

**MINUTES OF THE September 21, 2023**  
**MEETING OF THE**  
**WASHOE COUNTY SCHOOL DISTRICT**  
**ZONING ADVISORY COMMITTEE**

September 21, 2023

**1. Opening Items**

**1.01 Call to Order**

The meeting of the Zoning Advisory Committee (ZAC) of the Board of Trustees (BOT) was called to order at 5:30 p.m. at the Washoe County School District Central Administration Building, 425 East Ninth Street in Reno, Nevada.

**1.02 Roll Call**

Adam Anderson, Polly Boardman, Melissa Cook-Sanford, Kristen De Haan, Kristie Essa, Dareen Fleck, Christine Hull, Mia Mansfield, Adriana Publico, and Tyler Rogers were present. Committee members Natalie Ghysels arrived at 5:32pm and Lauren Rushing arrived at 5:48pm. Committee member Shannon Coley was absent. Staff Liaison Adam Searcy and staff were also present.

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

**2.01 INTRODUCTION OF NEW AND REAPPOINTED MEMBERS TO THE ZONING ADVISORY COMMITTEE (FOR INFORMATION ONLY)**

The committee welcomes Adam Anderson who will represent zone E, Melissa Cook-Sanford who will represent the Certified Administrator position, and Mia Mansfield who will represent the Educational Support Professional position. Adriana Publico was re-appointed to represent a member-at-large position.

**2.02 PRESENTATION FROM THE WASHOE COUNTY SCHOOL DISTRICT OFFICE OF GENERAL COUNSEL ON NEVADA OPEN MEETING LAW (NEVADA REVISED STATUTES 241) REQUIREMENTS FOR PUBLIC BODIES (FOR INFORMATION ONLY)**

Neil Rombardo, Chief General Counsel for the Washoe County School District, presented the committee with information about the Nevada Public Body Open Meeting Law. The open meeting law, Nevada Revised Statue 241, requires that for the committee to hold a meeting they must satisfy all requirements of open meetings including posting an agenda no less than 3 days prior to a meeting. Agendas must include date, time and location of meeting, allow for public comment, be ADA accessible and contain the

information the committee will discuss. During a meeting, all discussions must stick to this agenda. To host a meeting or take an action vote on an agenda item the committee must meet a required quorum (for Zoning Advisory this is seven (7) of the thirteen (13) members). To pass an item the vote requires a majority of the required quorum to agree, and they must hear public comment before the decision can be finalized. Should the committee experience a vacancy, they still must meet the full quorum. If a member of the committee should discuss anything, outside of the public meeting time, with more than seven members of this committee, they are in violation of the open meeting law. This also pertains to serial communications which include communications through text, e-mail, fax, phone, and social media. The Nevada legislature has stated that meetings of the group that do not discuss topics that are on the agenda or of the committee's scope of work do not violate the Open Meeting Law. All business related to this committee is subject to public records.

**2.03 DISCUSSION AND POSSIBLE ACTION TO SELECT A CHAIR OF THE ZONING ADVISORY COMMITTEE FOR A TERM ENDING JUNE 30, 2024, FROM THE CURRENT MEMBERSHIP: ADAM ANDERSON, POLLY BOARDMAN, SHANNON COLEY, MELISSA COOK, KRISTEN DEHAAN, KRISTIE ESSA, DARREN FLECK, NATALIE GHYSELS, CHRISTINE HULL, MIA MANSFIELD, ADRIANA PUBLICO, TYLER ROGERS, AND LAUREN RUSHING (FOR POSSIBLE ACTION)**

Adriana Publico nominated Christine Hull for Chair.

Pablo Nava Duran made a public comment to agree with this selection.

Motion: It was moved by Mrs. Publico and seconded by Mrs. De Haan that **the Zoning Advisory Committee selects Christine Hull as the Chair of the Zoning Advisory committee**. The result of the vote was Unanimous: Adam Anderson, Polly Boardman, Melissa Cook-Sanford, Kristen De Haan, Kristie Essa, Natalie Ghysels, Daren Fleck, Christine Hull, Adriana Publico, Tyler Rogers, Lauren Rushing Final Resolution: Motion Carries.

**2.04 DISCUSSION AND POSSIBLE ACTION TO SELECT A VICE-CHAIR OF THE ZONING ADVISORY COMMITTEE FOR A TERM ENDING JUNE 30, 2024, FROM THE CURRENT MEMBERSHIP: ADAM ANDERSON, POLLY BOARDMAN, SHANNON COLEY, MELISSA COOK, KRISTEN DEHAAN, KRISTIE ESSA, DARREN FLECK, NATALIE GHYSELS, CHRISTINE HULL, MIA MANSFIELD, ADRIANA PUBLICO, TYLER ROGERS, AND LAUREN RUSHING (FOR POSSIBLE ACTION)**

The committee nominated Tyler Rogers as Vice Chair. Mr. Rogers agreed he is okay serving as Vice Chair.

Pablo Nava Duran made a public comment to agree with this selection.

Motion: It was moved by Mrs. Boardman and seconded by Mrs. De Haan that **the Zoning ADVISORY Committee selects Tyler Rogers as the Vice Chair of the Zoning Advisory Committee.** The result of the vote was Unanimous: Adam Anderson, Polly Boardman, Melissa Cook-Sanford, Kristen De Haan, Kristie Essa, Natalie Ghysels, Daren Fleck, Christine Hull, Adriana Publico, Tyler Rogers, Lauren Rushing Final Resolution: Motion Carries.

### **2.05 Approval of the Minutes of the March 16, 2023, Meeting of the Zoning Advisory Committee**

Seeing no public comment, the committee moved to accept the minutes.

It was moved by Mrs. Boardman and seconded by Mrs. De Haan that **the Zoning Advisory Committee approves the minutes from the March 16, 2023, Zoning Advisory Committee meeting.** The result of the vote was Unanimous: Adam Anderson, Polly Boardman, Melissa Cook-Sanford, Kristen De Haan, Kristie Essa, Natalie Ghysels, Daren Fleck, Christine Hull, Adriana Publico, Tyler Rogers, Lauren Rushing Final Resolution: Motion Carries.

### **2.06 INFORMATION AND DISCUSSION OF THE ANTICIPATED CADENCE OF COMMITTEE WORK, INCLUDING THE POTENTIAL TIMELINE FOR REZONING NEEDS FOR THE 2023-2024 SCHOOL YEAR, INCLUDING ANY REQUEST FROM THE BOARD OF TRUSTEES (FOR INFORMATION AND DISCUSSION ONLY)**

Adam Searcy, Chief Operating Officer of the Washoe County School District, presented the committee with a planned schedule for the work the committee hopes to accomplish during the 2023-2024 cycle. He noted his is a working draft document subject to change to accommodate the requirements that may arise. October will focus on district wide enrollment numbers, November will focus on possible action for the Spanish Springs area, December and January may see cancelations of meetings, and February will allow time for the presentation of the Facility Modernization plan, School closure Administrative Regulation 7087 and online variance regulations thru the spring seasons.

Tyler Rogers asked for the current ability for the committee to meet on school sites in the future should the committee prefer to meet at sites that are potentially impacted by an agenda decision. He expressed how it supports community engagement. Mr. Searcy clarified that the Washoe County School District is looking to obtain the needed equipment and staffing required for meetings to take place outside of the boardroom but also agreed with hosting meetings out into the communities impacted. Christine Hull expressed support for offsite meetings too.

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**2.07 INTRODUCTION AND DISCUSSION REGARDING ENROLLMENT BOUNDARY ADJUSTMENTS IMPACTING JOHN BOHACH ELEMENTARY, BUD BEASLEY ELEMENTARY, JESSE HALL ELEMENTARY, MIQUEL SEPULVEDA ELEMENTARY, SPANISH SPRINGS ELEMENTARY, ALYCE TAYLOR ELEMENTARY, EDWARD VANGORDER ELEMENTARY, YVONNE SHAW MIDDLE, LOU MENDIVE MIDDLE, SKY RANCH MIDDLE SCHOOLS FOR THE 2024-2025 SCHOOL YEAR (FOR INFORMATION AND DISCUSSION ONLY)**

Adam Searcy, Chief Operating Officer for the Washoe County School District, presented the committee with enrollment data and information regarding the schools listed above. It was reminded to the community that this is first stage informational numbers only and no action will be taken on this item until multiple conversations have taken place. Mr. Searcy explained that on September 12, 2023, the Board of Trustees declined building new construction in the Spanish Springs area but approved the area to be re-zoned to reduce overcrowding. Sky Ranch Middle School opened in 2019, and Bohach Elementary opened in 2020. Mr. Searcy explained this changed the boundaries in that area to relieve overcrowding; however, as of today Sky Ranch Middle (2 portables on campus) and Bohach Elementary (4 portables on campus) are both overcrowded. These schools are on the same land parcel, adding additional stress to the overcrowding in this area. Mr. Searcy continued to explain how the school district would like to work to relive these areas, minimize split feeding from one school into multiple schools and optimize capacity and operating levels into the ranges and percentages of enrolment preferred by the District.

Mr. Searcy then presented viable options that could help to reduce overcrowding in the 2024-2025 school year.

Option 1 allowed for movement from Bohach into VanGorder, Sepulveda and Spanish Springs Elementary. This option would more significantly impact Sky Ranch middle school as VanGorder would also be rezoned for Shaw Middle.

Darren Fleck reminded the committee that Mendive Middle School is experiencing variances changing this area too. Christine Hull asked that in the future the committee be explained the new variance policy.

Mr. Rogers asked about planned community development in this area and that the committee be presented with anything the Washoe County School District's team is currently aware of. Mr. Searcy showed graphics of the area and noted that even with population and construction growth, student enrollment growth in this area is not growing and could even experience a potential decline.

Mrs. De Haan asked about the construction behind Golden Eagle. Mr. Searcy said that it is already represented in today's data.

Mrs. Cook asked about the new Wingfield springs development she has seen being developed. Mr. Searcy informed the committee that the District receives detailed information from regional studies and construction planners for our area and all data is equated into enrollment predictions as best possible. Even still the data is showing a low student enrollment.

Mrs. Boardman asked if this change is due to rezoning, the rush for a shiny new school, or the impact of the new variance system. Mr. Searcy feels the trends are not from the variance policy.

Mrs. Essa asked to clarify if options presented reduce split feeding issues. Mr. Searcy stated that no elementary schools are split fed, and any split feeding is currently only impacting advancement from middle school to high school.

Option 2 was presented with a slight difference being that the area proposed to be rezoned from Bohach to Spanish Springs Elementary is slightly expanded and students from that expanded area would feed to Shaw Middle School. VanGorder and Sepulveda students would stay at Sky Ranch Middle in Option 2.

Mr. Searcy also noted for the record that because Bohach only opened in 2020 next year's 5<sup>th</sup> graders could potentially be experiencing a second rezoning in their Elementary School 'careers'. Ideas for them to be offered bussing or options to not have to be moved again is something the District is considering. Pyramid Highway and other high traffic and geographical areas are also something the committee should always be considering and aware of.

Adriana Publico stated that the options address the elementary level but more work for Mendive and Sky Ranch needs to be considered.

Lorilee Sutton made public comment asking for what areas in Option 1 impact where she lives in Spanish Springs and stated her concern for the second rezoning of these same students. She asked how they could better utilize variances at Bohach. Mrs. Hull reminded the room that 5<sup>th</sup> and 8<sup>th</sup>, and 11<sup>th</sup> and 12<sup>th</sup> grade students are protected on rezoning and special arrangements can be made for bussing and stability for these students who do not wish to move schools.

Sean Whistler, Principal at VanGorder, made a public comment. He stated that he was asked by Operations about how his school could handle this impact. He agreed they could, but he also knows that the schools have a lot of play in their actual numbers of students in each room and that it does impact the special programs, staffing and equipment and supplies available to students after 80% capacity.

Kim Crowley, Principal at Shaw Middle School made a public comment. She stated her concerns for Middle School students and their opportunity for choices in curriculum and electives, teaming model cohorts, should appropriate enrolment numbers not be there stating low enrolment made her school loose allocations and electives thus impacting the quality of a school.

Mrs. Hull reminded the public that Darren Fleck is a Mendive Middle teacher and Melissa Cook-Sanford is the Dilworth Middle School principal. She continued to speak of the committee request for neighborhood details, vertical alignment and variance numbers and again stated Mr. Rogers request for AR 7107 and the 6 required parameters for decision making.

Mr. Searcy introduced Brett Rodela, the new Washoe County School District School Long Range Planner and Demographer.

Mrs. Essa asked what happens to portables once a school is underutilized. Mr. Searcy said portables can become flex spaces for other District usage or be relocated to new sites.

Mrs. Cook-Sanford asked for clarification on the Katherine Dunn school "pocket" that feeds to Dilworth and then Reed and her fear of the domino effect changing these lines could have. Mr. Searcy will clarify all vertical alignments and review the Dunn boundaries as they are the only elementary area that goes from Dilworth to Reed and not Sparks High School.

Kristen De Haan asked about Wingfield Hills to Beasley as it causes a longer commute and this high traffic area. Mrs. Hull agreed it was something to consider.

Daren Fleck stated his concerns with open space and possible new homes that may impact the already settled and well-established areas and felt that that instead of moving these students out of these established areas we leave them as zoned and only re-zone newer areas.

Mr. Anderson mentioned his thanks for the public comment and presented data and asked with an even distribution rate where we might land. He asked to clarify the predicted drop in numbers and what the possible impact is from. Mr. Searcy said predictions are a total capacity divided by total enrolment and that equals about 78% but due to roads and geographical areas it cannot be that exact and noted that the predictions are just statistical data, and nothing is noted as a specific impact as to why the numbers are declining.

Mr. Rogers asked to clarify Option 2's impact on Sky Ranch. Mr. Searcy showed the boundary that impacts the relief of Sky Ranch. Mrs. Hull would like to know how Option

2 utilizing Beasley and Sepulveda can better serve Mendive. Mr. Searcy said more options will be presented at future meetings. Mr. Rogers hoped for future Van Gorder public involvement.

## **2.08 UPDATES AND INFORMATION ON THE DISTRICT-WIDE FACILITIES MODERNIZATION PLAN (FOR INFORMATION AND DISCUSSION ONLY)**

Adam Searcy, Chief Operating Officer for the Washoe School District presented the Facility Modernization Plan (FMP), a study being executed by a consultant for the District Canon Design. He stated the importance of the community members taking the FMP survey on this issue, and the ongoing study that is being done to better utilize the funding available to replace, revitalize or consolidate District sites. He clarified that no decisions have been made and all possibilities are discussion options with the thought of trade-up only scenarios. Many schools in our area are under enrollment and sixty (60) plus years old. The goals of the FMP are to better utilize and improve our sites over the next 15 years. The FMP study completes in December 2023, and the team will go to the Board of Trustees and any necessary committees for approvals and implementations.

Christine Hull requested the survey link to be shared. Adriana Publico asked why some communities are spoken to more than once. Mr. Searcy clarified that the more impact an area may experience comparative to others is why we reach areas more than once. Adam Anderson asked if accommodating safety needs and disabilities are a factor. Mr. Searcy stated yes, these are minimum mandatory top priorities, but this FMP will involve several positive changes in many areas. Mrs. Hull stated her thanks for the community and legislative decisions that have made investments in our schools possible.

### **3. Closing Items**

#### **3.01 Public Comment**

No public comment was made during the meeting.

Public comments received via e-mail from Erin Atkinson, B.G, Ashley Thibedeau, and Serina Haines were forwarded to all Committee members for their review.

#### **3.02 Announcement of Next Meeting**

The next meeting of the Capital Funding Protection Committee would take place on Thursday, October 19, 2023.

#### **3.03 Adjourn Meeting**

There being no further business to come before the members of the Committee, Chair declared the meeting adjourned at 7:31pm

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**Chair Christine Hull**