

**MINUTES OF THE APRIL 21, 2022
MEETING OF THE
WASHOE COUNTY SCHOOL DISTRICT
ZONING ADVISORY COMMITTEE**

April 21, 2022

1. Opening Items

1.01 Call to Order

The meeting of the Zoning Advisory Committee was called to order at 5:30 p.m. The meeting was conducted at Marce Herz Middle School located at 13455 Thomas Creek Rd. in Reno, Nevada.

1.02 Roll Call

Chair Christine Hull, Vice Chair Tyler Rogers, and Committee Members Polly Boardman, Kristie Essa, Darren Fleck, Natalie Ghysels, Adriana Publico, Lauren Rushing, and Brooke Snyder were present. Committee Members Kristen DeHaan, Amy Howe, and Araceli Martinez were absent. Staff Liaison Lauren Ford and staff were also present.

2. Items for Presentation, Discussion, and/or Possible Action

2.01 Possible Action to Approve the Minutes of the February 17, 2022, Meeting of the Zoning Advisory Committee

It was moved by Mr. Rogers and seconded by Ms. Boardman that **the Zoning Advisory Committee approves the minutes of the February 17, 2022, Zoning Advisory Committee meeting.** The result of the vote was Unanimous: Pass (Yea: Polly Boardman, Kristie Essa, Darren Fleck, Natalie Ghysels, Christine Hull, Adriana Publico, Tyler Rogers, Lauren Rushing, and Brooke Snyder) Final Resolution: Motion Carries.

Chair Hull noted that the new Rio Wrangler area Elementary School that was discussed at the last Zoning Advisory Committee (ZAC) meeting has been named JWood Raw Elementary School. There was a recent groundbreaking ceremony for the school, and it is expected to open in August 2023. She thanked the committee for their work on the zoning for this new school.

2.02 Information and Discussion on Possible Attendance Zone Changes Impacting Elizabeth Lenz Elementary School and Ted Hunsberger Elementary School for the 2023-24 School Year

Adam Searcy, Chief Facilities Management Officer, presented the proposed Ted Hunsberger Elementary School and Elizabeth Lenz Elementary School rezoning potentials for the 2023-2024 school year. For context, Mr. Searcy showed the existing zoning boundaries for the schools. He also showed the boundaries on an aerial map that better illustrated the neighborhoods and topography of the area. He explained that rezoning in this area is needed to improve existing overcrowding at Lenz and have a more balanced enrollment utilization between the two neighboring elementary schools. He presented a chart showing the existing capacities and enrollments and projected enrollments for the next 10 years if no zoning changes are made. Lenz is currently at 103% capacity and is projected to hover around this over the next ten years, and Hunsberger is currently at 71% capacity and is projected to increase up to 75-77% in the next 10 years. Mr. Searcy commented that the two school buildings have some noteworthy differences. He turned the presentation over to Lauren Ford, Staff Liaison and Lead Area Superintendent, to give an update about the overcrowding concerns at Lenz.

Ms. Ford explained that Lenz was given three additional teacher allocations for the 2021-2022 school year and there was no classroom space for the new teachers. This resulted in the creation of "rover teachers." She gave the example of a first-grade classroom rover teacher that goes to all of the first-grade classrooms and pulls out small groups of students and meets with them in a different location. There are three grade levels at Lenz with rover teachers. Lenz is an older building referred to as a "pod building" with larger classrooms at the ends of the pod and smaller classrooms in the middle of the pod that are about half the size of the larger classrooms on the ends of the pod. Current 5th grade class sizes at Lenz range from 32-36 students. The 5th grades are located in the larger classrooms and are very crowded with no space to divide students into smaller groups. There are three lunch periods at Lenz whereas most elementary schools only have two lunch periods. Because Lenz is an older school, the lunchroom is much smaller. One reason for the adoption of rover teachers in this school year was so that all students could continue to have the allocated minutes of music instruction. Mr. Searcy explained that newer school building floor plans, such as Hunsberger, are better able to accommodate minor overcrowding than are the older floorplans like the one at Lenz. Hunsberger has ten more classrooms than Lenz has.

Mr. Searcy reminded the committee and the public that they are guided by Board Policy 7105, School Attendance Zones, and Administrative Regulation 7107, Alignment of School Zones. He added that it is helpful to reflect on the key considerations of the policy and administrative regulation when making assessments of the different zoning options.

The Hunsberger and Lenz rezoning options were first introduced at the February 17, 2022, meeting of the ZAC. Area B is the same as what was presented at that time and includes 34 current Lenz students. This area is geographically nearer to Hunsberger than it is to Lenz. Area A is bordered by Arrowcreek Parkway to the north and Mt. Rose Highway to the south. It has further been divided into area A-1, 41 current Lenz students,

and area A-2, 34 current Lenz students. The dividing line between areas A-1 and A-2 is along Wedge Parkway. One consideration in the administrative regulation is “avoiding islands” and so rezoning area A-2 to Hunsberger would almost require rezoning area A-1 as well. Mr. Searcy then presented the projected enrollments after the implementation of option A-1 only, and the implementation of options A-1 and A-2 together. Options A-1 and A-2 together have a more significant impact on the enrollment imbalance going forward. He then presented the options including area B only, areas B/A-1, and areas B/A-1/A-2. Option B/A-1 produces the same impact as option A-1/A-2. Option B/A-1/A-2 was also shown. Mr. Searcy explained when area A was first presented in February 2022, it included area A-1, A-2, and a small area to the east of A-2 on the other side of I-580 (A-3) that currently has 20 Lenz students. The entire area A option was similar to the impact of B/A-1/A-2. He noted that there are currently a number of multi-family units along Arrowcreek Parkway between Wedge Parkway and Zolezzi Lane with approximately 80-85 elementary students zoned for Lenz. This presents more of a challenge for rezoning and this area was not included because of the large number of students and the geographic proximity to Lenz. Mr. Searcy concluded his presentation by commenting that the combinations of option A-1/A-2 or options A-1/B result in a good enrollment balance between the two schools.

Chair Hull reminded the committee that they are also governed by federal regulation which she read from. She stressed the importance of not discussing the type of housing that students live in while considering rezoning options. The job of the ZAC is to make decisions on the best and most appropriate zoning based on safety, proximity, space availability, transportation, growth, space optimization, keeping neighborhoods together, assigning students to the nearest schools, compact attendance zones, growth planning, and aligned feeder patterns. Mr. Fleck asked for some clarification about Title I. Chair Hull explained that the ZAC does not consider socio-economic status as part of the decision-making process. Ms. Ford added that a school reached Title I status based on the qualification for free and reduced lunch numbers and not on where a school is located. Mr. Rogers asked for clarification about discussing demographics. Ms. Hull clarified that they could discuss demographics in terms of the number of students in a school because that is information they have, but not other demographic factors for which they do not have information.

Chair Hull called for public comment.

Pablo Nava Duran gave his opinion that option A-1/B or option A-1/A-2 provides the best balance. He commented that students from area B that are currently bused to Lenz would be in the walk-zone for Hunsberger, but that option A-1/B would create an island.

Ryan Krueger, local land specialist and parent of children zoned for Lenz, spoke about future developments in the area. He estimated that there are 550 approved units and a potential 2,000+ units in the next five years in the Lenz enrollment zone.

Whitney Zachry lives in the Lenz enrollment zone and commented on the apartment complex in area A-3 that is zoned for Lenz. She asked why they have not considered changing the zoning for this area to Brown Elementary School because it is closer geographically to Brown than Lenz.

The Committee received email comments from:

Julia Angst

Mike Allen

Elizabeth Lepe

Dawn Martens

Chair Hull asked about transportation from area B. Mr. Searcy explained that currently area B is entirely bused to Lenz. If the zoning for this area was changed to Hunsberger, a portion of it would be within the walk-zone and a portion would not.

Ms. Publico asked about the transportation implications for areas A-1 and A-2. Mr. Searcy answered that the entirety of these areas are currently provided transportation to Lenz and they would be outside of the walk-zone to Hunsberger and would continue to be provided transportation.

Ms. Publico asked about upcoming construction projects in area A and if there were any that were not considered when making the enrollment projections for the area. Mr. Searcy explained that the District uses a lot of data in formulating projections. They subscribe to the University of Nevada's Center for Regional Studies report that tracks all pending and approved residential development projects, as well as collaborating with regional agencies of Reno, Sparks, and Washoe County. All the available information is input into the enrollment projection model to ensure that projections are as accurate as possible. They also have to convert population development into student generation using empirical coefficients. He added that all of the developments mentioned in the public comment were included in the enrollment projections. He noted that not all of these developments are expected to generate a lot of elementary school students.

Chair Hull commented that she attended a PTO meeting at Lenz and there was mention of Pleasant Valley and Brown elementary schools being considered for rezoning to help alleviate overcrowding at Lenz. She asked Mr. Searcy about enrollments and capacities at Brown and Pleasant Valley and asked why they were not presented as options. Mr. Searcy explained that Pleasant Valley ES is quite a few miles south of the area being considered for rezoning. Brown is closer but is on the other side of a major roadway (I-580/US 395). Area A-3 was not depicted today because they felt options A-1/A-2 or A-1/B were better numerically and simpler from a disruption standpoint. Rezoning area A-3 to Brown and area B to Hunsberger would take Lenz down to 90% capacity, Brown to 80% capacity, and Hunsberger to around 75% capacity. He noted this is a viable option but not as balanced as the A-1/B or A-1/A-2 options.

Ms. Ghysels commented that she lives in the area to the left of A-1 and her children attend Hunsberger. She noted that in her housing development half of the children attend Lenz and half attend Hunsberger with two buses transporting students to two schools. She expressed the opinion that it would be best for the entire area to attend Hunsberger so there is just one transportation route.

Mr. Fleck asked about the transportation route for students in area A-3 and if the bus goes up Mt. Rose and travels through the neighborhoods to Lenz or if it travels down to the intersection and then left on Virginia Street. Mr. Searcy replied that he does not know the exact bus route.

Chair Hull asked Mr. Searcy if the ZAC could get more information about area A-3 and the transportation implications as well as how many elementary students are in this area. Mr. Searcy commented that the residential units in that area are very new, and the enrollment boundaries are not. There are approximately 20 elementary school students in the area that are bused to Lenz. He noted that zoning area A-3 to Brown is plausible and agreed that he could bring this option back with more detail and information for discussion.

Ms. Essa commented that it seems students in area A-1/A-2 are bused a long distance to Lenz and then asked about the distance from these areas to Hunsberger. Mr. Searcy did not know the exact distance but commented that Lenz does not have a big arterial parkway to get to it easily. He estimated the distance from area A-2 to Hunsberger is 2 to 2.5 miles and it is probably close to the same distance to Lenz, but the route to Hunsberger is faster compared to driving through neighborhoods to get to Lenz. Ms. Ghysels added that she lives just to the left of area A-1 and it takes five minutes to drive to Hunsberger by taking Mt. Rose Highway to Thomas Creek Road. Mr. Searcy asked Ms. Ghysels how long she estimated it would take to drive to Lenz and she replied it takes longer because there is more weaving through residential neighborhoods.

Ms. Boardman asked Mr. Searcy if there is a historical significance to the irregular zoning border on the south end of area B. Mr. Searcy did not know of any significance but suggested to the ZAC that even if they don't make any changes to consider redrawing the lines based on more logical boundaries. Ms. Snyder asked when the last time any zoning changes were made for these areas. Mr. Searcy replied that with the opening of Herz Middle School there was considerable rezoning at the middle and high school levels as recently as the 2020-2021 school year, but no elementary school boundaries were changed at that time. Chair Hull added that this area has seen significant growth in the last 20 years and speculated that the lines were drawn before there were a lot of homes in the area.

Mr. Rogers commented that A-3 going to Brown seems consistent with using major interstates as a boundary line. He asked about the area of multi-family homes north of

areas A-1 and A-2 with an estimated 80 elementary students and asked if there was any way to draw a line thought that area dividing it. Mr. Searcy replied that there are two major apartment complexes in this area along Arrowcreek Parkway. He noted that geographically and the way the roads interconnect it was complicated to rezone these areas or future multi-family developments along Arrowcreek Parkway in between Wedge Parkway and Zolezzi Lane.

Mr. Rogers asked about the neighborhoods to the east of Wolf Run Golf Club and if it would be feasible to rezone some of this area to Hunsberger. Mr. Searcy explained that the neighborhoods on the golf course don't connect to Arrowcreek Parkway and feed into Zolezzi Lane which makes it easier to get to Lenz rather than Hunsberger. Chair Hull agreed that most of the houses on the east side of Wolf Run use Zolezzi Lane making it more accessible to go to Lenz.

Ms. Essa asked if the District owns any property off of I-580/US 395 that has been reserved for later use. Mr. Searcy answered that the District does not own any parcels in this area, nor do they project the building of any additional elementary schools nearby.

Mr. Fleck commented that the western half of area B seems to be a lot of custom homes with few sidewalks. He asked if landforms and walkways are considered with regard to transportation and zoning decisions. Ms. Ford answered that this is considered. He noted that Thomas Creek Road divides area B and speculated there may be fewer elementary students in the western half of the area. He suggested that the west half of area B could be zoned for Hunsberger and the east half to Lenz. The west side of area B combined with areas A-1 and A-2 would bring a few more students to Hunsberger. Mr. Searcy commented that if they split area B into areas B-1 and B-2 and rezoned B-1/A-1/A-2 to Hunsberger that could be a plausible option. Ms. Boardman commented that she would like to see the southern boundary of area B cleaned up because it appears that houses very near each other are zoned for different elementary schools. She suggested that rezoning area A-3 to Brown would help the enrollment balance.

Ms. Publico asked for a reminder about where the elementary schools and middle schools in the area matriculate to. Chair Hull replied that Brown, Pleasant Valley, Hunsberger and Lenz elementary schools feed into Herz Middle School, and none of the zoning changes being discussed would impact middle or high schools. Herz feeds into Galena High School.

3. Closing Items

3.01 Public Comment

Pablo Nava Duran talked about the bus driver labor shortage and commented that there have been a lot of absences at Damonte Ranch High School attributed to transportation

issues. He commented that they need to look at rezoning in an effort to reduce the number of bus drivers needed.

Chair Hall commented that school Board Trustee Adam Mayberry had planned to attend the ZAC meeting but was unable to. She told the committee that Trustee Mayberry thanked them for their service.

3.02 Announcement of Next Meeting

The next meeting of the Zoning Advisory Committee was not announced.

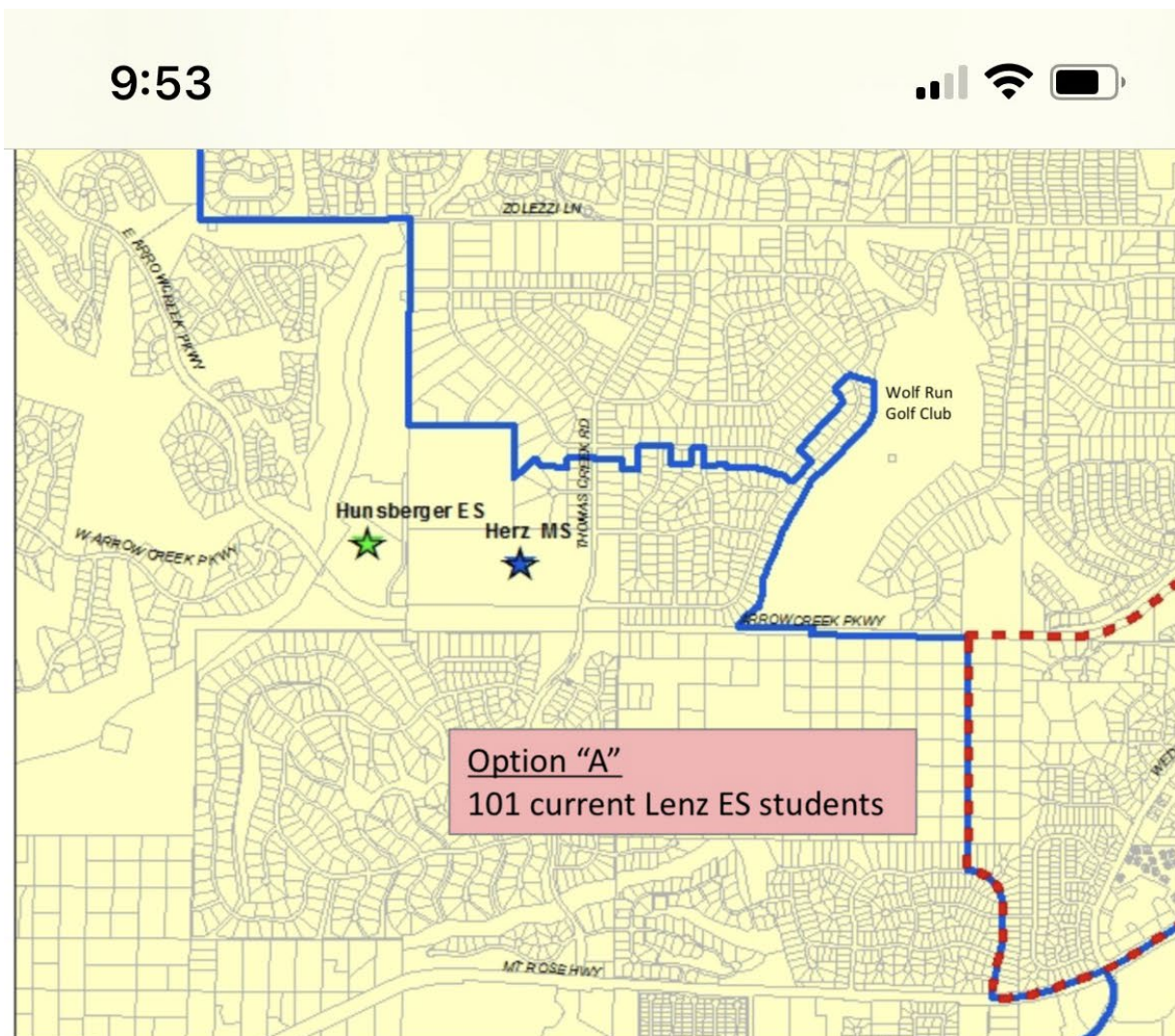
3.03 Adjourn Meeting

There being no further business to come before the members of the Committee, Chair Hull declared the meeting adjourned at 6:54 p.m.

From: [Julia Angst](#)
To: [Zoning](#)
Subject: [EXTERNAL] Zoning for Lenz
Date: Monday, March 7, 2022 10:02:23 PM

Hello, I understand that there is a potential rezoning for Lenz ES that will be discussed at the April meeting. Can you please confirm that the results of any zoning changes wouldn't take effect until the 2023/2024 school year, even though it is known that Lenz is projected to be at 107% capacity (with 50 students already in temporary classrooms) and Hunsberger only at 71%? Doesn't that justify the need to make a change for next year? Kids' educations are suffering because of the overcrowded classrooms, not to mention the difficulty trying to drop off or pick up your kids at Lenz.

Thanks,
Julie
Concerned parent of 2 Lenz students



Capacities and Enrollments Lenz ES to Hunsberger ES Option "A"

Capacities and Projected enrollments, after implentation of Option "A" in SY 2023/24

School	Capacities		Val. Day Enroll. 10/1/2021	Projected Enr					
	Max.	Add. Temp.		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
HUNSBERGER	717	0	511	506	614	604	592	611	
			71%	71%	86%	84%	83%	85%	
LENZ	486	50	502	519	395	393	377	374	
			103%	107%	81%	81%	78%	77%	

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From: [Julia Angst](#)
To: [Zoning](#)
Subject: [EXTERNAL] Zoning for Lenz
Date: Wednesday, April 20, 2022 9:04:49 PM

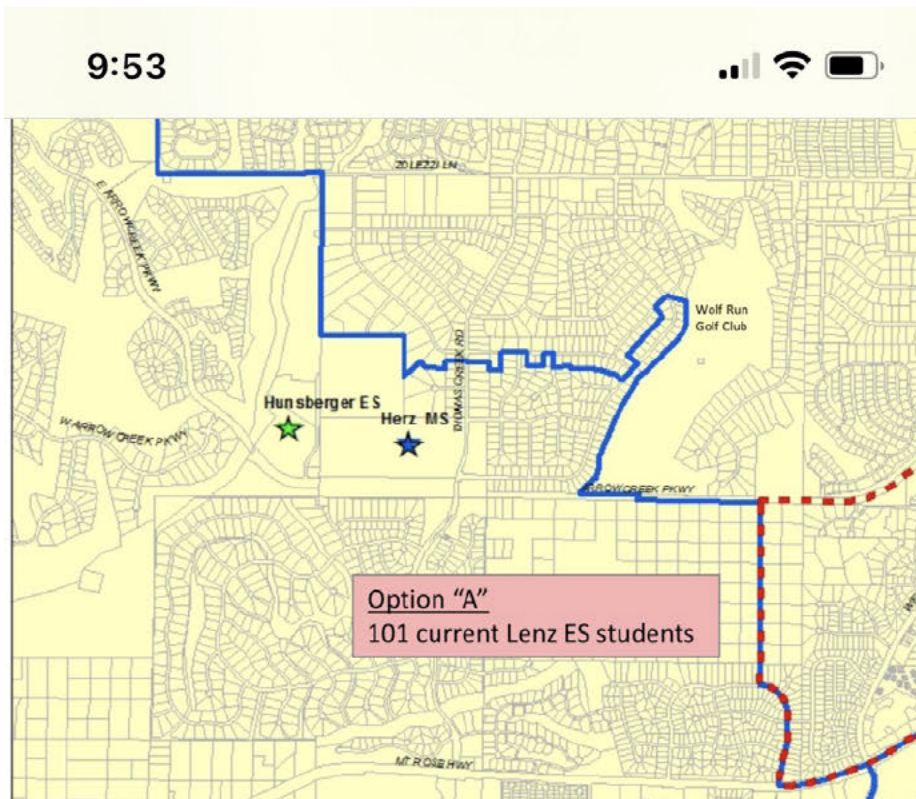
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Hello, I understand that there is a potential rezoning for Lenz ES that will be discussed at the meeting on Thursday. Can you please confirm whether or not the results of any zoning changes would take effect in the 2022/2023 school year? It is known that Lenz is projected to be at 107% capacity (with 50 students already in temporary classrooms) and Hunsberger only at 71%. I would think that this would justify the need to make a change for next year. Kids' educations are suffering because of the overcrowded classrooms, not to mention the difficulty trying to drop off or pick up your kids at Lenz.

Looking at the current zoning lines, it is hard to believe they were drawn with all student's best interests in mind. Clearly the Hunsberger zone leaving out the multi-family housing along Arrowcreek and Wedge has not only seriously overcrowded Lenz, but has also required children to travel further to school. From the numbers shown prior to the April meeting, the optimal solution is to include housing along Arrowcreek and out to Zolezzi for Hunsberger zoning.

I hope that this great disparity can drive the need for a zoning change to be implemented NEXT year.

Thanks,
Julie
Concerned parent of 2 Lenz students



Capacities and Enrollments

Lenz ES to Hunsberger ES

Option "A"

Capacities and Projected enrollments, after implementation of Option "A" in SY 2023/24

School	Capacities		Val. Day Enroll.	Projected En					
	Max.	Add. Temp.		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
HUNSBERGER	717	0	511	506	614	604	592	611	611
			71%	71%	86%	84%	83%	85%	85%
LENZ	486	50	502	519	395	393	377	374	374
			103%	107%	81%	81%	78%	77%	77%

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From: [Mike Allen](#)
To: [Zoning](#)
Subject: [EXTERNAL] 4.21.2022 - Zoning Advisory Committee - Rezoning Options and Alignment
Date: Thursday, April 21, 2022 10:09:11 AM

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Good afternoon,

We are planning on enrolling our daughter in the Kindergarten program at Lenz for the 2022-2023 school year, based on our current residence, which places us in the Area "A-1" rezoning option area.

Considering the potential overcrowding concerns at Lenz, our concern is to enroll in the school that will provide the best continuous academic environment while avoiding the transfer challenges of a new school, teachers, classmates, etc in the early school years, if rezoning is implemented. Please note that we understand both schools provide excellent educational programs, and requesting a variance to attend Hunsberger is an option, but want to pursue the best long term K-5 opportunity.

Questions:

- 1) when will a formal decision or approval be made regarding any Rezoning approvals?**
- 2) Is it best to enroll in the Lenz program and request a variance to Hunsberger, and what considerations are made for approval of the variance?**
- 3) If the Area "A-1" rezoning is not approved, is it best to remain enrolled at Lenz, given the efforts to reduce Lenz overcrowding by implementing Area "A-2" or Area "B" options?**

Thank you in advance of a response to this request, and your attention to keeping the best interests of the children and educators in mind is greatly appreciated.

Regards,
Mike Allen

[REDACTED]

[REDACTED] from [Mail](#) for Windows

MIKE ALLEN

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [Lepe, Elizabeth](#)
To: [Zoning](#)
Subject: From a Lenz Teacher
Date: Thursday, April 21, 2022 2:09:39 PM
Attachments: [Outlook-4jageqs3.png](#)
[Outlook-ydgmk5ta.png](#)

Dear Zoning Committee,

I've been a WCSD teacher for 18 years and have been teaching at Lenz for 9. I'm very concerned about the latest zoning proposals and plans for our school. If you talk to any teacher at Lenz this year, we will tell you just how difficult this year has been. We continually get new students throughout the year from all of the apartments that are currently zoned for Lenz. We are having a hard time keeping up with the additional needs. The milieu and environment has changed drastically for Lenz. While I appreciate the diversity that has come to Lenz, I'm astonished that Pleasant Valley and Hunsberger have not had the same shift or difficulties that we have in trying to keep up with the additional challenges. I understand that across the district, there have been a multitude of challenges; yet it seems as though not all the schools here in South Reno have faced the same challenges we have at Lenz. Please keep in mind that I have taken a multitude of equity and diversity classes and have taught on the subject. It's not that we don't want more diversity here (because we do!) but all of the apartments should be shared among ALL of the nearby schools and NOT just zoned for Lenz. Zoning all the apartments to Lenz and moving our families (that have been a part of Lenz for many years) will have devastating consequences on our school. When I brought this up at a recent zoning meeting, I was told that it wouldn't be equitable for apartments to be sent to Pleasant Valley or Hunsberger; yet how is it equitable for all the apartments to be sent to Lenz?

Additionally, many of our families have purchased homes in the Lenz neighborhoods just so their children can attend Lenz. Almost ALL of our PTA is made up from the very same neighborhood (to the right of Arrowcreek Parkway and Wedge Parkway) that you're proposing to move from Lenz. These neighborhoods seriously keep our school going! They volunteer tirelessly in our classrooms and put on nearly ALL of our events at Lenz. Our school needs them!! They have always been zoned for our school and now are being moved

to another school so students that are all brand new to the area can attend Lenz. This just isn't right. I personally bought a home near Lenz and greatly empathize with these families.

My own children attend Lenz and I care greatly about all of my students. I'm invested in my school and community. Please consider the negative impact on our school if all the apartments are zoned for just Lenz and not Pleasant Valley or Hunsberger. You have the power to make or break a school.

Thank you for your time,

Mrs. Liz Lepe

NBCT MMFT B.S.Ed

Lenz Elementary School 3rd grade



From: [Dawn Martens](#)
To: [Zoning](#)
Subject: [EXTERNAL] Hunsberger and Lenz zoning
Date: Thursday, April 21, 2022 4:19:08 PM

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Hello,

I am writing to say thank you very much for your careful consideration of the zoning for Hunsberger and Lenz. After reviewing your charts and maps, it appears that the best choice would be to rezone A1 and B for Hunsberger, both due to the proximity of these zones to Hunsberger and the projected enrollments. Keeping A2 and areas east of Wedge Parkway zoned for Lenz will allow both Hunsberger and Lenz to stay slightly under 100% capacity for the foreseeable future.

Thank you again for your time,
Dawn