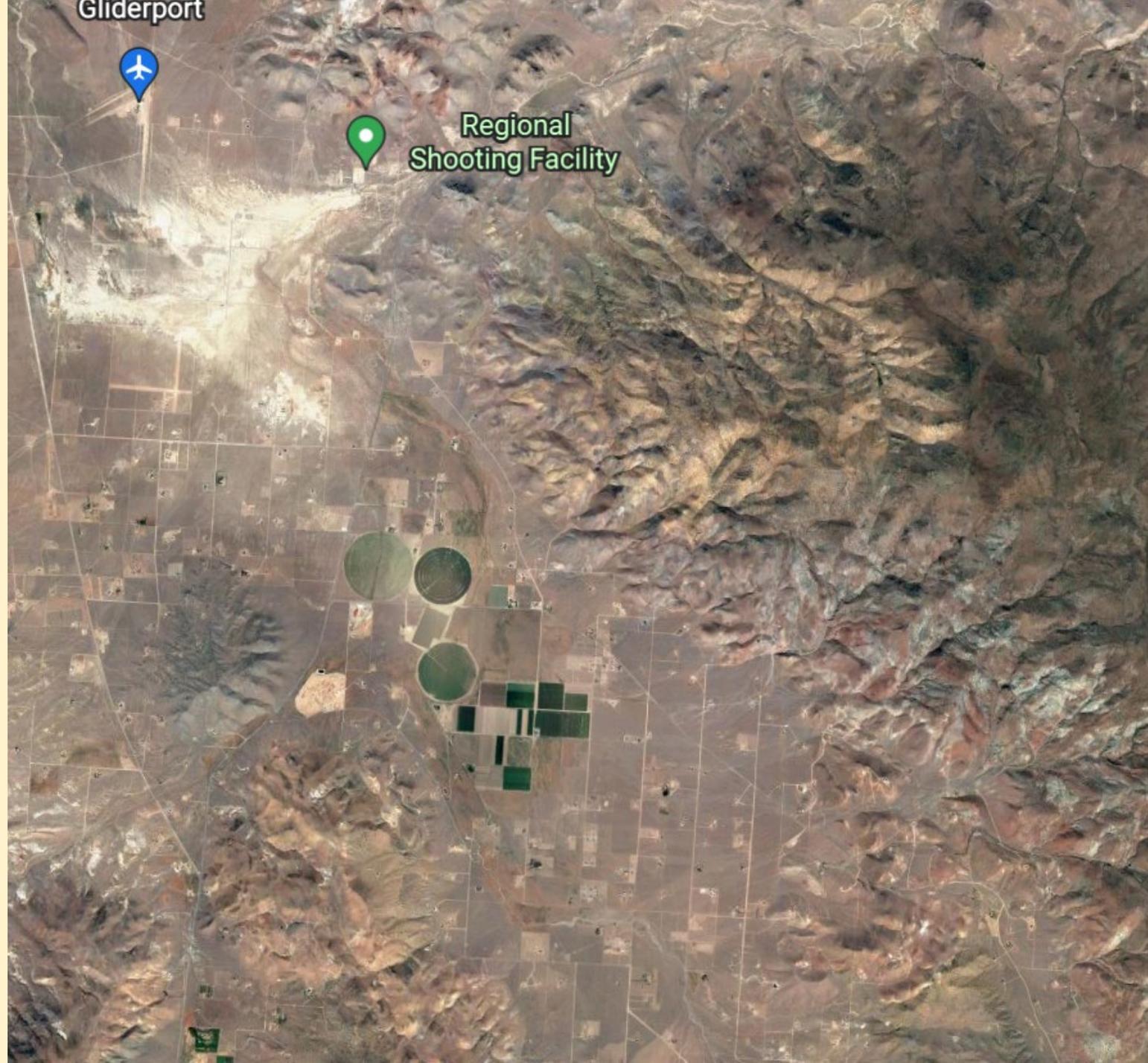


Warm Springs Valley Area Plan: Roadways Flood Plains & Funding

Greg Dennis
PVGID President
Retired Civil Engineer
& Ex Sewer Czar



PAST HISTORY



- BLM & COWS
- SPACE ROCKETS – ROCKETDYNE (ROCKWELL)
- SATURN V ROCKETS (1960's)
- PROPOSAL FOR ANOTHER CITY (1970,s)
- APPROVAL OF SOLEY 40 ACRE PARCELS AND CREATION OF (ONLY A ROAD MAINTENANCE GENERAL IMPROVEMENT DISTRICT (1976))
- END OF CC&R's AND PROPOSALS FOR NEW SUBDIVISIONS (1990's)
- APPROVAL OF WARM SPRINGS AREA PLAN AND SPECIFIC PLAN AREA (early 1990's)
- FAILED FEASIBLITIY OF IMPLEMENTING SPA SUBDIVISION(S)
- APPROVED PARCELING BY WASHOE COUNTY WITHIN THE SPA FOR 2.5 & 5 ACRE LOTS
- NEW UPCOMING AREA PLAN REVISIONS

ROADWAY TYPES FOR OUT HERE (92-93 MILES)

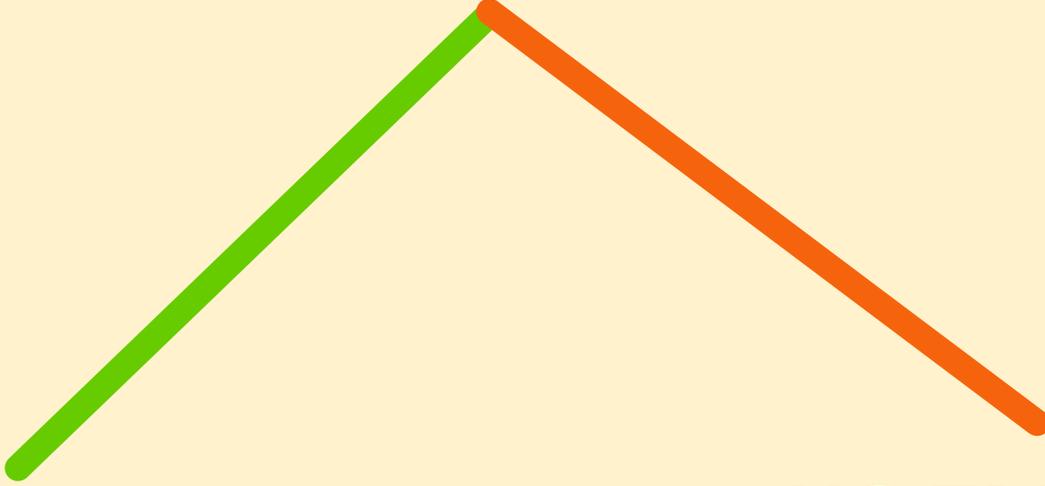
- UNIMPROVED OR DIRT
- GRADED DIRT ROADS
- ROADS WITH BASE LAYER ADDED
(CLASS “E” TYPE FOR GID)
- CAPE SEALED ROADWAYS
(ALMOST LOOK LIKE A PAVED ROAD)
- VERY VERY OLD PAVED ROADS
FROM THE DAYS OF ROCKETDYNE
& SATURN V (RIGHT HAND CANYON)



WHAT'S NEXT?

- POSSIBLE NEW WATER PLAN INTEGRATED WITH TRUCKEE MEADOW WATER AUTHORITY
- LIMITS ON LOT SIZE WITHIN SPA FOR BUILD OUT (5 ACRE PARCELS?)
- INPUT FROM CAB REGARDING ABOVE & COUNTY RECOMMENDATIONS
- AND FROM ABOVE... HOW TO FUND THE ABOVE ASSUMING THE SPECIFIC AREA PLAN GOES AWAY OR IS SIGNIFICANTLY MODIFIED.
- HOW TO MAINTAIN OUR ROADWAYS AND ARTERIALS (FOR ALL?) (NO MORE SPA funding requirements?)

TWO PATHS SO FAR affecting new planning



**WITH TMWA
WATER PLAN**

**NO TMWA
WATER PLAN**

HOW DOES THIS AFFECT 92 MILES OF ROAD
MAINTENANCE **or** THE NUMBER OF NEW
LOTS OR DWELLINGS?

CONSOLIDATED TAX DISTRIBUTION REVENUE SUMMARY BY COUNTY

<u>COUNTY</u>	<u>BCCRT</u>	<u>SCCRT</u>	<u>CIGARETTE</u>	<u>LIQUOR</u>	<u>RPTT</u>	<u>GST</u>	<u>CTX REVENUE TOTAL</u>
CARSON CITY	8,355,392	31,549,129	153,503	75,130	1,053,519	3,570,509	44,757,183
CHURCHILL	2,351,009	7,941,428	70,763	34,634	294,275	1,649,010	12,341,119
CLARK	283,723,722	1,004,741,017	6,241,346	3,054,749	50,844,957	145,742,059	1,494,347,850
DOUGLAS	5,082,982	18,362,200	133,568	65,373	1,895,800	3,867,793	29,407,717
ELKO	8,731,458	33,283,300	146,707	71,804	682,086	5,218,561	48,133,916
ESMERALDA	88,788	1,269,802	2,690	1,316	6,390	209,654	1,578,639
EUREKA	1,171,374	5,105,564	5,105	2,499	10,642	365,706	6,660,889
HUMBOLDT	3,001,105	12,189,210	46,266	22,645	202,482	1,958,595	17,420,303
LANDER	1,197,731	2,842,689	16,662	8,155	39,860	917,463	5,022,560
LINCOLN	289,929	1,286,904	13,954	6,829	38,802	535,116	2,171,534
LYON	4,940,360	14,962,226	156,134	76,418	1,307,618	4,495,026	25,937,782
MINERAL	416,497	1,727,221	12,980	6,353	18,468	505,094	2,686,612
NYE	4,872,698	16,728,042	132,568	64,884	812,389	3,467,196	26,077,776
PERSHING	816,657	2,147,186	18,784	9,194	32,361	697,727	3,721,909
STOREY	901,503	3,485,840	11,724	5,738	209,048	459,166	5,073,018
WASHOE	60,493,705	219,588,977	1,304,758	638,598	13,358,377	41,540,231	336,924,646
WHITE PINE	<u>1,649,259</u>	<u>3,202,171</u>	<u>27,684</u>	<u>13,550</u>	<u>74,891</u>	<u>1,087,323</u>	<u>6,054,878</u>
TOTAL	<u>388,084,170</u>	<u>1,380,412,905</u>	<u>8,495,196</u>	<u>4,157,867</u>	<u>70,881,963</u>	<u>216,286,229</u>	<u>2,068,318,331</u>

PVGID - PROPERTY TAX PERCENTAGE OF TOTAL REVENUE

Prepared by Cathy Glatthar July 19, 2022

		Property Tax (Ad Valorem)	Consolidated Tax	LGTA Fair Share	TOTAL	Property Tax Percentage of Total
Estimated	FY 2021-22	\$315,000	\$534,000	\$49,000	\$898,000	35%
Actual	FY 2020-21	\$308,744	\$487,865	\$43,014	\$839,623	37%
Actual	FY 2019-20	\$275,817	\$433,365	\$39,026	\$748,208	37%
Actual	FY 2018-19	\$265,406	\$412,591	\$36,732	\$714,729	37%
Actual	FY 2017-18	\$256,683	\$359,380	\$38,854	\$654,917	39%

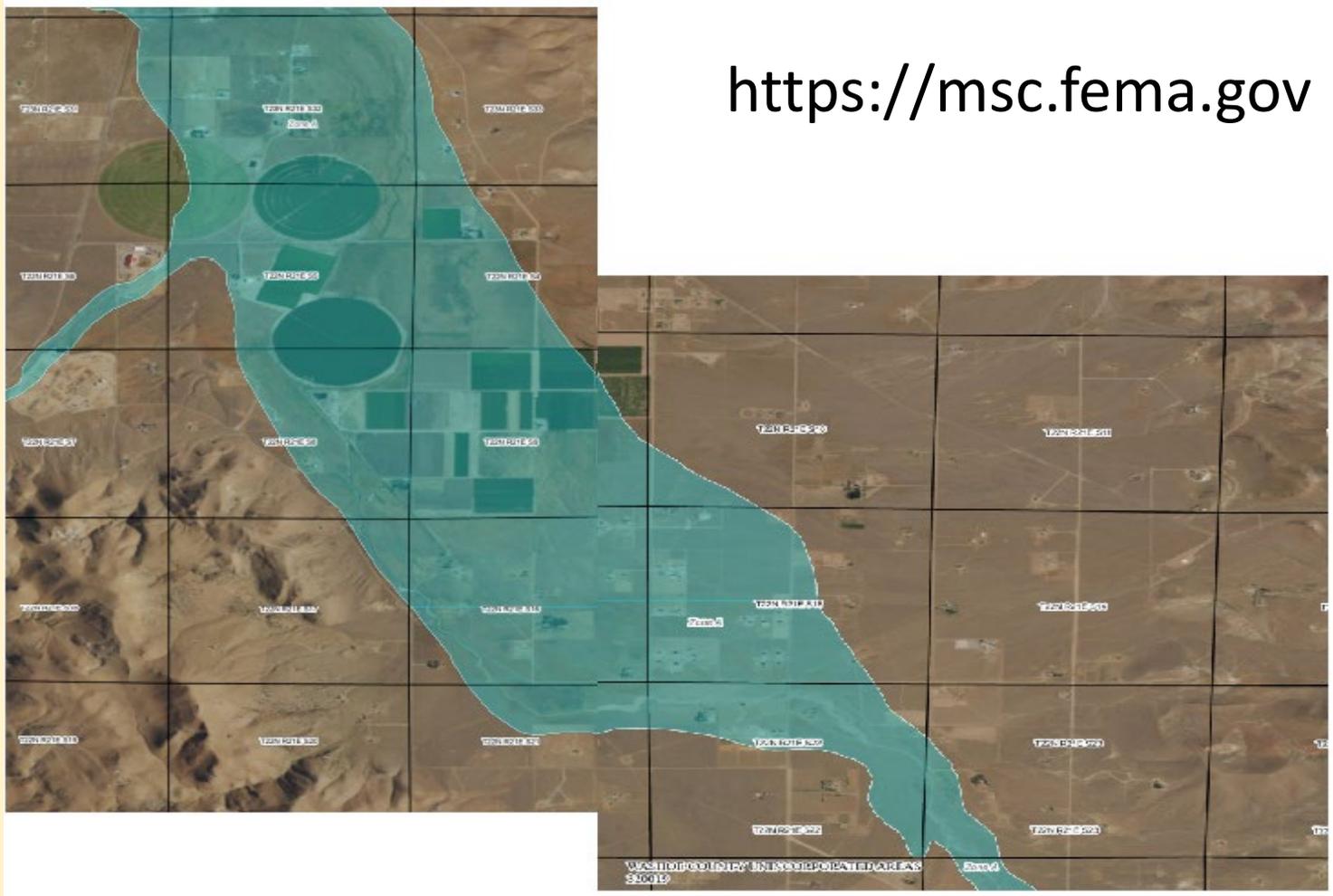
A SIMPLISTIC VIEW OF THE ISSUES FOR DISCUSSION

1. WHOM IS GOING TO MAINTAIN ROADWAYS WITHIN THE SPECIFIC PLAN AREA?
2. IMPACTS OF 2.5 & 5 ACRE PARCELS ON ROADWAYS OR LARGE SUBDIVISIONS (TO OVERALL ROADWAY NETWORK)
3. BUILD OUT IMPACTS OF EXISTING 40 ACRE PARCELS PLUS ADDED PARCEL MAPS OR SPA SUBDIVISIONS
4. DEVELOPMENT OF FAIR SHARE COSTS FOR ALL ROADWAY USERS
5. PRIVILEGED SPA AREA DENSITIES WERE NEVER PART OF THE OVERAL RURAL ROADWAY NETWORK IN OLD AREA PLANS
6. SHOULD THE ABOVE PROBLEM ISSUES BE SOLVED AND INCORPORATED INTO A NEW AREA PLAN?

OTHER MAYBE BIGGER ISSUES

- ROADWAYS AND HOMES ARE IN THE 100 YEAR FLOOD PLAIN DELINEATED BY FEMA (fed emergency mgt Auth)
- THE SPECIFIC AND ONLY LEGAL AUTHORITY THE PALOMINO VALLEY GID HAS IS ROAD MAINTENANCE.
- THE PALOMINO VALLEY GID HAS NO AUTHORIZATION NOR FUNDING TO DEAL WITH FLOODS AN LIKELY WOULD NOT DO SO UNLESS ALLOCATED HUGE SUMS OF MONEY DONATED BY OTHERS.
- HOW TO HOLISTICALLY INTEGRATE WITH BOTH PLANNING AND NEEDED ENGINEERED INFRASTRUCTURE (WATERWAYS, BRIDGES OR LARGE CULVERTS, PLANNED TRAFFIC ARTERIALS, ECT
- WHERE ARE OUR ELECTED OFFICIAL THAT ARE GOING TO HELP US OUT HERE, AS WE HAVE ONLY VOLUNTEER ELECTED GID OFFICIALS THAT CAN ONLY CONSIDER “ROAD MAINTENANCE”. PLEASE NOTE THE SPECIFIC PLAN AREA WAS GOING TO HANDLE ALL THE ABOVE THRU EITHER AN HOA AND/OR DEVELOPMENT FEES.
- FOLKS WHO BUY OR BOUGHT OR BUILT DWELLINGS WITHIN THE SPA ASSUME MAYBE THAT THERE ARE NOT ANY OTHER **ADDITIONAL** FUNDING NEEDS FOR THIS SPECIFIC PLAN AREA AND THE SAME LIKELY APPLIES TO THOSE ON 40 ACRE PARCELS. (OK WE NEVER HAVE ANOTHER FLOOD AND THE ROADS NEVER WEAR OUT, RIGHT?)
- WHAT WILL BE WASHOE COUNTY’S APPITITE FOR ANY ADDITIONAL FUNDIJNG OF ROADWAYS AND/OR FLOOD MAINTENANCE?

<https://msc.fema.gov>



OOPS, in a flood plain





SOME POSSIBLE RECOMMENDATIONS FOR THE CAB TO CONSIDER

1. INTEGRATE BOTH PLANNING, FUTURE POSSIBILITIES OF SPA OUTCOMES AND ENGINEERED INFRASTRUCTURE NEEDS INTO THE UPCOMING AREA PLAN REVISIONS
2. PROPOSED FUNDING AND FISCAL ANALYSIS BE IMPLEMENTED THROUGH AN ENTIRE NEEDS ASSESSMENT (PAID FOR BY WASHOE COUNTY)
3. MAKE ALL NEW BUYERS (EVERYWHERE) FOR LOTS OR COMPLETED DWELLINGS AWARE THAT NO ONE CAN ESCAPE SOME FUTURE COSTS, PLEASE NOTE ALL WASHOE COUNTY DONATIONS ARE ACCEPTABLE.
4. HAVE AN OUTSIDE REPRESENTATIVE FROM WASHOE COUNTY INDEPENDENTLY ANALYSE THE WHO SHOULD PAY ALTERNATIVES TO THE NEEDS ASSESSMENT (FINANCED BY WASHOE COUNTY).
5. GET OUR POLITICAL ARM(S) MORE INVOLVED AND PUSH FOR THE COMMISSION TO DEAL WITH THIS ISSUE (FUND OUTCOMES?).
6. INTEGRATE THE OUTCOMES INTO AN AMENDMENT TO THE AREA PLANS AND INCLUDE IN THE AREA PLAN UPDATES DEFINITIVE PLACE HOLDER(S) AND COMPLETION TIMES FOR THIS FUTURE ACTION PLAN.