

## NEVADA LEGISLATURE - 54TH SESSION

SENATE COMMITTEE ON  
FEDERAL, STATE, AND LOCAL GOVERNMENTS

Minutes of Meeting Held  
February 28, 1967  
1:05 p.m.

The 11th meeting of the Senate Committee on Federal, State, and Local Governments was called to order at 1:05 p.m. on Tuesday, February 28, 1967, in Committee Room 50, State Capitol, by Chairman Gibson. All committee members were present except Senator Alleman. Also present were 16 persons interested in Senate Bill 59.

The Chairman stated the first item to be considered would be:

S.B. 59: Prohibits commercial or industrial zoning of land within 400 yards of school sites. Introduced by Senator Young.

He called on Senator Young, who stated he proposed to amend the bill to reduce the distance to 300 feet and to make the bill applicable only to elementary schools. He called on the following supporters of the bill:

1. Mrs. Betty Miller, Reno, who addressed the group in support of the bill, from prepared notes. Her area of concern was the Hunter Lake Elementary School in Reno.
2. Mr. VanGorder, Principal, Hunter Lake Elementary School.
3. Mrs. Mary Porter, President, Nevada State Division, American Association of University Women, who read a letter to Senator Gibson from that group, urging passage of the bill.
4. Dr. Robert Myles, who spoke as a father of a school child and, in regard to the safety factor, from his experience as a doctor.

The Chairman called on the following opponents of the bill who had asked to be heard:

1. Mr. Dick Allen, Director of Planning, Regional Planning Commission of Reno, Sparks, and Washoe County. He stated adoption of the bill would remove flexibility in community development.

Mrs. Miller and a Mr. Porter spoke briefly in rebuttal.

2. Mr. Richard Campbell, representing Lands of Sierra, a wholly owned subsidiary of Sierra Pacific Power Company. He cited an instance where a space age medical plant located its facility in Verdi, and where this industry would have been lost had S. B. 50 been in effect.
3. Mr. Press Hale. He stated passage of this bill would place an onerous burden on school boards in selecting school sites.

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4. Mr. Bob Bowers, President, Reno Board of Realtors, who said he also spoke at the request, and on behalf, of Frank Sala, President, Las Vegas Board of Realtors. Mr. Bowers stated this is a "one-way" bill to which both groups of realtors he represented are opposed.
5. Mr. Charles Steen, property owner on East Plumb Lane across from Wooster High School. He explained he had understood the bill would apply to ALL schools. He felt the best possible use should be made of East Plumb Lane-- that it should not be downgraded by a demand to remove all commercial zoning around the school.

Mrs. Miller spoke again on the subject of elementary schools being neighborhood operations and pointed out that high schools are different because they have extensive grounds providing them with an automatic buffer zone.

The Chairman told the persons present for the hearing that the committee would take all comments under advisement and give them good consideration in reaching a decision on the bill.

At this point, everyone except the committee members left the meeting.

The Chairman next brought Senate Bill 45 before the group for consideration. This item had previously been discussed at the committee's February 20 meeting.

S.B. 45: Provides for soil tests and regulation of construction in subdivisions.  
Introduced by Senator Herr.

*Dead  
Sprout*

Senator Gibson said he had checked with Senator Herr and been informed that the bill had been requested by the Federal Housing Administration office. He asked Senator Farr whether he had obtained an opinion from Sprout Engineers as to the bill. Senator Farr said Gene Sprout had not had time to look over the bill, but had indicated to him that his firm has the equipment to carry on the work required by the bill. The Chairman reported he had received from Mr. Scherer of the Nevada Testing Lab, Las Vegas, a letter setting out proposed wording for an amended version of the bill. (This had been requested of Mr. Scherer by Senator Farr at the February 20 meeting.) Discussion followed as to the cost to home builders in the event of passage of the bill.

Disposition: Senator Monroe moved, "Put it in the bucket." Senator Bunker seconded, and the motion carried, to drop the bill, with the following vote:

Aye: Senators Bunker, Hecht, Monroe, and Young.

No: Senator Farr

Absent: Senator Alleman

Not Voting: Senator Gibson.

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S.B. 116: Increases jurors' compensation. Introduced by Senators Herr,  
 Bunker, and Alleman.

Disposition: Senator Monroe moved "Do pass"; Senator Farr seconded.  
 Discussion followed, and the motion was held over pending receipt  
 of information on the cost involved if this measure should pass to  
 law. *Disposition under paragraph 212107, 8/22/67, 10/13/67 (13/10/67)*

The meeting adjourned at 2:00 p.m.

Respectfully submitted,

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Louise Glover - Secretary

I certify that the foregoing minutes are correct.

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Senator James I. Gibson - Chairman



AMERICAN ASSOCIATION OF UNIVERSITY WOMEN  
NEVADA STATE DIVISION

820 Hunter Lake Drive  
Reno, Nevada 89502  
February 28, 1967

The Honorable James I. Gibson  
State Legislature  
Carson City, Nevada

Dear Sir:

The Nevada State Division of the American Association of University Women would like to register its support for S.B. 59. The division consists of eleven branches throughout the State of Nevada and represents approximately 575 women. The reasons for supporting this bill can be classified as non-economic and economic.

The non-economic reasons include the following:

1. The safety problem.

Increased traffic around schools will cause an increased safety problem. The hazard to children going to and from school, as well as the increased problem during recess periods should be apparent to all.

2. The noise problem.

Many of the schools are located in residential areas and changing from residential to commercial zoning would increase the noise level and disturb the taxpayers living near the schools.

3. The "good-faith" problem.

People who purchased and built homes in areas near the schools were depending upon the areas staying

*Presented at 2/28/67  
1:00 mtg. of State  
Leg. St. & School  
Committee Com.*

residential. It is unfair to the people who bought in good faith to change a residential area near a school to a commercial zone.

The economic reasons can be summarized as follows:

- 1. Loss in revenue to the governing unit.

A marked decrease in property values in zones around schools will follow changing a residential zone to a commercial zone. In October, 1964, the late Alton Glass, appraiser for the First National Bank of Nevada, estimated the loss in taxable property values to be 25%. This would cause a significant drop in tax returns to the governing body.

- 2. Waste of educational funds.

The very large fraction of the state budget assigned to education is well known. If commercial zoning is allowed adjacent to schools, the effect would be a direct loss of money spent on education. The attention span of a child is limited, to say the least. Creating a new source of distraction for the students can only lessen the educational value of their school. The need for higher quality curricula is known, but it would be difficult if not impossible to upgrade these while creating distractions alongside a school. These distractions will take place if commercial zones are allowed next to schools.

The problem is immense and important. In Washoe County alone there are 27 schools that face the problem with areas that could be rezoned to commercial. A similar problem exists in Clark County and although not yet present in the lesser populated counties, the time will come when the problem arises there.

Passage of S.B. 59 would do much to prevent these abuses with their attendant economic waste. For these reasons, the members of the American Association of University Women respectfully give their unqualified support of this bill.

Sincerely yours,

*Mary Frances Porter*

(Mrs. Bernard Porter)  
President  
Nevada State Division