

**MINUTES OF THE October 19, 2023**  
**MEETING OF THE**  
**WASHOE COUNTY SCHOOL DISTRICT**  
**ZONING ADVISORY COMMITTEE**

October 19, 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 5:31 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, Shannon Coley, Melissa Cook-Sanford, Kristen De Haan, Darren Fleck, Christine Hull, Mia Mansfield, Adriana Publico, Tyler Rogers, and Lauren Rushing were present. Committee member Kristie Essa, and Natalie Ghysels were absent.

Staff Liaison Adam Searcy and staff were also present.

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

**2.01 Approval of the Minutes of the September 21, 2023, Meeting of the Zoning Advisory Committee**

Making note that the agenda did have a typo for this item, stating the date as September 13<sup>th</sup>, however all minutes are correct as written. Pablo Nava Duran made a public comment clarifying the minutes.

It was moved by Mr. Rogers and seconded by Mrs. Publico that **the Zoning Advisory Committee approves the minutes from the September 21, 2023, Zoning Advisory Committee meeting.** The result of the vote was Unanimous: Adam Anderson, Polly Boardman, Shannon Coley, Melissa Cook-Sanford, Kristen De Haan, Daren Fleck, Christine Hull, Mia Mansfield, Adriana Publico, Tyler Rogers, Lauren Rushing  
Final Resolution: Motion Carries.

**2.02 Discussion and possible action regarding enrollment boundary adjustments impacting John Bohach Elementary School, Bud Beasley Elementary School, Jesse Hall Elementary School, Miquel Sepulveda Elementary School, Spanish Springs Elementary School, Alyce Taylor Elementary School, Edward Van Gorder Elementary School, Yvonne Shaw**

---

**Middle School, Lou Mendive Middle School, Sky Ranch Middle School for the 2024-25 School Year (FOR POSSIBLE ACTION)**

Mr. Adam Searcy, Chief Operating Officer for the Washoe County School District, presented the committee with a slide show regarding the Spanish Springs area. He stated that the Board of Trustees has requested that the Spanish Springs area be rezoned for the 2024-2025 school year in lieu of any new buildings in this area. The data presented showed the 2007-2022 student population, area population and birth rates in Washoe County and although all these numbers are rising, school enrollment in Spanish Springs continues to decline. Mr. Searcy continued with models of the regional residential development for this area and how it compares with Washoe County School District enrollment data over the years. The area saw new schools, Sky Ranch Middle School opened in 2019 and Bohach Elementary School opened in 2020, that relieved the areas prior overcrowding issues. The opening of these schools changed the zoning at that time impacting Van Gorder and Beasley as they were now zoned to Sky Ranch. Elementary schools to stop split feeding. He clarified Regulation 7107 which guides the committee on key considerations when making zoning decisions.

Tyler Rogers asked for clarification on the table shown on the Regional Residential developments slide, to which Mr. Searcy clarified this is a projected number of students anticipated to come from a 100-unit development going in the area.

Christine Hull asked to clarify that the number only includes approved developments. Mr. Searcy stated timelines of construction are updating our known projection numbers.

Darren Fleck asked to clarify the buildings of the new schools that have 94% capacity with trailers, but older schools with same percentage may not have had a trailer. Mr. Searcy clarified capacity is based on classrooms and number of students that can be occupied in those spaces. Temporary Portables are not included in capacity numbers and special programs, special education programs, or teacher to student ratios can impact the way rooms are used.

Mr. Searcy presented options for rezoning.

Option 1: Movement of schools along "Sparks Blvd Triangle", Sepulveda and Bohach into Spanish Springs Elementary. Would move Van Gorder Elementary to Shaw Middle School relieving overcrowding to Bohach Elementary and Sky Ranch Middle but causing some overcrowding at Shaw.

Option 2: A larger boundary are impacting more student movement from Bohach into Spanish Springs Elementary. This move relieves Bohach but does not allow as much help to Sky Ranch Middle School's overcrowding as all of Van Gorder students would remain at Sky Ranch.

Option 2b: The Sepulveda Sparks triangle is still moved, but no enrollment changes in Wingfield Springs area as Van Gorder is unchanged but rezoned from Sky Ranch to Shaw

Middle School. This allows Bohach to keep more students, but we see that Shaw still shows some possible overcrowding in future projections.

Option 2c: Same as option 2 plus a small section of Van Gorder moves to Beasley. Van Gorder to stay at Sky Ranch, so we do not see as much relief at this school. It was noted that a new apartment complex has projected 50 new students in this area.

Option 3: Same as option 2 with the change of Beasley Elementary to zone to Mendive Middle School thus pushing Mendive to capacity. Tyler Rodgers asked to clarify if numbers shown include variances, to which Mr. Searcy said yes historical variances are included in projections for option 3.

Option 3a: Same as Option 2 with Sepulveda Elementary rezoning to Mendive Middle School

Option 3b: Same as option 2 with movement of Sepulveda and Beasley to Mendive. This under enrolls Sky Ranch middle and overcrowds Mendive Middle.

Vertical Matriculation Alignments were shown for how schools are currently zoned. Hall, Spanish Springs, and Taylor Elementaries all feed to Shaw Middle and then Spanish Springs High School. Bohach, Van Gorder, Sepulveda, and Beasley Elementaries feed to Sky Ranch Middle but Sky Ranch then splits Bohach and Van Gorder to Spanish Springs High and Sepulveda and Beasley to Reed High. Christine Hull mentioned that Reed High School currently pulls from three Middle Schools (Dilworth, Mendive and Sky Ranch).

Mr. Searcy explained the other considerations that go into zoning including variances, special programs, Gifted and Talented (GT) program at Sky Ranch Middle school (averaging 100 students) and portables. He mentioned that if we change boundaries, only existing variances can be honored, and no new variances could be accepted in this area apart from the special programs mentioned for one year. Adriana Publico asked to clarify if siblings are grandfathered. Mr. Searcy did not know the rules regarding variances impacting siblings. Melisa Cook-Sanford mentioned there is more information regarding the new variance program that will be coming down from the district soon. Historical data regarding variances was presented. Tyler Rogers reminded the committee that the variance rules changed for the 2023-2024 school year.

Mr. Searcy presented Option 2a: Same as option 2 with the addition of the Gifted and Talented (GT) program moving from Sky Ranch to Mendive Middle. Moving this program better balanced the middle school numbers.

Polly Boardman mentioned the e-mailed public comment regarding property tax and asked if there is a requirement to keep someone in a zone they pay from at time of purchase. Mr. Searcy stated property tax is based on age of home and the school district can only use for capital project needs but it is not geographically sectioned out.

Christine Hull called for public comment.

Pablo Nava Duran made public comment stating his support for Option 2a but added Dunn Elementary to Mendive Middle as an option and how this may impact enrolment projections and relive Dillworth Middle.

Dave Hartshorn, teacher at Mendive 2001-2008, administrator 2012-current, stated that Mendive has historically had 1000-1020 students with no mobiles from 2017-2019. The opening of Sky Ranch Middle moved the GT program and 800 students from Mendive. Accepting variances has allowed Mendive to keep electives and teaming models in place but because of low enrollment they have lost Spanish classes as the schools' numbers are averaging 899 with 188 variances. His school has 316 6<sup>th</sup> graders with 64 on variance meaning only 252 students attend 6<sup>th</sup> grade without a variance.

Adriana Publico thanked the team for the choices and map enhancements.

Darren Fleck thanked the team for the numbers but stated his fear for keeping newer schools near capacity and the ripple it causes. Stating his concern that if we continue to move students into these undeveloped areas on the outsides of town while they continue to be developed, we again will need to pull them out to these newly developed areas and back into older schools once development completes. For example, he mentioned Sky Ranch Middle School and how it should be left with the most open capacity, then Shaw and then Mendive as these areas are already developed. Leaving the schools on the outskirts where the development is occurring with more room to grow into will hopefully impact less movement in the already established area as time goes on. Mr. Searcy suggested that Option 3 might be the best remedy for this.

Christine Hull asked to clarify the 180 variances at Mendive and how many of these kids are in the Dunn Elementary Zone, knowing this could change the impact we have with Mendive and Dilworth Middle Schools since the Sparks area will be seeing strong impacts from the Facility Modernization Plan. She mentioned that Shaw Middle in all options still sees 60% enrollments and we know the optimal level for electives should be higher nothing also that none of the options allocate enough to Shaw without over filling.

Lauren Rushing asked to clarify which schools had already been rezoned in 2019/2020. Mr. Searcy clarified it was the Wingfield Springs to Van Gorder, Stonebrook to Spanish Springs and Bohach to Sepulveda students that may go back as 5<sup>th</sup> graders to the school they started Kindergarten in impacting roughly 24 students. Tyler Rogers asked for this data to be presented in slides at the next meeting.

Tylers Rogers asked to clarify the discussions regarding the GT move. Mr. Searcy stated that Mendive previously housed this program so making this change allows for better balance in enrolment and because Mendive is more centralized for the region compared to Sky Ranch Middle, it also positively impacts families.

Adriana Publico asked to clarify how the Zoning Committee recommendation can be made to the board because this committee cannot move special programs.

Melissa Cook-Sanford asked why Shaw has not been looked at for GT program. Mr. Searcy said based on enrolments and capacity it could fit but it has not been explored. Adriana Publico asked to combine this possibility with option 3. Chair Hull reminded that no transportation is provided for special programs so asking them to go to Shaw is a large impact on Pyramid Highway and stated the other GT programs are located at Clayton, Pine and Swope Middle Schools. Kristin De Haan clarified you have to go to the GT program that is closest to your zoned school.

Tyler Rogers stated he likes Option 2a but would like to see Shaw Middle school numbers be better impacted and the concern from the public comment regarding the neighborhoods impacted around Sparks Blvd for a split feed middle school. Mr. Searcy reminded that the primary objective is Bohach overcrowding relief.

Melissa Cook-Sanford said she likes Option 2c because of the better flow of traffic but asked to clarify the pocket east of Redhawk and north of Golden Eagle and how might look going to Van Gorder. Kristen De Haan mentioned Huble Blvd and how it makes it faster to get thru to Spanish Springs Elementary over going around to Van Gorder.

Tyler Rogers mentioned that committee members will be meeting with Principals soon and no action will be taken tonight. Mr. Searcy will present the committee with more options at the November meeting and hopefully this meeting will take place at Sky Ranch Middle School.

Melissa Cook-Sanford requested that the GT program data and where they come from is presented at the next meeting and reminded the committee that all middle schools should be better balanced to continue to offer electives.

Darren Fleck asked to clarify how electives impact teacher allocations and asked for clarification regarding how a GT move would impact them getting changes to variances. The impact we see is how kids are pulling from a Title 1 school which has different funding to attend a school that does not have this funding and these movements change allocations leaving Mendive and Shaw unable to offer Spanish, while the other schools can because they have higher numbers. More kids ask for variances because they can get these classes at other Middle Schools. Mendive and Dilworth, if properly zoned would allow growth at Bohach and Sky Ranch and hopefully allow for better balance across all schools if we can get back to pre-2017 type enrollment numbers. Christine Hull clarified if Option a is selected and it does not impact a school's boundary then it should not impact a school's ability to accept variances for 1 year stating Shaw has 120 variances out because they cannot get elective classes. Mia Mansfield asked to see an option not using the 2026 K-4 numbers. Adriana Publico asked to withdraw her idea to see GT at

Shaw. Melissa Cook-Sanford asked to see how it could help numbers if moved. Shannon Cooley asked to clarify Mr. Flecks reasoning for not pulling Sepulveda and Beasley down to the newer areas. He clarified that seeing mobiles at new schools does not make sense to him since existing schools such as Mendive already have established school spaces and they know how to use these spaces and have experienced 95% capacity in years past without using portables. Mr. Searcy clarified option 3 moves kids back to Mendive, with no GT movement and does seem to merit Mr. Flecks concerns. Chair Hull stated again her concern that this makes Reed High School have one single middle school feeder so these kids are pulled from Mendive to Reed while all others go to same high school and how this could negatively impact those 8<sup>th</sup> graders.

Polly Boardman stated that Beasley to Mendive makes sense and with students having the ability to pick different kinds of high schools such as AACT the concern for one elementary feeding to a single high school does not rank as a large concern.

Melissa Cook-Sanford agrees with a Beasley to Mendive move compared to Sepulveda to Mendive due to traffic on Sparks, Los Altos and Pyramid Highway. Chair Hull asked Mr. Searcy how this impacts the space for the GT program moving from Sky Ranch to another Sparks area Middle such as Dilworth or Sparks Middle. Mr. Searcy again clarified that at 85% capacity variances are limited for acceptance and movement of the GT program without relieving overcrowding is not favorable and more study would be needed. He reminded the committee of option 2b which seems to better address the under enrolment we see at Shaw Middle and Spanish Springs Elementary and leaves Van Gorder as is today.

Kristen De Haan asked for the total variance out of Shaw that currently attend Sky Ranch Middle School. Chair Hull mentioned that the higher variances are most likely GT or program variance because at capacity they would not be able to take at choice variance. She then addressed her concern for overfilling Shaw because the growth is continuing to Pyramid Lake and we need to leave options for the amount of development in this rapidly developing area.

### **3. Closing Items**

#### **3.01 Public Comment**

Public comment was received via email from Jim Verdi, Sarah Sudtell, Erin Atkinson, and Trinity Gardner and was presented to the committee prior to the start of the meeting.

Pablo Nava Duran stated that Dilworth is a small school and mentioned the Facility Modernization Plan options that remain to be presented to the Board of Trustees could change several schools in this area. He stated his support for option 2b and all students going to Spanish Springs High School and not having one school only going to Reed.

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

The next meeting of the Capital Funding Protection Committee will take place on Thursday November 16<sup>th</sup>, 2023.

### 3.03 **Adjourn Meeting**

There being no further business to come before the members of the Committee, Chair Hull declared the meeting adjourned at 7:29 p.m.

---

**Chair Christine Hull**