



# **MASTER PLAN AMENDMENT CASE NUMBER WMPA18-0008 Warm Springs Specific Plan**

**Washoe County Planning Commission  
January 2, 2019**



# Request

Warm Springs Specific Plan, to eliminate  
“Appendix G - Financing Plan.”

Amendment of the WSSP will be a two-part process in which the first amendment will be the removal of the financing plan component of the specific plan. The second amendment will take a closer look at the specific plan and will likely involve a wholesale amendment to the WSSP.



# Overview

- **Warm Springs Specific Plan (WSSP) adopted in 1992**
- **Appendix G - Financing Plan adopted in 1995**
- **BCC directed Staff to initiate amendment to remove financing plan in June 2018**
- **BCC initiated amendment to remove financing plan in September 2018**



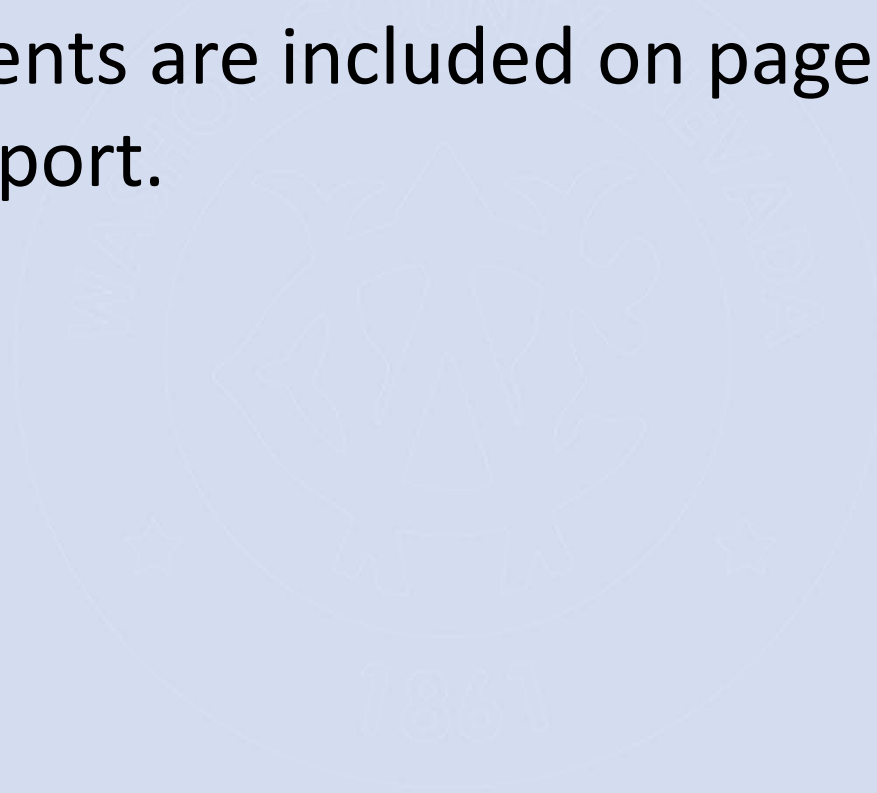
# Overview

- **Financing Plan is insufficient to build the infrastructure contemplated by the WSSP**
- **Financing Plan has been found to be unworkable**
- **County is involved in a lawsuit and BCC has directed staff to return collected funds to current property owners**



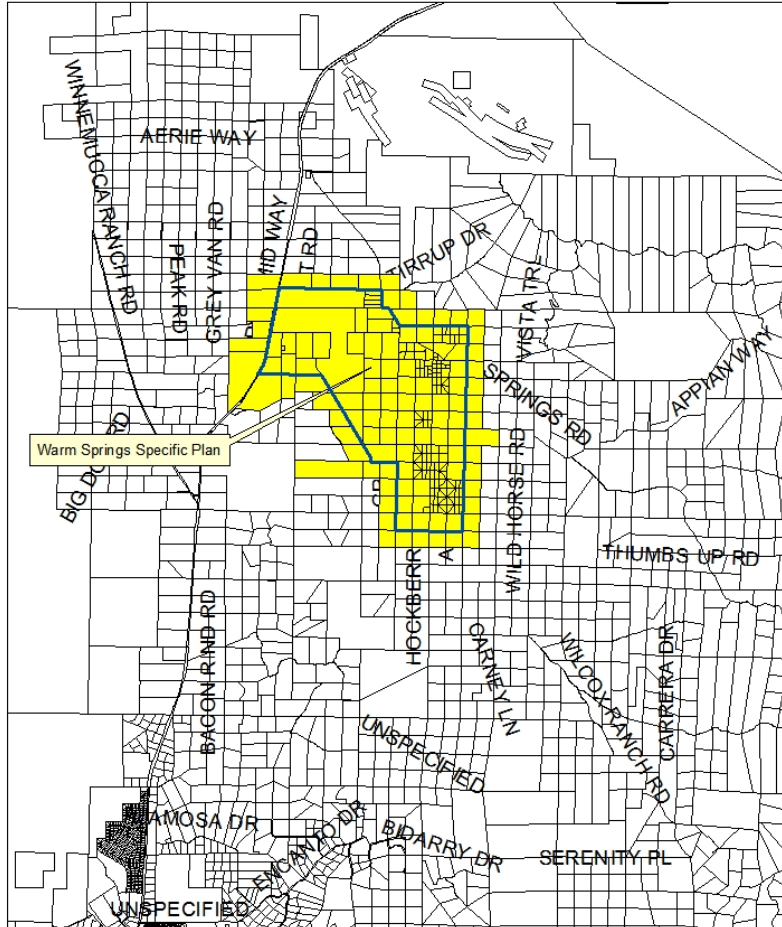
# Community Input

- **Neighborhood meeting held in October 2018**
  - Comments are included on page 2 of the staff report.





# Public Notice



- Notice sent to 234 affected property owners
- Legal notice published in RGJ – November 21, 2018

Mailing Label Map

Master Plan Amendment Case Number WMPA18-0008  
(Warm Springs Specific Plan – eliminate Appendix G -  
Financing Plan)



Community Services  
Department  
Planning and  
Development Division  
WASHOE COUNTY  
NEVADA  
Plan Office 250 11130  
Reno, Nevada 89502  
(775) 325-3600

Source: Planning and Building Division

234 Parcels selected at 750 feet.

Date: September 2018



# Master Plan Amendment Findings

- 1. Consistency with Master Plan.**
- 2. Compatible Land uses.**
- 3. Response to Changed Conditions.**
- 4. Availability of Facilities.**
- 5. Desired Pattern of Growth.**

**Staff comments on each finding begin on page 5 of the Staff Report.**



# Possible Motion

**I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of the staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0008 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA18-0008 as set forth in the staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.**





**Any Questions?**

