



**WASHOE COUNTY SCHOOL DISTRICT
ZONING ADVISORY COMMITTEE**

Thursday, April 19, 2018 at 5:30 P.M.

WCSD Administration Building,
425 East 9th Street, Board Room
Reno, Nevada 899512

MINUTES

1. OPENING ITEMS

1.01 Call to Order

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The meeting was called to order at 5:34 p.m.

1.02 Roll Call

Members Polly Boardman, Beth Smith, Araceli Martinez, Theresa Birchfield, Stephanie Hanna, Jenny Peterson, Adam Carpenter, Joel Peixoto, and Melissa Boesen were present. Sierra Clark and Dana Galvin were on the phone. Joanne Mazzo and Lorraine Toole were absent.

1.03 Public Comment

- Pablo Nava Duran read the recommendations that were passed by the Board of Trustees and thanked the committee for their hard work.

1.04 Action to Adopt the Agenda (For Possible Action)

Stephanie Hanna moved to adopt the agenda as written, Beth Smith seconded. The vote was unanimous to adopt the agenda as written.

2. ITEMS FOR DISCUSSION, PRESENTATION AND/OR ACTION

2.01 Discussion and Possible Approval of the Minutes from the March 15, 2018 Zoning Advisory Committee meeting (For Possible Action)

There being no discussion or corrections to the minutes from the March 15th meeting, Polly Boardman moved to accept the minutes as written and Araceli Martinez seconded. There was no discussion. The vote was unanimous to accept the minutes as written.

2.02 Discussion of School Transportation as it Relates to Possible Zone Change Recommendations (For Discussion Only)

Rick Martin, Director of Transportation, talked about Policy 7545 which concerns Transportation. He also stated that Transportation was aware of safety issues and took them into account when scheduling busses. He also stated that the Board of Trustees expanded the walk zones for elementary and middle schools because of AB231. The Assembly, in passing this bill, wanted

students to walk and ride bikes to school more. He also stated that the various regional agencies were bringing connectivity to walking paths and adding more lights for safety. He also stated that Transportation's field safety supervisor makes the final decision as to who is provided bus transportation.

Stephanie Hanna stated, regarding the rezoning of South Reno, that she was concerned that some of the students would have to cross Veterans Parkway. Rick Martin responded by stating they were starting the assessment of safety in that region and that safety was their first priority. He stated that Transportation may have to look at bussing some of these students and that this area might be assessed differently than others.

2.03 Discussion and Possible Action of Zoning Changes Stemming from the Washoe County School District's Plans for Construction of Nick Poulakidas Elementary School in South Meadows, which will be open for the 2019-20 School Year, and the Effects this New School will have on Enrollment at Other Elementary Schools in South Reno (For Possible Action)

Adam Searcy reviewed the presentation and talked about the various options for zoning for Nick Poulakidas that were discussed at the last meeting. He also presented other options based of the comments from the last meeting. He stated that staff believed option 3 was the best balanced of the new options.

Stephanie Hanna asked where the additional elementary schools were going to be built. Adam Searcy responded by saying that the next one would be in the Rio Wrangler area which is currently empty space. The district has an agreement with the owner/developer to purchase land in this space. He also stated that there was a timing constraint due to the guiding principles so there wouldn't be another elementary school in the area for 3-5 years.

Beth Smith asked when the Arrowcreek schools would be looked at. Adam Searcy stated that these schools would be dealt with next year.

Teresa Birchfield stated she did not like option 2 because of starting out at over capacity. Since this was the area that she represents she stated her preference was for option 3 also because it was the most balanced. She asked if the district was going to keep the temporary classrooms at Double Diamond and Brown Elementary Schools. Adam stated that they would keep them as needed.

Public Comment:

- Sara McRae stated she wanted the Zoning Committee to make sure kids would go to their neighborhood schools. She liked option 3.

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- Pablo Nava Duran supported Option 3 also.

Teresa Birchfield acknowledged that the committee had received emails and were taking them into account when making decisions.

Melissa Boesen stated that she thought Option 4 looked good on the map but in year 4 schools would be reaching the maximum in that area. She asked if Capital Projects was looking to build another school in that area. Adam Searcy stated that they could build another school in the area of Rio Wrangler when needed but not until 2024 so that students wouldn't have to move twice in their elementary career. He stated they could use mobile classrooms to alleviate crowding if needed and then open a new school when the first class went all the way through. Melissa Boesen stated then she would support Option 3.

Teresa Birchfield stated that it was not the perfect solution. She asked for a motion.

Beth Smith moved that the Committee accept Option 3 of the new options for the zoning of Nick Poulakidas Elementary School. Melissa Boesen seconded and the vote was unanimously in favor of using Option 3 as the zoning area.

2.04 Discussion and Possible Action of Zoning Changes to Verdi Elementary School for the 2019-20 School Year (For Possible Action)

Adam Searcy presented the Verdi options and gave out supplemental handouts for the committee. These handouts showed the entirety of Verdi with the new developments outlined. He also provided a sample letter that went to all planning commissions so the district could comment on them. He talked about the process and Adam and Randy went through the process they use to count students. Adam also distributed handouts that showed the variances to Gomm for all students and they segregated by special programs. He proposed that instead of taking all four areas outside Verdi to Gomm, the committee could propose to move the Montebello apartments to Warner and the three remaining areas to Gomm. He stated that moving 6th graders to Billinghamurst, Clayton, and Swope would reduce the impact.

Teresa Birchfield asked when the district would be elevating the Gomm 6th graders. Paul LaMarca stated there was no plan right now to move them, but it will be a consideration when the new MS is built.

Beth Smith asked if the charts reflected the same variance levels as the handouts. Adam Searcy stated that yes, they did.

Melissa Boesen asked if the temporary modules were used to count capacity.

Adam Searcy stated that they were not factored in.

Stephanie Hanna talked about losing the music rooms even with the 2 new classrooms. She asked what the lunch room, library, and common area would look like. Adam Searcy stated the classrooms were underway by the developer and were based on the building permit for the development. He stated that the classrooms were slated to open in the 19-20 school year but there were no additional expansions in the works for Verdi.

Teresa Birchfield asked if the classrooms would be built on part of the playground and were there any projected elementary school to be built in this area to ease overcrowding. Adam Searcy stated they were exploring the North Gate golf course but only in terms on a 9 year plan.

Teresa Birchfield then asked if there was going to be a new middle school built in the northwest. Adam Searcy stated there were no plans to build one there.

Public Comment:

- Kevin Spiaries talked about the sense of community at Gomm and was against changing the boundaries. He would like the committee to table this item.
- Marilyn Knuth stated she was a mother of a Gomm student and talked about how there was no room to grow at Gomm. She stated they were losing their music room and since there the school had a small campus there was no room to grow. She was against the new boundaries.
- Robin Sackrison stated she had also sent a letter and stated it was hard to get correct enrollment numbers. She talked about Verdi and stated she thought the numbers were too small for Verdi.
- Nicole Chewjeleen stated she was a resource teacher at Verdi and stated she shares a room with 2 other teachers. She stated for her child Gomm was 2.6 miles away while Verdi was much longer and took a bus trip on I-80. She stated this was very dangerous and was in favor of rezoning.
- Courtney O'Mara stated she doesn't want any additional student added to Gomm. She stated they were overcapacity now and was against this rezoning.
- Kristie Essa stated she moved from Somerset to be closer to Gomm as she felt it was a safer school. She stated she lived within walking distance of Gomm and there were still problems with safety. She is against this rezoning.

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- Amos Stege spoke about speculative enrollment numbers at Gomm and the asked the committee to use logic when rezoning. He was against the proposed rezoning.
 - Katie Thompson stated she disagreed with the variance numbers and stated she did her own survey and came up with lower variance numbers than Capital Projects had. She also stated that Verdi won't be so overcrowded because there was a lawsuit out to stop some of the development at Verdi. An audience member stated that the lawsuit was dropped and the developments were going in as planned.
 - Morgan Gottier stated that she was a Verdi parent and that there was no room to grow at Verdi. She wondered why the district wasn't building out of this area. She also stated she liked the rezoning.
 - Maria Barber asked if the projections for Verdi and Gomm included keeping the variances. She suggested the district get rid of the variances that were not program related. She also stated that the additional Meridian North was sold out.
 - Malia Puchta talked about the 6th graders being elevated to middle school. She talked about being a real estate closer and that she was closing 10-15 houses a month and that there would be more in better weather.

Stephanie Hanna requested clarification on the number of variances at Gomm and was confirming if the numbers that Adam cited were correct, then 21% of the student population were on non-program based variances. Randy Baxley stated that they also track all students, their zoned school, and where they actually attend school. He stated that the average percentage of students who were on variances was 18% with charter schools and 12-14% without charters. He stated that the range of variances ran from 4%-30% district wide.

Stephanie Hanna also asked about the projected enrollments at Verdi and remembered when she was on the rezoning committee in 2014 the projected enrollment figures were 210 for 17-18 but currently the enrollment at Verdi is now 279. She stated there had not been any development in the area at that time. She was worried that the projections for Verdi were understated. Randy talked about bubbles in enrollment when there were abnormally large or small group of student enrollments. He referred to Peavine which had a small 6th grade graduate and then a large kindergarten class came in which increased enrollment significantly. He stated Verdi will have the same issue next year because they have a small 6th grade, but will have a large kindergarten

enrollment next year. It is when they see consistent enrollment then they know that there is a trend in enrollment at a particular school.

Teresa Birchfield stated that slide 19 was not acceptable to her and liked moving the Montebello apartments to Warner and the other three areas to Gomm. She stated there was a lot more development going on at Verdi then at Gomm.

At this time, Teresa Birchfield called a recess at 7:20 p.m.

The meeting reconvened at 7:40 p.m.

Neil Lombardo, District Counsel, responded to some concerns by the audience that they did not have a chance to review the handouts that Adam brought to the meeting and suspected that the committee was in violation of the open meeting law. He stated that the handouts were lay material and it was not a violation of the open meeting law. He suggested the committee not continue and bring this item back to the next meeting. Beth Smith moved to not approve this recommendation in order to bring it back to the May meeting with the same information plus the handouts to make a decision. Joel Peixoto seconded and the vote was unanimous.

2.05 Presentation and Discussion on the Results of the April 10, 2018 Board of Trustees meeting, where the Board discussed zoning recommendations for schools in Sun Valley, Sparks, and Northwest Reno (see Attachment A) (For Discussion Only)

Paul LaMarca reviewed the actions taken by the Board. There were two recommendations on which the Board wanted more information. The first was the Kate Smith/Mitchell move and the second was the Juniper/Maxwell move. He stated these will be discussed at the May meeting. He stated that the next meeting was going to be on May 17th and the Board Meeting is on May 24th which presents the committee with a tight timeline.

Public Comment:

- Pablo Nava Duran talked about the Board Meeting and asked what would be discussed. Paul stated the Board Meeting would be on 5/24 and would talk about recommendations for Sky Ranch, Nick Poulakidas change.

There being no discussion, the two items that the Board requested to be revisited would be on the next Zoning Committee agenda.

3. CLOSING ITEMS

- 3.01 Announcement of Next Regular Meeting – Thursday, May 17, 2018, WCSD Administrative Building, 425 East 9th Street, Board Room, Reno, Nevada 89512.**

Teresa Birchfield announced that the next Zoning Advisory Committee meeting will be on 5/17 in the Board Room at the WCSD Administration Building, 425 E. 9th Street.

3.02 Public Comment

- Alan Larkin talked about Brown Elementary School's capacity and asked if there would be any additional construction at Brown.
- Maria Barber talked about the Verdi/Gomm moved and asked the committee to balance enrollment between the two schools.
- Shelby Hunt stated that her child was on a variance to Gomm because her brother attended Gomm and she was excited to be a Gomm student. She stated it would break her heart to not be able to go to Gomm if the variances were cut.
- Kevin Spiars thanked the committee for continuing the discussion over the rezoning of Verdi and Gomm.

3.03 Adjourn Meeting

The meeting was adjourned at 7:50 p.m.