

Assembly

GOVERNMENT AFFAIRS COMMITTEE
MINUTES OF THE MEETING
FEBRUARY 4, 1971

56 ASSEMBLY SESSION

7- 52

PRESENT: SMITH, GETTO, LAURI, BRYAN, HAWKINS, DINI, BRANCH

EXCUSED: RONZONE, FRAZZINI

ALSO PRESENT: W.E. HANCOCK, MANAGER, STATE PLANNING BOARD
V.N. LITTLEFIELD, ASSISTANT MANAGER, STATE PLANNING BOARD

The meeting was called to order by Chairman Smith

AB 78 - Requires State and its political subdivisions to comply with local zoning and building laws.

Mr. Hancock filled the Committee in on the background of this bill explaining that it was the result of a situation which had developed in Las Vegas last fall concerning the building of a Hi-way Department maintenance station for which the county planning board had refused a zoning request. The Planning Board asked for an Attorney General's opinion and it stated that the State had sovereign rights over local building and zoning regulations.

Mr. Hancock explained that the Planning Board had a Uniform Building Code which was used state-wide, and if the State Planning Board was forced to comply with local building codes it would make for many variations of this code. He also pointed out that in some cases where the city and county codes vary, a situation could develop where a building is planned to comply with the county code and before it is built the property is annexed to the city which has a different code. Under the present system a school can be planned and built in both Reno and Las Vegas with the same UBC.

Mr. Hancock suggested to the Committee that it consider amending the State Planning Board Act to read that the Board must comply with local zoning and building codes on newly acquired property.

Assemblyman Lauri asked Mr. Hancock if the Planning Board could live with an amendment to the State Planning Board Act which would state they must comply with local zoning laws and co-operate on local building codes.

Mr. Hancock replied that he would be happy to accept such an amendment if it were applied only to newly acquired property.

Assembly

GOVERNMENT AFFAIRS COMMITTEE
MINUTES OF THE MEETING
FEBRUARY 4, 1971
Page 2

7- 53

Assemblyman Branch questioned Mr. Hancock regarding fire safety requirements on building in which children or mentally ill persons were confined.

Mr. Hancock replied that the State Fire Marshal and the Planning Board both check plans for fire safety features and that the fire safety regulations had been strengthened.

Assemblyman Branch asked if a situation could develop in some city concerning the style of a building.

Mr. Hancock made reference to the Legislative Building pointing out that some people think that it fits into the Capitol Complex very well while others feel that it is most inappropriate.

Assemblyman Bryan asked if the Planning Board would object to an amendment to AB 78 stating that the UBC be used except in cases where local codes were stricter.

Mr. Hancock replied that you might find some local restrictions which might be hard to meet.

Assemblyman Getto asked if plans for schools were checked by the Planning Board to insure adequate heating and plumbing facilities.

Mr. Hancock explained that his office only checks such plans for structural faults.

Chairman Smith thanked Mr. Hancock and Mr. Littlefield for their time.

Assemblyman Bryan moved that AB 78 be amended to delete building code.

Assemblyman Getto seconded the motion.
The motion carried unanimously.

AB 44 - Permits boards of county commissioners to fix meeting dates.

Assemblyman Hawkins moved to amend three consecutive months to three consecutive weeks.

Assemblyman Lauri seconded the motion,
The motion carried unanimously.

Assemblyman Bryan moved for committee introduction of BDR 25-998
Assemblyman Branch seconded the motion.
The motion carried unanimously.

Assembly

GOVERNMENT AFFAIRS COMMITTEE
MINUTES OF THE MEETING
FEBRUARY 4, 1971
PAGE 3

7- 54

SJR 22 of the 55 Session was discussed.

Assemblyman Getto moved "DO PASS"

Assemblyman Bryan seconded the motion.

The motion carried unanimously.

The meeting was adjourned.

February 8, 1971

7-64-A

Amendment - AB 78

Amend section 1, page 1, by deleting lines 7 through 9 and inserting:

2. Notwithstanding any other provisions of the law, the State of Nevada and its political subdivisions, before commencing a new or changed use of lands under their respective control, shall give the planning commission having jurisdiction notice in writing of the proposed use. The planning commission shall investigate the proposed use, and, within thirty (30) days after receipt of the notice shall submit to the state or political subdivision of the state giving notice a written report of the investigation and its recommendations concerning the proposed use.

The state and its political subdivisions shall not commence the proposed use until the report of the planning commission has been received. If the report does not favor a use proposed by the state, the state shall not proceed with the proposed use without specific authorization of the Governor. If the report does not favor a use proposed by subdivision of the state, the proponent subdivision of the state shall not proceed with the proposed use without the specific authorization of its governing body. Said authorization, whether given by the Governor for state use, or by the governing body of a political subdivision of the state for use by that subdivision, shall be given no sooner than thirty (30) days following receipt of the commission's report by the state or its political subdivisions.

Amend the bill as a whole by deleting section 2.

Amend section 3, page 2, line 10, by deleting "section 3," and inserting "section 2."

Amend title by deleting "comply with local building and zoning laws "and by inserting" seek recommendations of local planning bodies."