

**MINUTES OF THE JANUARY 20, 2022
MEETING OF THE
WASHOE COUNTY SCHOOL DISTRICT
ZONING ADVISORY COMMITTEE**

January 20, 2021

1. Opening Items

1.01 Call to Order

The meeting of the Zoning Advisory Committee was called to order at 5:31 p.m. The meeting was conducted at Nick Poulakidas Elementary School located at 9600 Mojave Sky Drive in Reno, Nevada.

1.02 Roll Call

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

Staff Liaison Lauren Ford, Adam Searcy, Chief Facilities Management Officer, Chief General Counsel Neil Rombardo joined the meeting via Teams, and staff were also present.

Vice Chair Rogers presided over the meeting and introduced new Committee Member, Darren Fleck. Mr. Fleck introduced himself for the record.

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

2.01 Possible Action to Approve the Minutes of the November 18, 2021 Meeting of the Zoning Advisory Committee

It was moved Ms. Rushing by and seconded by Ms. Boardman that **the Zoning Advisory Committee approves the minutes of the November 18, 2021 Zoning Advisory Committee meeting.** The result of the vote was Unanimous: Pass (Yea: Polly Boardman, Kristen DeHaan, Kristie Essa, Darren Fleck, Amy Howe, Christine Hull, Adriana Publico, Tyler Rogers, Lauren Rushing, and Brooke Snyder) Final Resolution: Motion Carries.

Vice Chair Rogers proposed that agenda item 2.03 be heard before agenda Item 2.02.

2.03 Information and Discussion on Possible Attendance Zone Changes to the Following Schools in the South Meadows Area of Washoe County as a Result

of Currented and Projected Enrollment Growth Along the Veterans Parkway Corridor and associated with the Daybreak (Talus Valley) Development: Double Diamond Elementary School, Nick Poulakidas Elementary School, Donner Springs Elementary School, Hidden Valley Elementary School, Edward Pine Middle School, Kendyl Depoali Middle School, Earl Wooster High School, and Damonte Ranch High School

Adam Searcy, Chief Facilities Management Officer, presented the Daybreak /Talus Valley Development. Mr. Searcy explained this is a major development that has been approved from South Meadows Parkway all the way up to Pembroke Drive. There are no students currently living in this area. Mr. Searcy explains that he wanted to bring this up to the committee for information purposes only, and how this may affect future students who chose to reside in this development. Mr. Searcy's presentation showed existing schools and their lines for current zoning. Mr. Searcy gave an overview of several areas that will encompass the Daybreak/Talus development. Mr. Searcy suggested a proposed zone change might be best for the Rio POCO North area to go to Donner Springs Elementary School as well as the Alexander Valley Quarry and Town Center areas. Mr. Searcy explained the Middle and High School areas that would follow suit. The potential enrollment numbers were shown during the presentation for ten years from now.

Vice Chair Rogers opened the meeting to committee members for questions.

Ms. Publico asked, what is the benefit of zoning now if we know we will have to rezone later? Mr. Searcy, pointed back to map, adjustments will need to be made to serve us through the end of the decade. He stated that it would be better to make those changes now before anyone lives there, and before construction.

Ms. Essa commented that she thinks it is an odd utilization of space from schools that are in the 50 and 60 percent of enrollment versus schools in the 90 percent enrollment. Mr. Searcy explained that we could be revisited in years to come, they are a full decade away. He also adds that Kendyl Depoali Middle School and Edward Pine Middle School are both currently at the same level of utilization.

Vice Chair Rogers commented that in South of this area there is still potential for development and asked if Mr. Searcy were aware of any other possible areas to be built. Mr. Searcy said they are in near full build out for those areas, and any new developments are incorporated into the numbers given. Vice Chair Rogers, asked Mr. Searcy if he could explain what would trigger a new Elementary school to be built, what is the process? Mr. Searcy explained that as far as the school district and the developer are considered there is nothing contractually binding, just a series of meetings. When it comes to that point, we will enter into some form of agreement.

Ms. Howe asked at what point do we look at Hidden Valley Elementary School and Edwin Dodson Elementary School? Mr. Searcy stated we should stay focused on this development; we will be looking at those schools for adjustment later. There is no opportunity at this point to rezone those two schools. Mr. Searcy pointed out that the Daybreak development will not contribute to either of these school.

Mr. Fleck asked what the district's intention regarding Earl Wooster High School was, would you split kids out of Donner Spring Elementary School, or would they all go to Damonte Ranch High School. Mr. Searcy replied that for Earl Wooster our intention is to maintain it in its current fashion. We would make investments into modernize (not updating like Hug). Mr. Fleck asked, what could we do to balance so that we are not having trailer at Damonte Ranch High School and empty classrooms at Earl Wooster High School and Galena High School? Mr. Searcy answered, we will be discussing this later tonight regarding Galena and Wooster.

Vice Chair Rogers commented about Administrative Regulation 7107 Section 4ii, there are 6 parameters when deciding to zone/ rezone, he asked if we can we look at those parameters, from now on, said it would help with the data. Mr. Rogers read the 6 parameters. Mr. Searcy agreed to provide the committee with additional assessments using these parameters going forward.

Vice Chair Rogers asked if we could add transportation to the discussion next time?

Public Comment in Person

Pablo Nava

Andrew Cavendor

The Committee received email comments from:

Rachel Haverly

Kelly Roper

Zachary Slotemaker

Stephanie Crowne

Pablo Nava Duran

2.02 Discussion and Possible Action on Attendance Zones Changes to the Following Schools in the South Meadows Area of Washoe County as a Result of Approval of a New Elementary School in the Rio Wrangler Area: Brown Elementary School, Double Diamond Elementary School, and Nick Poulakidas Elementary School

Adam Searcy, Chief Facilities Management Officer, presented the zoning options surrounding the new Elementary School in the Rio Wrangler area that will affect Nick

Poulakidas Elementary School, Brown Elementary School and Double Diamond Elementary School.

Mr. Searcy presented two options, but first he showed the current boundaries for Elementary School the Middle Schools and the High Schools in the area. Mr. Searcy showed the current capacities and enrollments for Brown Elementary School sits at 99 percent capacity, Double Diamond Elementary School sits at 76 percent capacity and Nick Poulakidas Elementary School is at 129 percent capacity before any action is taken. Mr. Searcy also showed what the enrollment numbers are projected to be in the coming years without the new school.

Mr. Searcy showed the original proposed attendance zone, which is option one. The original proposal would make no changes to the area Middle Schools or High Schools boundary line. Mr. Searcy showed the impact that the original proposal would have on Brown Elementary School, Nick Poulakidas Elementary School, Double Diamond Elementary School, and the new Rio Wrangler area Elementary School in numbers. He showed the numbers for 2022/2023 school year before the new school is built and the numbers in 2023/2024 after the school is built with the original proposal.

Option two was then presented. The boundary was shifted more to Nick Poulakidas. Mr. Searcy showed the impact in numbers with this second expanded proposed attendance zone.

Mr. Searcy addressed a few comments sent into the committee via email by explaining the reasoning for the boundary recommendation regarding Brown Elementary School currently enrolled students in the Cesena and Pesaro neighborhoods, that will be rezoned for the new Rio Wrangler area school in the proposal. He explained the easy access other neighborhoods have to a walking path to Brown Elementary School, which these two neighborhoods do not have. Mr. Searcy advised that if we change boundaries differently, we will need to look at the vertical alignment with the Middle and High School to keep them aligned.

Vice Chair Rogers opens the discussion up to the committee.

Ms. Dehaan asked if students would receive Grandfathered variances, and will they be accepted automatically? Lauren Ford, Staff Liaison answered, yes, we do have that in place and forms must be filled out, and it is for the highest grade level. If they have a sibling, we do allow the sibling to stay for one year.

Ms. Essa asked are any Pesaro or Cesena are any of those students bussed currently? Christie Hull answered, students in that neighborhood do have a bus for the neighborhood on the West side of Veterans. East side uses walking path mostly, transportation would need to look at this.

Ms. Hull would like to see maps drawn more to the North and what the implications of that will be, she is worried that Nick Poulakidas Elementary School and other schools to

the North being overcrowded. As well as the southern border drawn up as far as numbers. Mr. Searcy stated that the biggest factor is adjusting the boundary to the north impacts the Middle Schools and High School lines. We can look at for future presentations. Ms. Hull asked if Marce Herz Middle School and Galena High School were currently overcrowded, and if we make changes, we would not be making them even more overcrowded? Mr. Searcy replied, no Marce Herz Middle School and Galena High School are not overcrowded. Mr. Searcy pointed out that currently Marce Herz Middle School and Kendyl Depoali Middle School are at the same enrollment percent.

Ms. Publico stated she would like to see transportation implications of the different options if we continue further as well. Mr. Rogers, Vice Chair echoed the same concerns as Ms. Publico and Ms. Hull regarding transportation. Ms. Publico asked if we move the lines any way other than option one or option two, then Marce Herz Middle School and Galena High School would be affected, correct? Mr. Searcy, answered yes, the Middle School and High Schools would be affected, he stated that there are a lot of different ways we can draw these lines. Mr. Searcy would like as much feedback as possible so that he returns he can be prepared with new options.

Ms. Rushing, commented about the community is mostly apartments with lots of students, and is interested in how breaking up neighborhoods.

Mr. Roger commented that he thinks it is a fair ask to give Mr. Searcy more feedback so that Mr. Searcy understands what is being asked of him. Mr. Rogers asks about what the likelihood of more development in the area is. Mr. Searcy replied all development applications are received from the City of Reno, City of Sparks and Washoe County, we also subscribe to a quarterly analysis from University of Nevada Reno Center for Regional Study, all that information is programmed into an enrollment growth forecast all of which has been accounted for to the best of our ability.

Mr. Fleck had a concern in looking at pushing the boundary North, there is no outlet for Damonte Ranch High School, should those numbers boost because of the boundary being pushed North. There are new apartment complexes along Veterans Parkway as well as Steamboat, along with all the housing being cleared east of 580. He worries about the lack of outlet for Damonte Ranch High School. Mr. Fleck thought the boundary for Brown Elementary School should be pushed back so that those students would go to Galena High School and Marcie Herz Middle School and allow Kendyl Depoali Middle School and Damonte Ranch High School to have some breathing room in the future.

Public Comment:

In-person public comment:

Pablo Nava Duran
Andrea Thompson
Jessica Bordallo
Amy Ozuna
Valeria Larreategi
Jeffrey Morris
Krista Phillips

The Committee received email comments from:

JoAnn McGoff
Colleen Murphy
Megan Duggan
Julie Kewanyama
Jackie Johnston
Candace Kingsolver
Ansley Winter
Amber Rose Niebauer
Susan Pansky
Anne G.
Laurel Ballenchine-Muchiko
Pablo Nava Duran

Vice Chair Rogers opened the meeting to additional discussion from the committee after public comment.

Ms. Rushing commented that we need more time, more facts, and additional projections.

Ms. Publico agrees with Ms. Rushing and would like to see other options that include moving the Southern borders of the new schools' boundaries which would have Middle and High school implications.

Ms. Essa would like the committee to consider not rezoning a neighborhood a fifth time.

Mr. Rogers would like to see a few things for next meeting they are: 1) map that reflects Veterans as new boundary, 2) use map proposed from public comments, 3) rezoning point (some communities have been rezoned multiple times), 4) transportation play into this.

Ms. Publico commented that we cannot please everyone. We should keep safety in mind when considering lines.

Ms. Boardman agreed with Ms. Publico about we cannot please everyone. We need to keep in mind there is a school we need to fill.

Ms. DeHaan commented that turning left is almost impossible during the Elementary School release time in her neighborhood in Spanish Springs. Crossing 2 major roads is scary thought for this area.

Mr. Fleck expressed from personal experience with opening Nick Poulakidas and Sky Ranch at capacity when surrounding school have empty classrooms, we are creating our own problems if we do not keep a safety valve into account.

Mr. Searcy, I appreciate all the feedback from the community and the committee. He addressed some of the questions and or comments from the committee. We will look at the other options and adjustments of lines, which will accompany Middle and High School boundary line adjustments. Mr. Searcy explained that the North line off steamboat an obvious logical break will be the apartments we identified earlier, any other would be difficult to establish. Mr. Searcy talked about Veterans Pkwy, and it being a discussion for a long time, numbers will not work for Double Diamond Elementary School.

Ms. Dehaan asks about busses, will we have more drivers next year?

It was moved by Ms. Publico and seconded by Ms. DeHaan that **the Zoning Advisory Committee move item 2.02 to the next Zoning Advisory Committee meeting.** The result of the vote was Unanimous: Pass (Yea: Polly Boardman, Caylin Campbell, Kristen DeHaan, Kristie Essa, Darren Fleck, Natalie Ghysels, Amy Howe, Christine Hull, Araceli Martinez, Adriana Publico, Tyler Rogers, Lauren Rushing, and Brooke Snyder) Final Resolution: Motion Carries.

3. Closing Items

3.01 Public Comment

The Committee received email comments from:
Savanah Fraley

3.02 Announcement of Next Meeting

The next meeting of the Zoning Advisory Committee would take place on Thursday, February 17, 2022. The location is to be 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 7:36 p.m.