9.7-acres designated GR which is located on all four parcels to OS regulatory zoning. See side-by-side map above).

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 applicant states that they would like to keep the “quiet rural feel of the area and the proximity to the city and the mountains” (See Exhibit, page 9).

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 be maintained the drainage area.

Water & Septic

The subject parcels are not near any municipal, quasi-municipal or private water delivery infrastructure. Thus, all parcels must rely on individual domestic wells as their source of domestic water supply. The applicant will need to work with Washoe County and the Nevada State Engineer’s office, as stated in the comments from the Washoe County Water Rights Manager (See Exhibit B, page 5) to address the development of individual domestic well.

The location does not have access to community sewer. The applicant understands that the parcels must be developed with individual onsite sewage disposal systems. Additionally, Northern Nevada Public Health (NNPH) provided comments requiring that any parcels would be developed with individual onsite sewage disposal systems and domestic wells. (See Exhibit B, page 3).

Subject Property Surrounding Land Uses and Compatibility

The master plan designation for the parcels is Rural (R) and Rural Residential (RR). The parcels to the west have a master plan land use designation of RR, to the east have a master plan land use designation of Open Space (OS) and parcels to the north have a master plan land use designation Suburban Residential (SR). Washoe County Code Article 106, Master Plan Categories and Regulatory Zones, Section 110.106.10(c) states the following for the subject parcels’ master plan land use designation:

Rural. The Rural Master Plan category is intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for commercial agricultural and grazing uses, extraction industries, natural resource conservation, energy production, rural commerce, and large lot residential uses. A residential density of one (1) dwelling unit per forty (40) acres and greater is typical within the Rural Master Plan category. The following Regulatory Zones are allowed in and are consistent with the Rural Master

Plan category: General Rural, General Rural Agricultural, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

Rural Residential. The Rural Residential Master Plan category is intended primarily for larger lot residential uses, small scale agricultural uses, natural resource conservation, and rural commerce, with allowed densities ranging from one (1) dwelling unit per forty (40) acres up to one (1) dwelling unit per five (5) acres. A density of one (1) dwelling unit per two and a half (2.5) acres is allowed within the Rural Residential category provided the property is within the Truckee Meadows Services Area, as amended. Divisions of land and the provision of services outside the Truckee Meadows Services Area, as defined in the Truckee Meadows Regional Plan, must be consistent with the provisions of that plan. The following Regulatory Zones are allowed in and are consistent with the Rural Residential Master Plan category: Low Density Rural, Medium Density Rural, High Density Rural, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

Suburban Residential. The Suburban Residential Master Plan category is intended primarily for residential uses of low to medium densities. Supporting neighborhood scale commercial uses and mixed use village center development is allowed with approval of a discretionary permit. The following Regulatory Zones are allowed in and are consistent with the Suburban Residential Master Plan category: Low Density Suburban One, Low Density Suburban Two, Medium Density Suburban, Medium Density Suburban Four, High Density Suburban, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.

Open Space. The Open Space Master Plan category is intended to create, preserve, and connect areas of natural, cultural, and scenic resources, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, agricultural, or other land devoted exclusively to open space uses. The following Regulatory Zones are allowed in and are consistent with the Open Space Master Plan category: Open Space, Public and Semi-Public Facilities, and Parks and Recreation.

Table 1: Surrounding regulatory zones and existing uses

Location	Regulatory Zone	Existing Use
North	Low Density Suburban (LDS)	Single-Family Dwellings
South	Low Density Rural (LDR) & General Rural (GR)	Vacant
West	Low Density Rural (LDR) & High Density Rural (HDR)	Single-Family Dwellings
East	Open Space	Vacant- Federal land

The parcels to the north have a regulatory zoning of LDS. Parcels to the south and west have a regulatory zoning of LDS, HDR and LDR. Parcels to the east have a regulatory zoning of OS and are owned by the federal government.

Per Article 302 Allowed Uses, the allowed uses for the proposed MDR regulatory zone

are primarily residential uses with some limited civic and commercial uses. The allowed uses for proposed OS regulatory zoning are very limited but allow certain civic and commercial uses that protect natural, cultural and scenic resources areas, i.e. community gardens, and passive & commercial recreation

2040 Master Plan Consistency

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan South Valleys Planning Area Vision Statement as described in the following section.

Table 2: Master Plan Conformance

Vision Statement	Explanation of Conformance with Vision Statement
<i>The Vision Statement states- “Future residential and development should mirror the existing development pattern and density, with a focus on maintaining open space, supporting agriculture-related uses, maintaining opportunities for livestock and farm animal ownership, and providing trail connections.”</i>	The proposed changes to the regulatory zoning on these parcels will mirror the surrounding development pattern and will maintain opportunities for livestock and farm animal ownership.

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 3.

Table 3: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.		
LU 1.2 - Provide a variety of opportunities to involve the community in the review of future growth and development.		In addition to County-required noticing per NRS, the applicant held a duly noticed neighborhood meeting to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County's Neighborhood Meeting HUB webpage (https://neighborhood-washoe.hub.arcgis.com/) allows for an additional opportunity for community engagement and feedback for the project.
LU 1.3 - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).		Northern Nevada Public Health was provided the project application and information during the agency review period. No comments or concerns were

	received concerning the proposed regulatory zone amendment.
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The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the South Valleys Planning Area, as described in Table 4.

Table 4: Master Plan Conformance with South Valleys Planning Area Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Natural Cultural Resources Principle 1. Maintain scenic resources within the County.	
Policy 1.1 Collaborate with all planning partners to identify and protect the region's significant visual gateways and viewsheds including ridge lines, buttes, mountains, and riparian corridors.	The proposed zoning amendment will maintain more areas as open space, protecting viewsheds including ridge lines, buttes, mountains, and riparian corridors.

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 public asked questions and had comments for over 40 minutes. The comments were primarily about more homes and all the impacts more homes will bring to the area. The attendees spoke about fires and other emergencies in the area and the lack of roads to manage traffic exiting the area. Also, some people spoke about wells and water availability.

Public Notice

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

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 parcel were noticed by mail not less than 10 days before today's public hearing. (See Exhibit E)

Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

Agency Comments

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Environmental Protection	X			
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County GIS	X			
Washoe County Parks & Open Space	X	X		Faye-Marie L. Pekar, fpekar@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X		Robert Wimmer, rwimer@washoecounty.gov
NNPH Environmental Health	X	X		James English, jenglish@nnph.org
TMFPD	X	X		Dale Way, dway@tmfpd.us
NV Energy	X			

Staff Comment on Required Findings

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the South Valleys Planning Area. 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.

Staff Comment: The parcels to the north have a regulatory zoning of LDS, the parcels to the south and west have a regulatory zoning of LDS, LDR and HDR, and the parcel to the east has a regulatory zoning of OS. The proposed amendment will increase the acreage of MDR and OS regulatory zoned parcels in

the area. The amendment will not conflict with the public's health, safety or welfare. Northern Nevada Public Health, Environmental Health reviewed the request and commented that future development of the parcels will require individual onsite sewage disposal systems and domestic wells.

ted on the need for water and sewage(See Exhibit B).

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.

Staff Comment: The proposed amendment has the potential to increase the availability of housing in the area, which is needed and desired by the Envision Washoe Master Plan and complies with the 2019 Truckee Meadows Regional Plan. In addition, the 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2042. Washoe County will need to increase housing supply by approximately 6,840 dwelling units within the unincorporated County to support the population increase. Although the increased density allowed by the Medium Density Rural regulatory zone is minimal, it will assist in addressing the need for additional housing. The proposed amendment will change the regulatory zoning, increasing the acreage of MDR and OS regulatory zoned parcels in the area. The increased amount of MDR regulatory zoning will allow more houses, while still maintaining a more rural environment. The OS regulatory zoning will preserve the natural and scenic resources, further protecting natural, cultural and scenic resources areas. The proposed change of zoning is a response to the need for more housing, while maintaining larger lots. The OS regulatory zoning better identifies the type of land uses for the terrain of the area.

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.

Staff Comment: There are some services available in the area, i.e. transportation and power. However, there is no water or sewer service in the area and as development occurs, parcels will need to develop/construct individual wells and septic systems. See Exhibit B. All impacted agencies, such as Washoe County Engineering and Capital Projects, the Washoe County Water Rights Manager, Truckee Meadows Fire Protection District, Washoe County Parks and Open Space, received a notice of the application and no comments in opposition were received.

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.

Staff Comment: The proposed amendment will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan as described in this staff report.

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.

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County by allowing for the expansion of MDR and OS regulatory zoning in the area. The MDR regulatory zoning, while increasing the density, will still maintain a rural character with one dwelling unit per 5 acre density. The OS regulatory zoning will preserve more open areas, which upholds the goals of the South Valleys Planning Area of maintaining the viewshed of the area. The OS regulatory zoning limits the types of land uses, preserving the viewshed with fewer potential buildings.

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 a military installation.

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

Recommendation

After a thorough analysis and review, it is recommended that the proposed regulatory zone amendment be recommended for adoption to the Board of County Commissioners. 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 Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA25-0003, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA25-0003 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

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. The proposed amendment will not affect the location, purpose and mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.



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

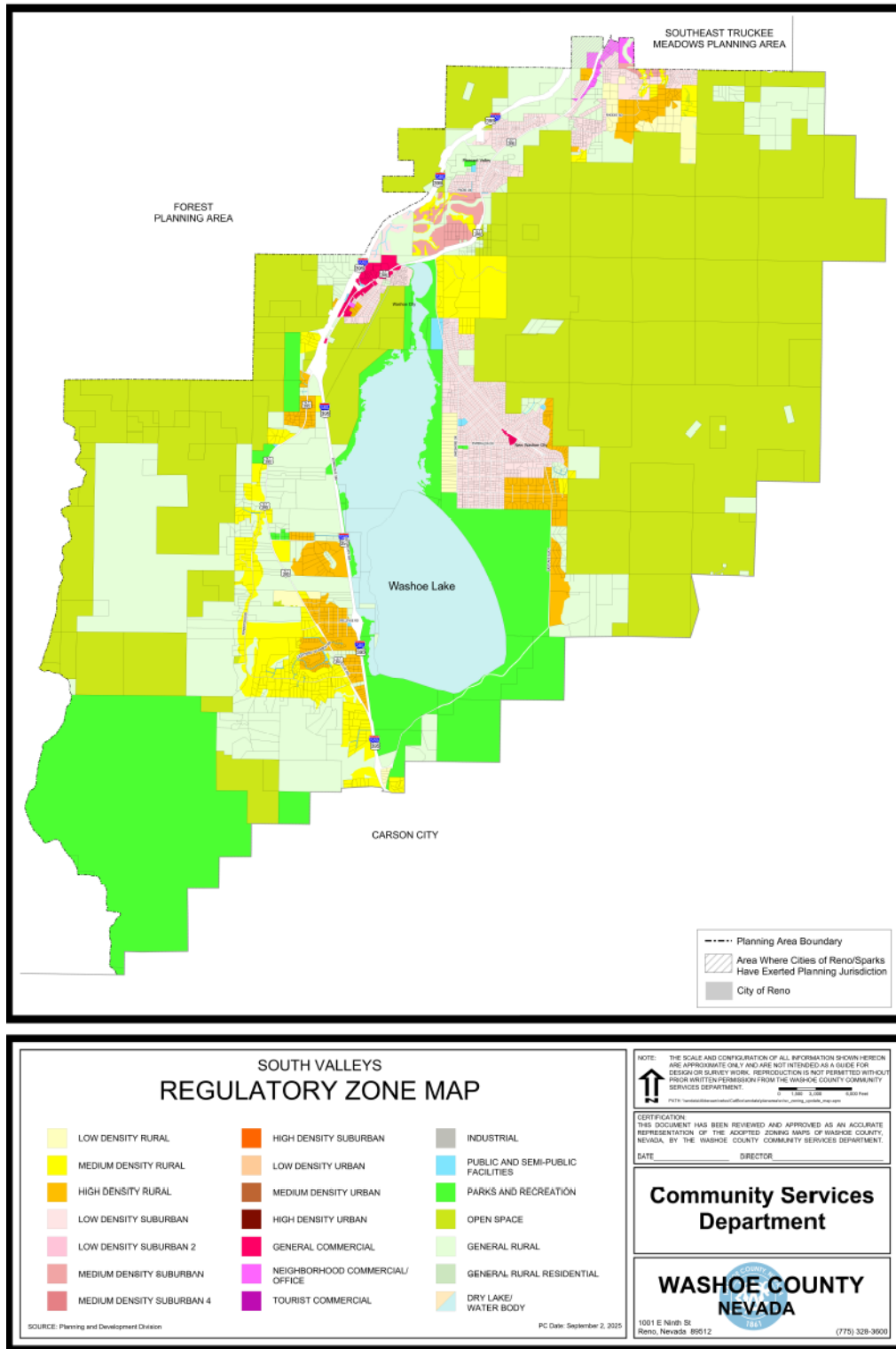
ATTEST:

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



Date: July 24, 2025

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Regulatory Zone Amendment WRZA25-0003
APN 017-410-60, 050-571-24, 050-571-25 and 050-571-26

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions.

**WRZA25-0003
EXHIBIT B**

From: [Way, Dale](#)
To: [Olander, Julee](#)
Subject: RZA25-0003 (Marango Springs) - Regulatory Zone Amendment
Date: Wednesday, July 16, 2025 8:54:01 AM

Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you.

Dale Way

Deputy Fire Chief – Fire Marshal | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

July 29, 2025

Washoe County Community Services
Planning and Development Division

RE: Marango Springs; 017-410-60, 050-571-24, 25 & 26
Regulatory Zone Amendment Case; WRZA25-0003

Dear Washoe County Staff:

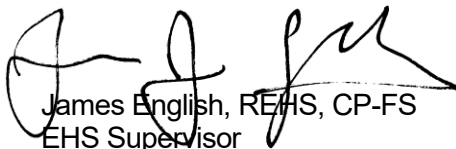
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted rezoning cannot be for parcels less than five acres in size unless the parcels are served by community water and sewerage systems.
- b) Condition #2: The parcels in this application would currently be developed with individual onsite sewage disposal systems and domestic wells.
- c) Condition #3: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [Pekar, Faye-Marie](#)
To: [Olander, Julee](#)
Subject: Regulatory Zone Amendment RZA25-0003 (Marango Springs)
Date: Friday, July 18, 2025 4:19:40 PM
Attachments: [Outlook-1iakl242.png](#)
[Outlook-a1bjl5qe.png](#)
[Outlook-2yyh5cdn.png](#)
[Outlook-dm15glhf.png](#)
[Outlook-suz3nrsk.png](#)

Hi Julee,

I have reviewed RZA25-0003 (Marango Springs) on behalf of Parks and do not have any comments.

Thank you,

Faye-Marie



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3623
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [**WASHOE STAR**](#)



Date: March 3, 2024

To: Tim Evans, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Regulatory Zone Amendment Case Number RZA25-0003 (Marango Springs)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a regulatory zone amendment for 4 acre parcels (APN: 017-410-60, 050-571-24, 25, & 26) Low Density Rural (LDR), Medium Density Rural (MDR) & General Rural (GR) to Medium Density Rural (MDR) & Open Space (OS), and; if approved, authorize the chair to sign a resolution to this effect.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

There are no water rights requirements for this regulatory zone amendment.

Prior to the approval of any parcel map or subdivision map, please comply with the following:

- 1) The subject project area is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a prerequisite to approval of their parcel map.
- 3) The Relinquishment form is available at the following site:
https://water.nv.gov/uploads/water-docs/4041F_Affidavit-Relinquishment_for_Domestic_Wells.pdf
- 4) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- 5) The ground water rights subject to relinquishment MAY NOT be supplemental to primary surface water rights.
- 6) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the

**WRZA25-0003
EXHIBIT B**

way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof.

7) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin (Pleasant Valley Hydrographic Basin) as the lands subject to the parcel map and comply with the appropriate area plan.

SUMMARYProject Name: Marango Springs RZAMeeting Location: South Valleys LibraryMeeting Date: 06/26/25Virtual Meeting Option Provided: ☐ YES ☒ NOHosted By (Name): Simon Braun (Company): Braun EngineeringContact (Email): sbraunengineering@gmail.com (Phone): 775-277-3584**Public Concerns:**

1. Additional wells and septic
2. Stormwater drainage
3. Traffic on Toll Road
4. Fire risk mitigation
5. Prefer underground power to overhead lines

Changes Made to Proposal (if applicable):

1. None
2.
3.
4.
5.

Any Additional Comments:Road wear and tear from constructionWho will pay for improvements?How long will project take?Boundary line adjustment concern

Neighborhood Meeting
Comment CardProject Name: Marango Springs RZAName: Deanna Bjork

Company/Organization (if applicable): _____

Address: 2710 Ramona Rd, Reno

Comment:

Opposed. With ^{limited} water resources, limited roads, noise and disruption to wildlife and rural like community and water drainage concerns, the impact to the existing community is too risky. Also fire risks w/ electrical wires is too high. Infrastructure concerns as well.

Project Name: MARANGO SPRINGSNeighborhood Meeting
Comment CardName: SHENDRY THOM

Company/Organization (if applicable): _____

Address: 18045 MARANGO RD RENO, NV 89521

Comment:

- 1.) Concern regarding egress (emergency) given all the homes and livestock ^{flood + fire} ~~only one road out~~ - continuous flooding
- 2.) Power increase - who will be responsible for the cost of this.
- 3.) Who will pay for city hydrants if this happens
- 4.) If Septic & wells not approved concerned about who will pay for this

5.) Concern about stress on water table and **Attachment C**
Page 25
Septic

- 6.) Several large fires have exposed the lack of water available for fire protection
- 7.) Overhead power lines increasing fire danger
- 8.) Road wear and tear during construction
- 9.) Request traffic & request study
- 10.) Drainage needs to be addressed for western properties

Project Name: Marango Springs

**Neighborhood Meeting
Comment Card**

Name: Den Stahl

Company/Organization (if applicable): _____

Address: 300 Andrew Ln, Reno, NV

Comment:

My concerns with this rezoning request are numerous. Fire is a huge concern. Toll Rd is the only access - even getting onto Toll can be a challenge due to all the growth already in the Diamond area. Water is another concern. Many residents in the area have already had to redrill their wells. ↑ traffic flow, congestion, road wear/tear, etc. are other concerns.

Neighborhood Meeting
Comment CardProject Name: Marango SpringsName: Allison Bolton

Company/Organization (if applicable): _____

Address: 18055 Marango Rd......
Comment:* Inadequate Road Access → Toll Rd is 2 lanes w/ no
shoulders or sidewalks. Not designed to support more traffic.* Fire Risk → high wildfire danger but no access to
water and long response times to Arrow Creek Fire Station

* Flooding & Drainage Issues

* Impact to the water table

* Ecosystem Disruption

* Ignored Public Opposition

* Master Plan Misalignment

* Loss of Community Character

* Dangerous Precedent

* ~~LOSS~~ SAFETY !!!Project Name: Marango SpringsName: Kellie Hansen

Company/Organization (if applicable): _____

Address: Toll Rd. Reno NV 89521.....
Comment:Fire safety, one exit out, ~~at~~ school don't
have room they are overcrowding, well
drawn up, floodingNeighborhood Meeting
Comment Card

Neighborhood Meeting
Comment CardProject Name: MARANGO SPRINGSName: GREGG & ROBERTA SMITHCompany/Organization (if applicable): N/AAddress: 2770 RAMONA ROAD RENO NV 89521

Comment:

- ① WATER SOURCE - ^{HOW} MUCH FOR 16 HOMES - CITY WATER TOO EXPENSIVE?
- ② INGRESS/EGRESS ON ONE ROAD - TOO SMALL FOR # OF CARS? FIRE DANGER
- ③ TRAFFIC STUDY - HOW MUCH TRAFFIC PER HOUR, PER DAY ETC.? ^{CAUSES BLOCKED ROAD}
- ④ HOW MUCH DIRT REMOVAL - TRUCKLOADS? TRIPS? DURATION?
- ⑤ HOW LONG TO BUILD PROJECT? ALL HOMES BUILT AT SAME TIME OR ONE AT A TIME
- ⑥ WHERE WILL PARCEL LINES BE DRAWN
- ⑦ HARRY FLY HAS BAD REPUTATION ON BUILDING PROJECTS OUTSIDE OF APPROVED PLANS - WHO HOLDS HIM TO ACCOUNT?

Project Name: Marango SpringsName: Tammy Immonen

Company/Organization (if applicable): _____

Address: 2730 Majestic View CtNeighborhood Meeting
Comment CardWRZA25-0003
EXHIBIT C

Comment:

What happens in a high moisture year or any winter?
 Where will the drainage be? We have had flooding
 issues on our property that we have fixed. Once new
 builds are put in above our property, whos responsible
 for flooding coming down on us? Will there
 be adequate drainage put in? Also there is
 concern for adequate roads in and out in case of

Neighborhood Meeting
Comment CardProject Name: Marango SpringsName: Pat + Carol Cronin

Company/Organization (if applicable): _____

Address: 2795 Ramona Rd......
Comment:

Wells are a concern
Secondary fire exit
more homes means more traffic - roads are already looking bad
Secondary exit to handle all the everyday traffic

Neighborhood Meeting
Comment Card

Project Name: _____

Name: Al Feleciaro

Company/Organization (if applicable): _____

Address: _____

.....
Comment:

Water Concerns -
Egress and access
Power lines underground
Fire/Floods
wells/septics - affecting our wells

Neighborhood Meeting
Comment CardProject Name: Marango SpringsName: Brent/Ada Danner

Company/Organization (if applicable): _____

Address: 2810 Ramona Rd Reno, NV 89521

Comment:

1. Marango / Toll Rds. with more homes
will be very dangerous. Traffic/fires, etc.
2. underground power vs power poles
3. water availability
4. Will BLM land be infringed upon?

Project Name: MARANGO SPRINGSNeighborhood Meeting
Comment CardName: Jim MORRIS

Company/Organization (if applicable): _____

Address: 2835 RAMONA

Comment:

ZONING, WATER & FIRE ACCESS

Project Name: Marango Springs

Name: Robbin Muller

Company/Organization (if applicable): _____

Address: 19310 Annie Ln.

.....
Comment:

~~Planner~~ I do not understand why the change from GR to OS. I would like to see the current zoning remain the same. I am also concerned about a boundary line adjustment.

Neighborhood Meeting

Sign-In Sheet

Project Name: Marango Springs RZAMeeting Location: South Valleys LibraryMeeting Date: 6/26/25

	First and Last Name (please print legibly)	Address	Email (or) Phone
1	Sten Stahl	300 Andrew Ln	jendstahl@comcast.com
2	Robbin Muller	19310 Annie Ln	robbin@roll-chicken.com
3	Pat + Carol Cronin	2795 Ramona Rd	pcronin@charter.net
4	Al + Theresa Feleciano	2670 Pavazza Rd	afeleciano@gmail.com
5	Tammy Fumero	2730 Majestic View Ct	tenny.fumero@att.net
6	Shendry THOM	18045 MARANGO RD	Shendry.thoma@protonmail.com
7	Phil & JEANNA Birk	2710 RAMONARD	PJBirk@Gmx.com
8	Jim + Sue Moritz	2835 Ramona Rd	7lyin JimSue@Charter.Net

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

	First and Last Name (please print legibly)	Address	Email (or) Phone
9	GREGG & ROBERTA SMITH	2770 RAMONA RD, RENO NV 89521	GREGGANDROB@HOTMAIL.COM
10	Brent/ADA Danner	2810 Ramona Rd. 89521	dadanner@charter.net
11	MARK KATZERS	18035 MARANGO RD	mkwashoe@yahoo.com
12	ALLYSON BOLTON	18055 Marango Rd	bolton.allyson@gmail.com
13	Deanna Bjork	2710 Ramona Rd.	deanna1rb@fastmail.com
14			
15			
16			
17			
18			
19			

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.



Marango Springs Regulatory Zone Amendment - Neighborhood Meeting

Presented by: Simon Braun, P.E. (Engineer), Braun Engineering – sbraunengineering@gmail.com

WRZA25-0003
EXHIBIT C

39 Proposed Development by: Carole Pope (Trustee), Marango Springs Revocable Trust – marangosprings@gmail.com

Washoe County Statement on Code of Conduct

Neighborhood Meetings are conducted by the applicants at Washoe County's request. While these meetings are not managed or organized by Washoe County, all parties in attendance are expected to demonstrate civility and proper conduct.

Any person or group of persons who disrupt the orderly or safe conduct of the meeting may be asked to leave. Irrelevant, uncivil, disrespectful, offensive, unduly repetitious statements and/or personal attacks are examples of speech that may be reasonably limited.

The Applicant may pause or cancel the meeting at their discretion.

Washoe County has instructed the applicant to provide an audio and/or video recording of this meeting. Your attendance signifies consent. If you do not consent to recording, you may fill out a comment card in lieu of attending the meeting.

Regulatory Zone Amendment Application Process

Step 1:

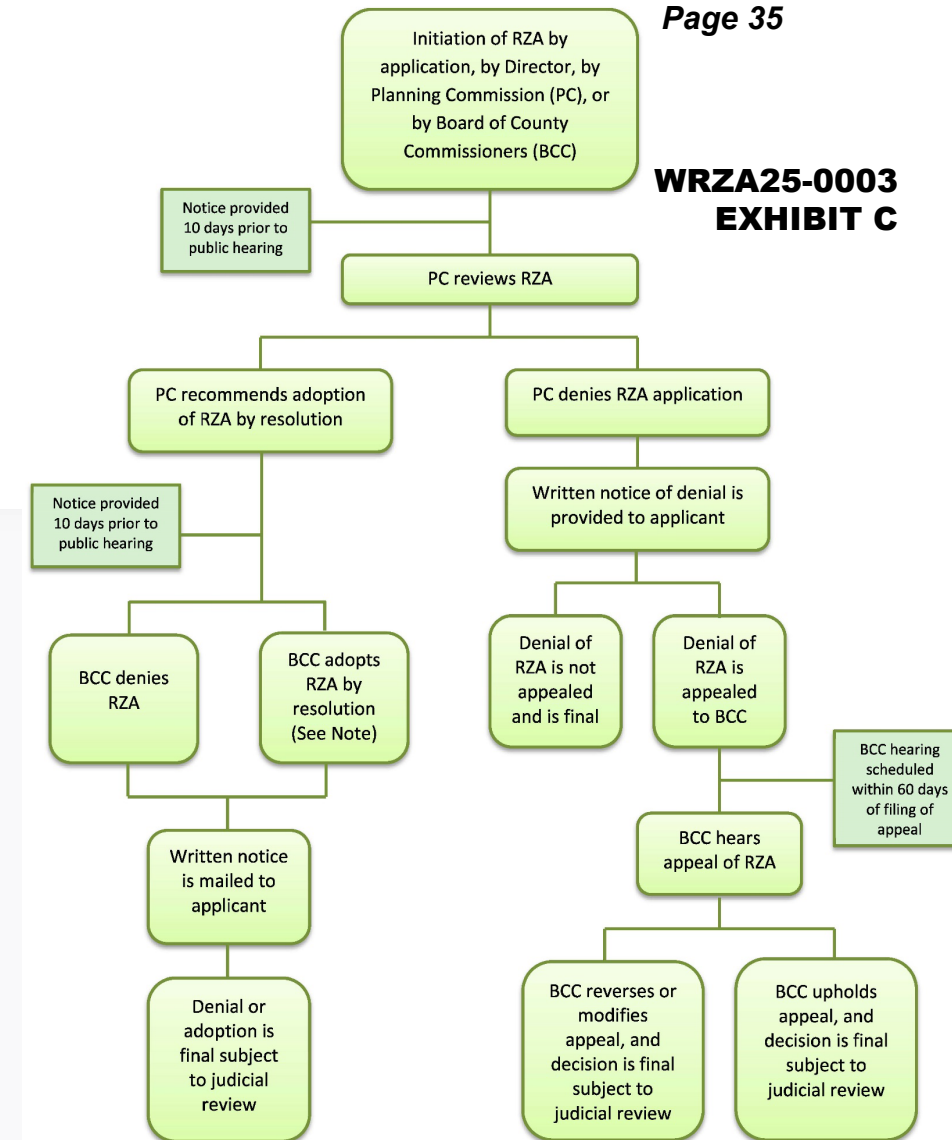
- Pre-application Meetings were held with Washoe County on April 23, 2025 and June 11, 2025.

Step 2:

- Neighborhood meeting being held today (Step 2)

- 47 Notices were sent to neighbors within 750ft

Purpose is to allow the public to review the proposed project, as the County has already done, and provide feedback **prior to** a formal application submittal.



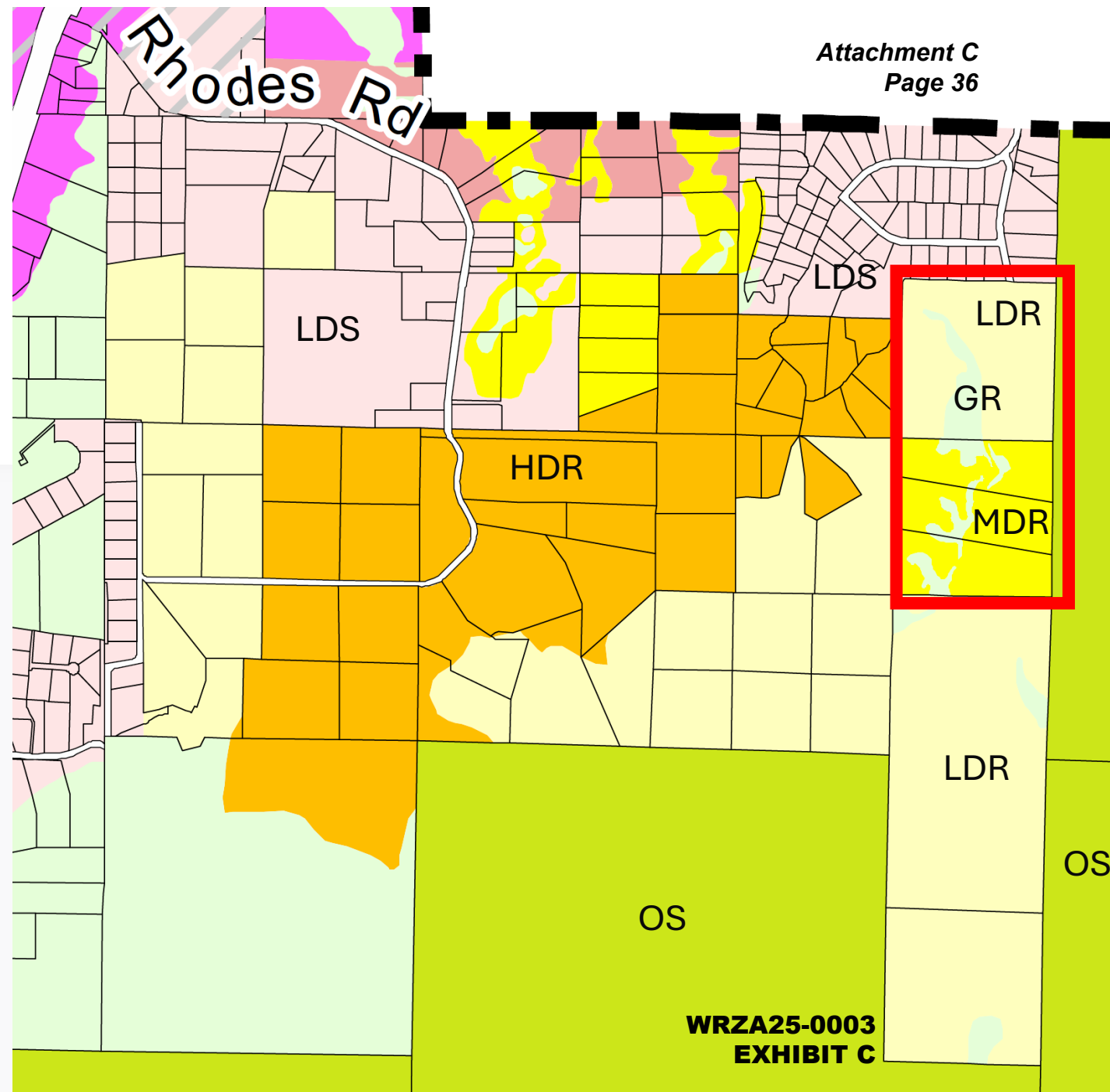
Note: If the RZA is processed concurrently with a Master Plan Amendment (MPA), then final adoption of the RZA is contingent upon the BCC adopting the MPA and the MPA subsequently being found in conformance with the appropriate regional plan.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

Regulatory Zoning in the South Valleys

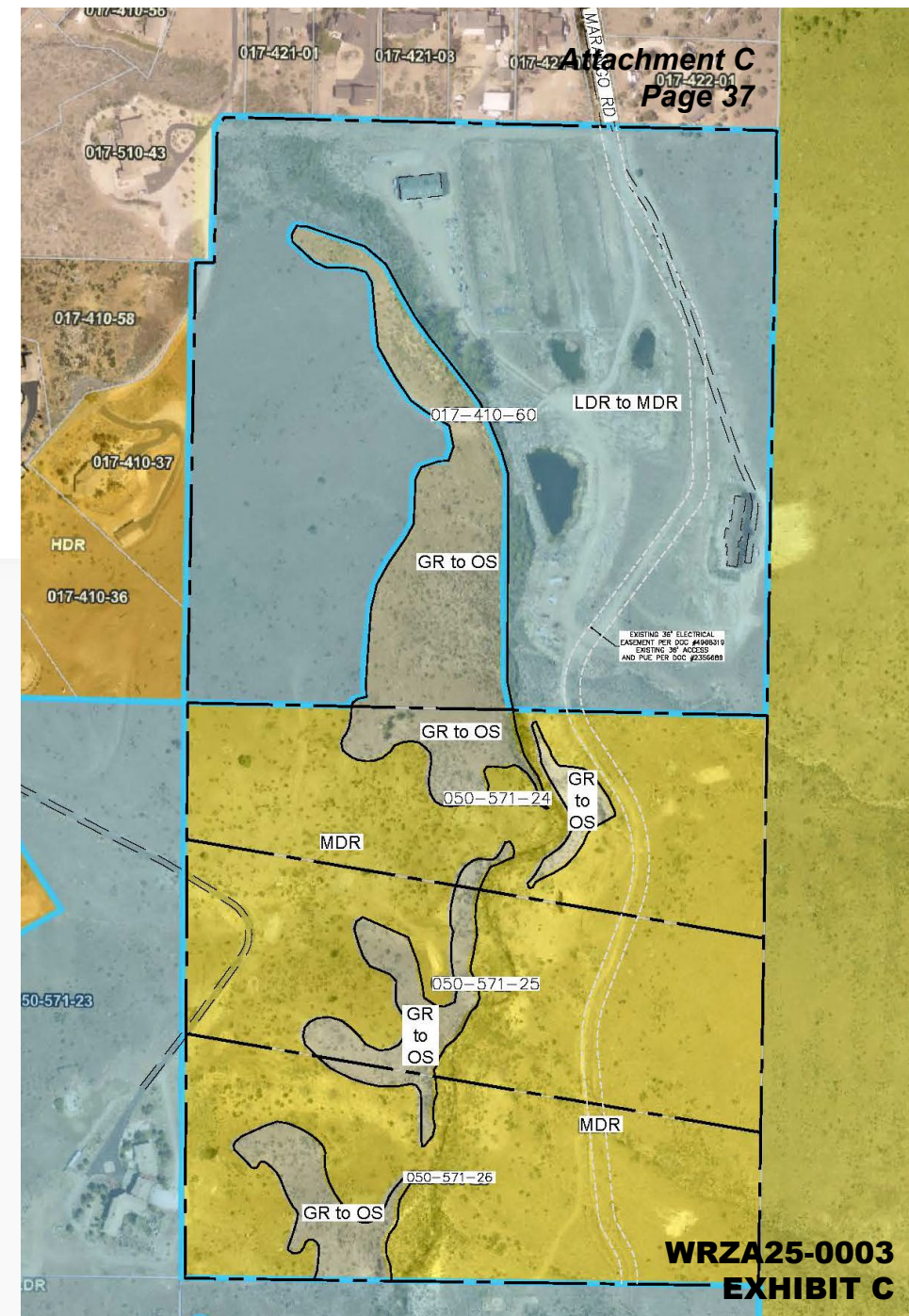
Washoe County Community
Services Department “South
Valleys Regulatory Zone Map”

36 dated May 23, 2024.



What is included in the Marango Springs RZA?

- Different from 2018 MPA/RZA by Rubicon Design Group
 - Existing zoning allows for 12 parcels
 - Proposed zoning allows for up to 16 parcels
- Parcel 1: APN 017-410-60
 - 40.09 acres (88% LDR / 12% GR) to (88% **MDR** / 12% **OS**)
 - Parcel 2: APN 050-571-24
 - 13.13 acres (84% MDR / 16% GR) to (84% MDR / 16% **OS**)
 - Parcel 3: APN 050-571-25
 - 13.34 acres (89% MDR / 11% GR) to (89% MDR / 11% **OS**)
 - Parcel 4: APN 050-571-26
 - 13.65 acres (88% MDR / 12% GR) to (88% MDR / 12% **OS**)



What do these zones mean?

Intentions of RZA

- MDR: to better conform to the current zoning of the surrounding parcels
- 5-acre parcels
- Maintain rural aesthetic
- OS: to create, preserve, and connect areas of natural and scenic resources

REGULATORY ZONE DEVELOPMENT STANDARDS								
Regulatory Zones	Title	Yards – Setbacks			Maximum Height (feet)	Maximum Density (du/ac)	Minimum Lot Size	Minimum Lot Width (feet)
		Front (feet)	Side (feet)	Rear (feet)				
LDR	Low Density Rural	30	50	30	35	0.1	8 ac	250
MDR	Medium Density Rural	30	15	30	35	0.2	4 ac	200
HDR	High Density Rural	30	15	30	35	0.4	2 ac	150
LDS	Low Density Suburban	30	12	30	35	1	35,000 sf	120
LDS/2	Low Density Suburban/2	30	10	30	35	2	17,500 sf	100
MDS	Medium Density Suburban	20	8	20	35	3h	12,000 sf	80
MDS/4	Medium Density Suburban/4	20	7	20	35	4h	9,000 sf	70
HDS	High Density Suburban	20	5	20	35	7a	5,000 sf	60
LDU	Low Density Urban	15	5	10	40	10b	3,700 sf d	60
MDU	Medium Density Urban	15	5	20	70	21c	8,000 sf e	60
HDU	High Density Urban	20	5	20	70	42c	8,000 sf f	60
GC	General Commercial	10	10	10	80	N/A	10,000 sf	75
NC	Neighborhood Comm/Office	15	15	20	60	5	10,000 sf	75
TC	Tourist Commercial	20	10	10	45	N/A	10,000 sf	100
I	Industrial	15	10	15	65	N/A	10,000 sf	100
PSP	Public Semi Public Facilities	20	15	20	65	N/A	N/A	100
PR	Parks and Recreation	20	15	20	65	N/A	N/A	N/A
OS	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GR	General Rural	30	50	30	35	0.025	40 ac	660
GRA	General Rural Agricultural	30	50	30	35	0.025	40 ac	660
SP	Specific Plan	See Development Standards identified for each individual Specific Plan.						

How will these parcels be serviced?

- Roadways: Connecting to existing terminus of Marango Road
- Water: Private Domestic Wells
- Sewer: Private Septic Systems (5-acre parcel minimum)
- Stormwater Management: Culverts and swales
- Electric: NV Energy
- Fire: Proactive protective measures per TMFPD



Q & A

Please fill out comment cards and leave them with me at the end of the meeting. Thank you for your time.

From: [M Bekken](#)
To: [sbraunengineering](#); [Weiche, Courtney](#)
Subject: Re proposed Morango Springs zoning change
Date: Wednesday, June 25, 2025 11:09:39 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

I will unfortunately not be able to attend the meeting on Thursday, as I already have a previous 6 pm commitment. But I wanted to raise a concern about this proposal.

On the face of it, this seems like a relatively minor increase in density, which makes me wonder why Mr Fry is bothering. S, as a resident of nearly 3 decades, I recall the history, of things like the Old Steamboat Post Office. When that site was sold, the new owners asked to be incorporated into the city. The effect of that on them is real, but not important per se to us. However, the fact that the parcel became City of Reno instead of Unincorporated Washoe has had a large impact in terms of strengthening the city's seeming objective to glom onto as much land down south as possible (see, for example, the large housing development on the SE corner of 395 and the 431/341 junction, which has significantly and adversely affected the ability of the northbound folks to transit the intersection, among other problems.

This makes me wonder what other parcels Mr. Fry or his associates might own contiguous to those he wants to change the zoning on, in order to slip a much larger change in. Because once those are higher density, the nearby parcels will now be adjacent to higher density and thus can be more readily changed to higher density themselves, snowballing until we are all in urban density settings and the entire character of Washoe Valley is destroyed. Please consider this issue at this and all future meetings associated with this proposed project.

Marijke Bekken

Marango Springs RZA – Neighborhood Meeting Comment Response Letter

Meeting Date: 6/25/2025

Public Comments:

Comment 1: Impact on the water table by drilling additional wells and constructing more septic systems. Who will pay for the wells and septic?

Response 1: Wells will be utilizing existing water rights that have been allocated to the area prior to this RZA. The septic systems will be reviewed and approved by Northern Nevada Public Health (NNPH) and will be designed to meet standards set forth by NNPH, which safeguard the quality of local groundwater. The developer is responsible for funding the proposed wells and septic systems.

Comment 2: Drainage concerns for the existing properties downstream to the west, and at the Toll Road/Geiger Grade intersection

Response 2: The site will be designed to meet or reduce the existing stormwater flows that leave the site per the guidelines put in place by the Washoe County Community Services Department Design Standards (WCCSDDS). The drainage issues at the Toll Road/Geiger Grade intersection during large storm events is independent of this proposed RZA and under the jurisdiction of the Washoe County Public Works.

Comment 3: Traffic concerns on Toll Road

Response 3: The proposed RZA would allow for 16 parcels to be built on the 80 acres, versus the 12 homes allowed by the current zoning. These additions to the community will have a negligible impact on the trips per day on Toll Road, which currently services thousands of properties.

Comment 4: Fire and powerline risk management approach

Response 4: There have already been conversations with Truckee Meadows Fire Protection District (TMFPD) to meet the standards set forth by the International Fire Code. The design team will work with TMFPD to implement the following potential measures to mitigate the

risk to the new and existing homes: underground powerlines, vegetation management plans, ignition resistant construction, dry hydrants and emergency access.

Comment 5: Wear and tear on the existing roadways from construction traffic

Response 5: The site is currently accessed via the public right-of-way, which allows for the passage of construction traffic. The right-of-way is for use by the public and is currently maintained by Washoe County Public Works.

Comment 6: Who will pay for these improvements?

Response 6: This is a private development, and the improvements will be funded by the developer.

Comment 7: How long will the project take? Disturbance by construction noise?

Response 7: The construction will be phased and will most likely take multiple years, with a focus on maintaining a sustainable rate of development and preserve the rural feel of the area. Any construction is required to meet the sound requirements set forth by the County Sound Ordinance.

Comment 8: Concerned that there will be a boundary line adjustment

Response 8: As a property owner, one is legally permitted to record a boundary line adjustment.

Comment 9: Power increase – who will pay for this?

Response 9: The developer will work with NV Energy to bring power to the site, and the developer will fund said improvements.

Comment 10: Master Plan Misalignment, loss of community character

Response 10: The proposed RZA is located within the Truckee Meadows Service Area – Tier 1 of the Envision 2040 Master Plan – South Valleys Planning Area and follows the vision of the area “to mirror the existing development pattern and density, with a focus on maintaining open space”.

Comment 11: Dangerous Precedent

Response 11: The developer is simply trying to create more opportunities for members of our community to live in a rural setting, as has been the case for many generations.

Comment 12: How much dirt will be removed from the site?

Response 12: The main intention of the grading design for this project is to balance the earthwork on the site (minimize/omit the need to import or export any soil) and adhere to the Hillside Development guidelines in the WCCSDDS.

Comment 13: Will BLM land be infringed upon?

Response 13: All proposed development is on private property.

Comment 14: Where will parcel lines be drawn?

Response 14: Proposed parcel lines will be made public later in the approval process.

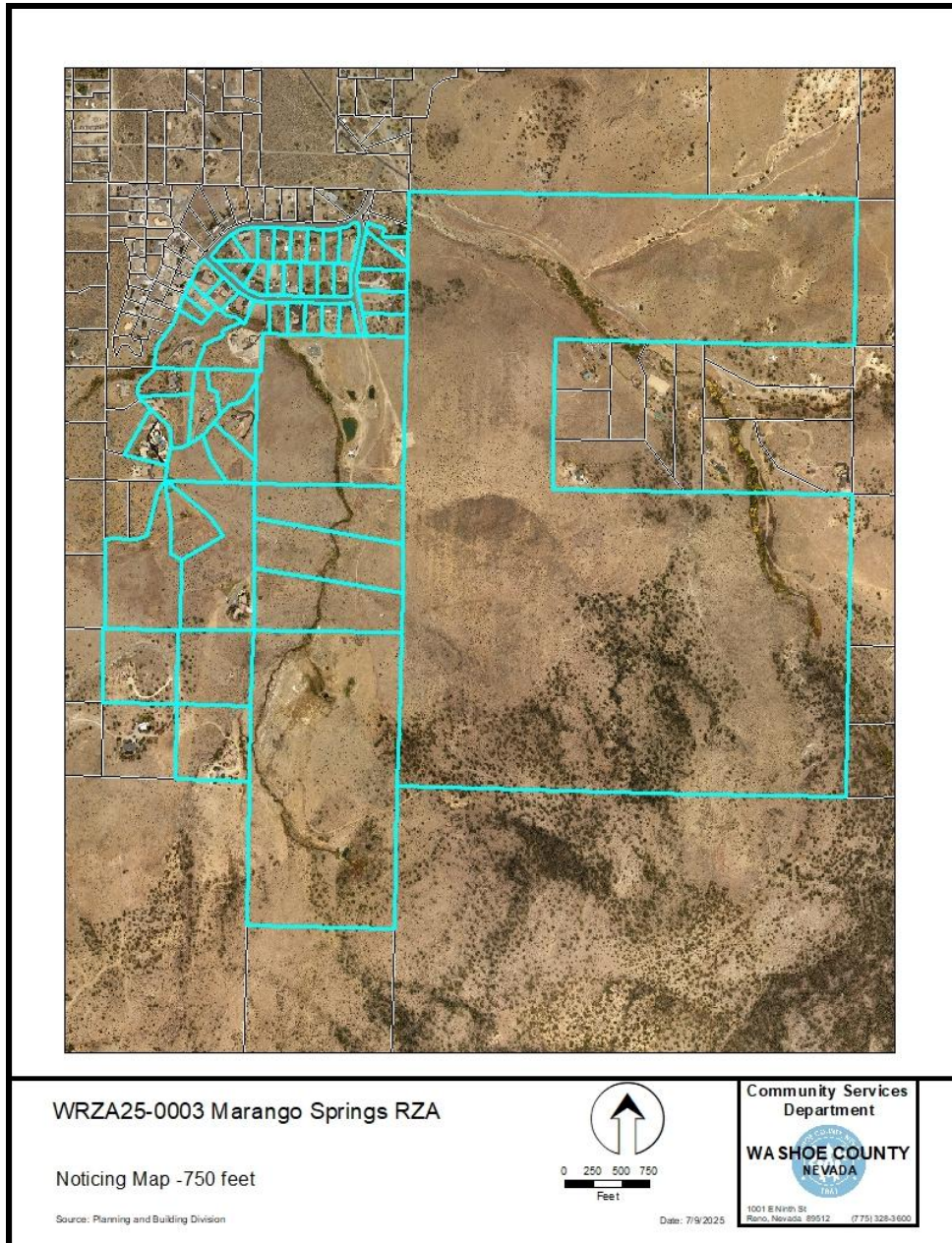
Comment 15: Who holds a developer accountable to build approved plans?

Response 15: The permitting process facilitated by Washoe County ensures that no construction is being performed outside of the scope of the approved plans. Inspectors are onsite at a frequency deemed appropriate by Washoe County and it is their duty to certify that improvements being implemented are indeed permitted.

Exhibit D

Public Notice

Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750 foot radius of the subject property. This proposal was noticed within a 750 foot radius of the subject property, noticing 49 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



NOTICING MAP

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Marango Springs			
Project Description: 5 acre lots on septic and well.			
Project Address: 18090 Marango Rd. Reno, NV 89521			
Project Area (acres or square feet): 80 acres			
Project Location (with point of reference to major cross streets AND area locator): Near the end of Toll rd. One of the last right hand turns off Toll Rd. before the payment e			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-410-60	40.088	050-571-25	13.340
050-571-24	13.130	050-571-26	13.650
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Carole M. Pope Trustee		Name: Simon Braun	
Address: 301 Flint St.		Address:	
Zip: 89501		Zip:	
Phone: (775) 337-0773 Fax:		Phone: 240-499-4331 Fax:	
Email:		Email: sbraunengineering@gmail.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as above		Name: None	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

18090 Marango Rd. Reno, NV 89521. Nearest intersections is corner of property

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
017-410-60	South Valley	LDR 88% /	40.088	MDR 88% /	5 acre lots
050-571-24	South Valley	MDR 84% /	13.130	MDR 84% /	5 acre lots
050-571-25	South Valley	MDR 89% /	13.340	MDR 89% /	5 acre lots
050-571-26	South Valley	MDR 88% /	13.650	MDR 88% /	5 acre lots

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDS	.996-1.7 acre residential lots
South	LDR 96% / GR 4%	80 acre residential/ag.
East	OS	397.520
West	HDR & LDR	2.520-16.970 acre residential lots

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

1 home, 1 shop, roadways, and an easment to the south lot.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

3 ponds fed by an artesian well, mixed topography, flat and hillside, a season creek fl

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

☒ Yes, provide map identifying locations	☐ No
--	-----------------------------

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

☐ Yes	☒ No
------------------------------	--

Explanation:

N/A

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

☒ Yes	☐ No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	63147	acre-feet per year	39.4804
b. Certificate #	N/A	acre-feet per year	N/A
c. Surface Claim #	N/A	acre-feet per year	N/A
d. Other #	N/A	acre-feet per year	N/A

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

See attachement.

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The additilal water needed for the proposed re-zone are alreay owned. No additianl w
--

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

☒ Individual wells		
☐ Private water	Provider:	
☐ Public water	Provider:	

- b. Available:

☒ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

☐ Yes	☒ No
------------------------------	--

App/Permit: 63147
 Status: PERMIT
 Certificate: None

Current Ownership Information

(NOTE: Owner names shown here are standardized for retrieval purposes only. Verify legal names before submitting any new documentation.)

Owner	Type	Div Rate	Duty	Acres	Change By	APN	County	Description
AMSTERDAM HOLDINGS, LLC	C	0.008	2	0				WITHDRAWN
BAUER, BENNETT J. AND DARCY O.	C	0.004	0.5	0	<u>90810</u>			
FRANK D. CAFFARATTI 1987 TRUST DATED JULY 30, 1987	C	0.008	2.0396	0				WITHDRAWN
FRY, HARRY C.	C	0.161	39.4804	0				
ROBERT J. SMEATH, TRUSTEE OF THE KAFOURY ARMSTRONG & CO PROFIT PLAN AND TRUST ET AL.	C	0.021	4.98	0	<u>CAN</u>			CANCELLED 10/6/2017
SLOANE, VIOLET	C	0.02	5.02	0	<u>CAN</u>			CANCELLED 8/29/2013
WASHOE COUNTY	C	0.017	4.23	0	<u>63147R01</u>			

Confirmed By: MM
 Effective Date: 2/1/2022

Original Owners

Owner
GEORGE L. SOLARI 1979 LIVING TRUST & SOLARI, AL AND BARBARA

Remarks

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

N/A.

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

☒ Individual septic	☐ Public system	Provider:
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- b. Available:

☒ Now	☐ 1-3 years	☐ 3-5 years	☐ 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

☐ Yes	☒ No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A.

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Toll Rd. and Geiger Grade.

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

☐ Yes	☒ No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Station 12
b. Health Care Facility	Renown Health
c. Elementary School	Brown
d. Middle School	Herz
e. High School	Galena
f. Parks	Virginia Foothills Park
g. Library	South Valleys Library
h. Citifare Bus Stop	outfront Schussboom Brewing Co.

**Projects of Regional Significance Information
For Regulatory Zone Amendments**

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

☐ Yes	☐ No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

☐ Yes	☐ No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

☐ Yes	☐ No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

☐ Yes	☐ No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

☐ Yes	☐ No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

☐ Yes	☐ No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

☐ Yes	☐ No
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Regulatory Zone Amendment
for
Marango Springs
Washoe County, NV

July 2025

Prepared by:

BRAUN ENGINEERING

RENO, NV
775.277.3584

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I. Project Description

The proposed regulatory zone amendment is in substantial compliance with the policies and action programs of the *Washoe County Master Plan Envision 2040* – adopted in November 2023. This master plan was created by multiple advisory groups: Community Representatives, a Steering Committee, Technical Advisory Committee and a Community Advisory Committee. The recommendations put forth by these committees for the South Valleys planning area are for new development to be on parcels larger than 5 acres in size and to preserve Open Space – the two main goals of this proposal.

This is not a master plan amendment, but rather a regulatory zone amendment to better adhere this land to follow the development framework described in the master plan. This amendment is being proposed by a local developer who has spent many years in the neighborhood. They appreciate the quiet rural feel of the area and the proximity to the city and the mountains. As a small-scale local builder, an effort is being made to offer unique non-cooker cutter homes on larger lots to retain the rural aesthetic. Our town is inevitably growing, and this is an opportunity to “strengthen the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base” (Washoe County Master Plan RFC Principle 2.1).

The proposed project is located within the Truckee Meadows Service Area (TMSA) – Tier 1, in the South Valleys planning area. The project follows the vision of the area “to mirror the existing development pattern and density, with a focus on maintaining open space” (South Valleys planning area NCR Principle 3 – Policy 3.2). Despite being within the TMSA, the proposed zoning maintains the rural large-lot aesthetic of the area by proposing lots of 5-acres in size (South Valleys planning area LU Principle 5 – Policy 5.2).

II. Existing Conditions

The parcels that constitute this Regulatory Zone Amendment (RZA) are APNs: 017-410-60, 050-571-24, 050-571-25 and 050-571-26 (See Appendix A for Site Photos of current conditions of parcels). The parcels are currently zoned Low Density Rural (LDR), Medium Density Rural (MDR), MDR and MDR respectively, with portions of General Rural (GR) on each (See Appendix B).

There is currently one existing home and one accessory structure on parcel 017-410-60, which are serviced by a domestic well and septic system. The adjacent parcel to the south, 050-520-73, accesses their property via an existing access easement through the four parcels applying for the RZA. The adjacent parcel to the west, 017-410-37, also has an access easement in place to gain access to their property.

The Washoe County Zoning Map (See Appendix C) illustrates a discrepancy in the pattern of zoning along this southern reach of the South Valleys. To the southwest of the proposed RZA one can see that there is a pattern of zoning that follows a gradient from Low Density Suburban (LDS) to High Density Rural (HDR) to MDR to LDR. The existing zoning of the area surrounding this RZA goes from LDS to LDR, then back to MDR. The proposed RZA would therefore follow the precedent set by the zoning currently exhibited by the adjacent land uses and will not adversely impact the public health, safety or welfare.

III. Proposed Conditions

A. Zoning

This application proposes to amend the regulatory zone of parcel 017-410-60 to Medium Density Rural (MDR), to allow for development that better fits the existing lay of the land, as well as the General Rural (GR) areas on all four parcels to Open Space (OS), to create, preserve, and connect areas of natural, cultural, and scenic resources (See Appendix B).

The proposed amendment will not affect the location, purpose, or mission of a military installation.

B. Domestic Water Service

The proposed parcels will be serviced by domestic water wells utilizing existing water rights. An effort was made to annex this area into the Truckee Meadows Water Authority (TMWA) Service Area, but due to a lack of regional pumping facilities a connection was not permitted by TMWA.

C. Sanitary Sewer Service

The proposed parcels will be 5 acres minimum, allowing them to be serviced by sanitary sewer septic systems per Northern Nevada Public Health (NNPH) guidelines. Percolation tests will be conducted and engineered systems will be implemented if deemed necessary.

D. Grading

The proposed development will strive to keep grading impacts to a minimum. Innovative grading techniques and building design will be employed to respond to the hillside terrain and natural contours of the land. Any proposed grading on slopes that exceed 15% will adhere to the *Washoe County Division 4 – Development Standards Section 110 Article 424 Hillside Development Practices*. Development Constraint Areas, including but not limited to, construction on slopes exceeding 30% will be avoided to the greatest extent possible (Washoe County Master Plan AR Principle 1.1) (See Appendix D). Impacts on existing trees and vegetation will be minimized to reduce erosion, maintain the stability of steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas. Prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings, which reflect the visual value and scenic character of hillside areas will be minimally impacted.

E. Storm Drainage

Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts will be the focus of the design for the proposed development. The proposed parcels will surface drain via proposed drainage easements. Impacts to existing drainage paths will be kept to an absolute minimum and existing drainage patterns will be maintained. Existing and proposed conditions will be evaluated in a future Marango Springs Drainage Study.

F. Connectivity

The internal connectivity of the project will be provided with private roads that will follow the natural topography of the land and some of the existing road alignments through the parcels. A proposed 66'-wide access easement will be recorded and will connect to the current terminus of Marango Road. From here traffic will access the freeway via Toll Road and Geiger Grade Road. The proposed regulatory zoning amendment increases the potential for proposed

parcels from 12 to 16 parcels. With thousands of existing parcels already being serviced by Toll Road, this will not result in a measurable change to existing traffic patterns.

G. Fire Risk Management

In coordination with Truckee Meadows Fire Protection District, the proposed development will implement proactive protective measures. This can include, and will not be limited to, a vegetation management plan, ignition resistant construction, dry hydrants, monitored fire alarms, and adequate ingress/egress. To manage fire risk to proposed and existing properties, an effort will be made with NV Energy to install underground electric services to the proposed development.

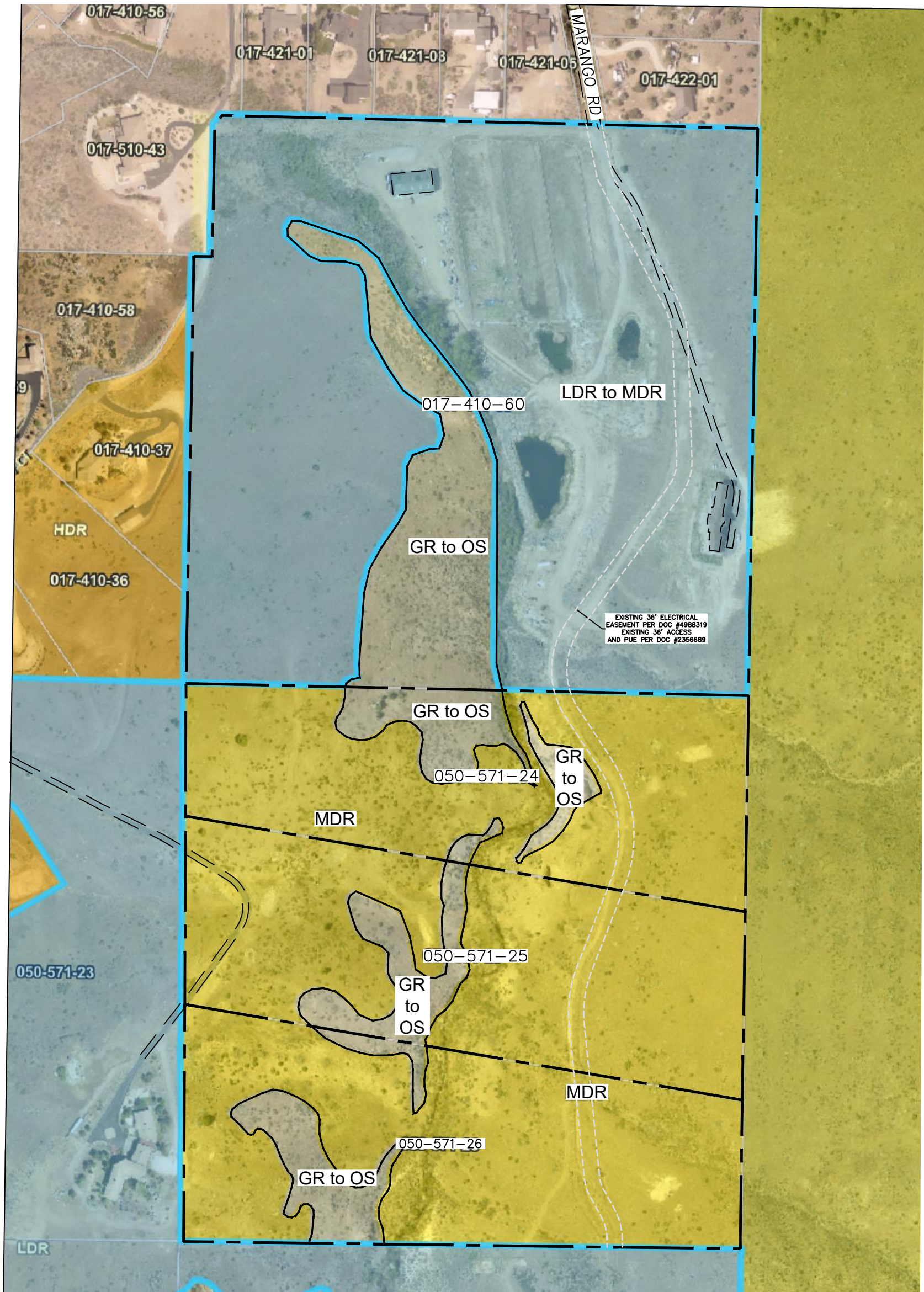
H. Permitting

The proposed development will follow the *Washoe County Community Services Department Design Standards* and NNPH Environmental Health Services review processes, and all necessary permits will be obtained. Pre-application Meetings were held for this project on April 23, 2025 and June 11, 2025. A neighborhood meeting was held on June 26, 2025, to allow the public to review the proposal and provide feedback prior to a formal application submittal (Washoe County Master Plan LU Principle 1.2). The Washoe County Master Plan designates the proposed development area as located in the South Valleys Planning Area. This proposed development will comply with the planning area special requirements.

REGULATORY ZONE EXHIBIT

MARANGO SPRINGS

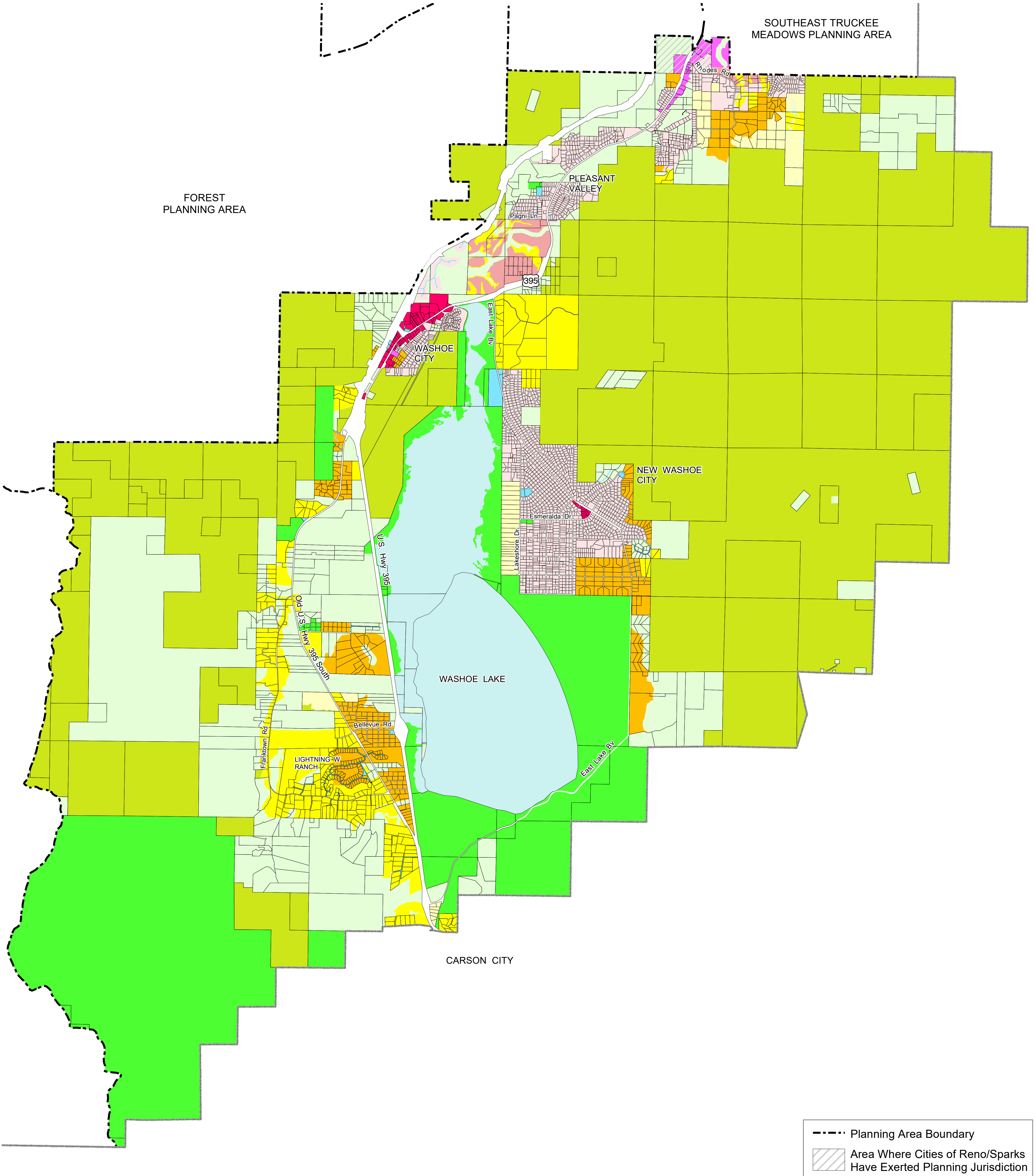
JUNE 2025



PREPARED BY:

BRAUN
ENGINEERING

RENO, NV
775.277.3584



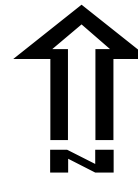
SOUTH VALLEYS REGULATORY ZONE MAP

- | | | |
|---------------------------|---------------------------------|-----------------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | INDUSTRIAL |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | PUBLIC AND SEMI-PUBLIC FACILITIES |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | PARKS AND RECREATION |
| LOW DENSITY SUBURBAN | HIGH DENSITY URBAN | OPEN SPACE |
| LOW DENSITY SUBURBAN 2 | GENERAL COMMERCIAL | GENERAL RURAL |
| MEDIUM DENSITY SUBURBAN | NEIGHBORHOOD COMMERCIAL/ OFFICE | GENERAL RURAL RESIDENTIAL |
| MEDIUM DENSITY SUBURBAN 4 | TOURIST COMMERCIAL | DRY LAKE/ WATER BODY |

SOURCE : Planning and Building Division

PC Date: February 6, 2024
BCC Adoption Date: April 16, 2024

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.



0 1,500 3,000 6,000 Feet

Path: G:\arcdata\planarea\sv\svRegzone_final\WRZA23-0007.mxd

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE 5/23/24 DIRECTOR [Signature]

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

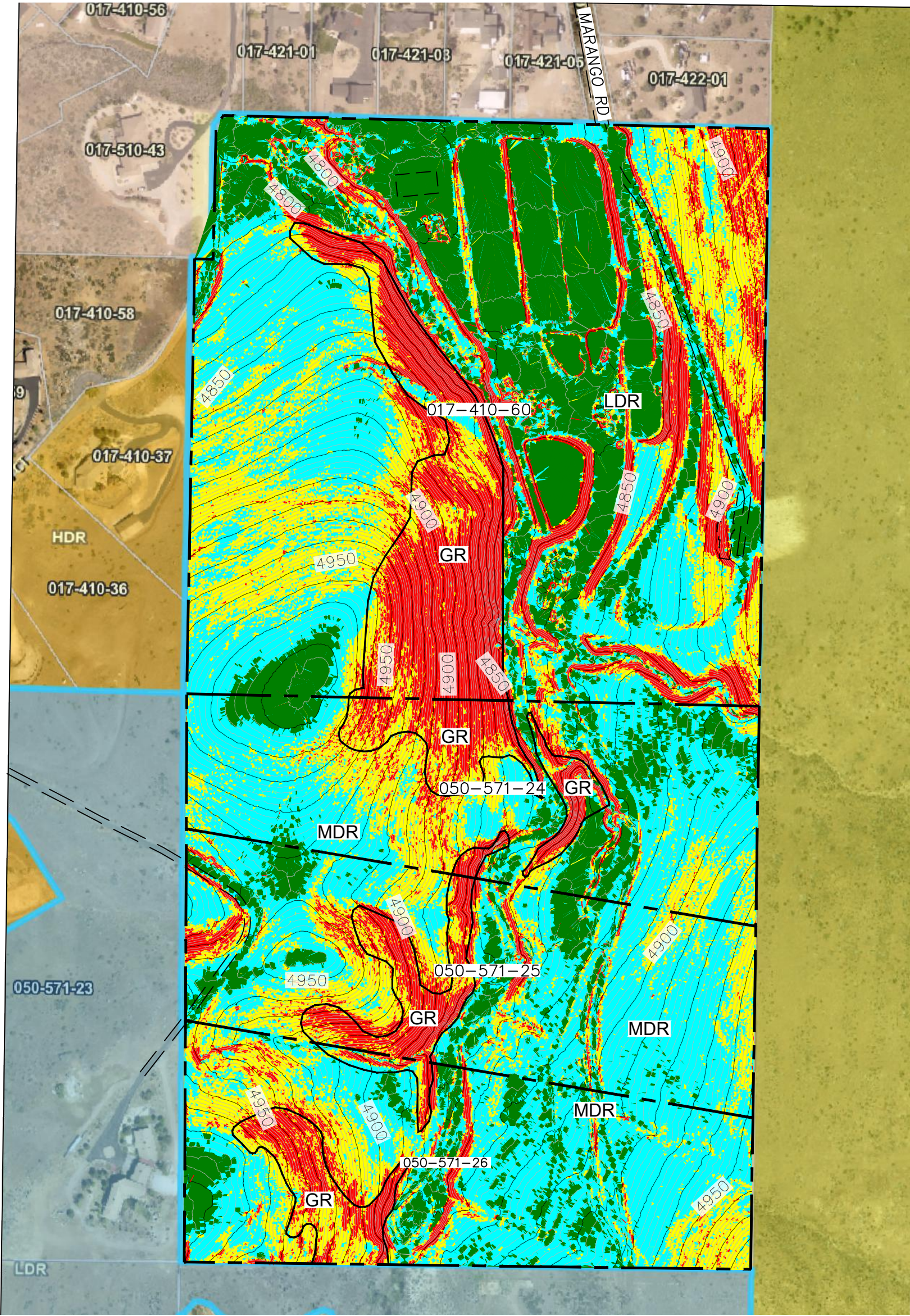
1001 E. Ninth St.
Reno, Nevada 89512

(775) 328-3600

TOPOGRAPHY EXHIBIT

MARANGO SPRINGS – REGULATORY ZONE AMENDMENT

JULY 2025



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	9.99%	16.0	Green
2	10.00%	19.99%	29.2	Cyan
3	20.00%	29.99%	20.0	Yellow
4	30.00%	100.00%	14.9	Red

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SCALE: 1"=250'

250 0 125 250 500