

MINUTES OF THE
MEETING OF THE SENATE COMMITTEE
ON GOVERNMENT AFFAIRS

SIXTY-FIRST SESSION
NEVADA STATE LEGISLATURE
May 13, 1981

The Senate Committee on Government Affairs was called to order by Chairman James I. Gibson, at 2:05 p.m., Wednesday, May 13, 1981, in Room 243 of the Legislative Building, Carson City, Nevada. Exhibit A is the Meeting Agenda. Exhibit B is the Attendance Roster.

COMMITTEE MEMBERS PRESENT:

Senator James I. Gibson, Chairman
Senator Jean Ford, Vice Chairman
Senator Keith Ashworth
Senator Gene Echols
Senator Virgil Getto
Senator James Kosinski
Senator Sue Wagner

STAFF MEMBER PRESENT:

Anne Lage, Committee Secretary

SENATE BILL NO. 656

Prohibits certain discrimination against manufactured dwellings in local planning and zoning.

Mr. Robert Shelley, Senior Management Analyst for Clark County Building and Zoning Department, testified that they had concerns about this bill. He stated that if specific counties wished to place mobile homes in any residential area, they could already do that through their own local zoning ordinance process.

He also stated that a definition was not included in this bill as to what manufactured housing referred to. He stated that it was unclear if this included mobile homes.

Mr. Shelley also voiced concern over the provision in section 1, subsection 4b, wherein the standards established by the Secretary of Housing and Urban Development would be used. He stated that these standards do not evolve to meet new situations and changing needs as did the uniform building code which was revised about every three years.

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Mr. Shelley testified that Clark County allowed manufactured housing in residential areas as long as they met building code standards. However, he did request that subsection 4b be deleted as it would allow mobile home coaches to be placed in residential areas.

He stated that he perceived manufactured dwellings to mean modular homes rather than mobile homes, and if this was clarified in a definition he would have no problem with this bill.

Mr. Wayne Tetrault, Manufactured Housing Division Department of Commerce, testified that this bill was similar to a bill which had been approved in California in that it would allow a mobile home into a regular subdivision if it met certain criteria. Mr. Tetrault stated that he did not have an official opinion on this bill. However, he felt that it was becoming more widespread. He stated that there had been several Supreme Court decisions in New Mexico and Michigan which had struck down local zoning against mobile homes in residential areas. In Nevada, Humboldt County was considering enacting an ordinance along these lines.

Mr. Tetrault stated that the Nevada Mobile Home Dealers' Association had introduced this bill. However, there were no sponsors present to speak on this issue.

Mr. Bob Sullivan, Carson River Basin Council of Governments, testified that Douglas County had assumed that manufactured housing applied only to modular homes. He explained that in his area, intermixture of mobile homes is a serious problem with the citizenry. Douglas County has worked hard to establish mobile home subdivisions and parks to accommodate their population who wish to own mobile homes.

The committee decided to have another hearing on this bill to allow Washoe County representatives an opportunity to speak.

SENATE BILL NO. 662

Makes various changes relating to local government finances.

Mr. Marvin Leavitt, City of Las Vegas, testified that this bill had been prepared at the request of the local government advisory committee. It would conform local government finance statutes to the national statutes. They have tried to conform the definitions and accounting procedures to the national generally accepted accounting principles. He also stated that to their knowledge, there were no conflicts with Senate Bill No. 411.

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Mr. Leavitt reviewed the bill section by section.

Mr. Patrick Pine, Clark County, testified that he was in support of Senate Bill No. 662.

Ms. Carol Villardo, Citizens for Private Enterprise, testified that she was in support of this bill, but would like to see the use of a state wide chart of accounts. She stated that consistency was needed from one entity to another. She suggested that when the budget was submitted, it should chart the personnel requirements.

Senator K. Ashworth stated that he thought this was an excellent idea but recommended that the tax commission do this by regulation.

Mr. Lee Bergstrom, Certified Public Accountant, testified that he was in support of this bill. He reviewed certain problems he had with the language which he felt should be addressed.

Mr. Bergstrom referred to section 13 where tax increment district was included in the definition of local government. He was concerned that by defining it this way, this might be placing a cap on the revenues it was able to realize. This would be contrary to what a tax increment district was about.

On page 8, line 27, Mr. Bergstrom suggested replacing the word "of" with "to".

In section 41, line 49, he believed "agency fund" should be included.

He objected to a budget being adopted by a quorum. Rather, he suggested that something this important should need the approval of the majority of a full board. The committee felt that this language in section 42 came from this committee originally and decided to leave it as written.

Senator K. Ashworth moved "Amend and Do Pass" on Senate Bill No. 662.

Senator Getto seconded the motion.

The motion carried. (Senator Ford was absent for the vote.)

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SENATE BILL NO. 655

Entitles members of certain county fair and recreation boards to compensation for attendance at meetings of boards' committees.

Mr. David Henry, Washoe County, testified that this bill was requested by Washoe County.

Senator K. Ashworth moved "Do Pass" on Senate Bill No. 655.

Senator Getto seconded the motion.

The motion carried. (Senator Echols voted "No". Senator Wagner voted to "Abstain". Senator Ford was absent for the vote.)

SENATE BILL NO. 663

Authorizes municipalities to incur special obligations to facilitate expansion of airports.

Mr. Patrick Pine, Clark County, testified that there were a number of expansion plans at McCarren Airport. Some plans were short range and other plans were long range extending into the year 2000. He indicated that Summa Corporation was willing to sell substantial vacant properties in the airport area. This bill would allow Clark County to use non-property tax revenues to acquire vacant properties in the area.

Senator Kosinski pointed out that section 2 would be in conflict with a bill already passed relating to limitations on interest rates. It was suggested that section 2 be deleted. Mr. Pine agreed with Senator Kosinski and stated that he would check with the bill drafter.

Senator K. Ashworth moved "Amend and Do Pass" on Senate Bill No. 663.

Senator Echols seconded the motion.

The motion carried. (Senator Ford was absent for the vote.)

SENATE BILL NO. 283

Restricts use of proceeds of sale of certain lands by University of Nevada.

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Senator Kosinski explained the amendments to this bill.

Senator K. Ashworth moved "Amend and Do Pass" on
Senate Bill No. 283.

Senator Getto seconded the motion.

The motion carried. (Senator Echols voted "No".)

SENATE BILL NO. 386

Makes various changes to law governing metropolitan police departments.

The committee reviewed the amendments to this bill. Senator Ford suggested that she meet with representatives of Clark County, the City of Las Vegas and the Metropolitan Police Department and go over the bill drafting changes with Mr. Frank Daykin, Legislative Counsel.

Senator K. Ashworth moved "Amend and Re-refer to the Committee on Government Affairs".

Senator Echols seconded the motion.

The motion carried unanimously.

Chairman Gibson suggested making sure that the transition language was clearly spelled out.

BILL DRAFT REQUEST NO. 18-2026 (S.B. 679)

Transfers employees of equal rights commission to classified service.

The committee agreed to submit this bill draft request for committee introduction.

BILL DRAFT REQUEST NO. 22-2057 (S.B. 680)

Amends certain provisions relating to redevelopment of communities and amends charter of City of Reno.

The committee agreed to submit this bill draft request for committee introduction.

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BILL DRAFT REQUEST NO. S-2003 (S.B. 681)

Makes various amendments to Las Vegas city charter.

The committee agreed to submit this bill draft request for committee introduction.

There being no further business, the committee adjourned at 4:55 p.m.

Respectfully submitted by:

Anne L. Lage
Anne L. Lage, Secretary

APPROVED BY:

James I. Gibson
Senator James I. Gibson, Chairman

DATE: June 17, 1981

Library

EXHIBIT A

REVISED 5/12/81

SENATE AGENDA

COMMITTEE MEETINGS

Committee on Government Affairs, Room 243.

Day Wednesday, Date May 13, 1981, Time 2:00 p.m.

***S. B. No. 652--Facilitates mechanics of annexation of cities in largest counties.

S. B. No. 655--Entitles members of certain county fair and recreation boards to compensation for attendance at meetings of boards' committees.

S. B. No. 656--Prohibits certain discrimination against manufactured dwellings in local planning and zoning.

S. B. No. 662--Makes various changes relating to local government finances.

S. B. No. 663--Authorizes municipalities to incur special obligations to facilitate expansion of airports.

***S. B. No. 652 has been postponed at the request of the sponsor until Monday, May 18, 1981, at 2:00 p.m. in room 243.

ATTENDANCE ROSTER FORM

COMMITTEE MEETINGS

SENATE COMMITTEE ON GOVERNMENT AFFAIRS

DATE: May 13, 1981

EXHIBIT B

PLEASE PRINT PLEASE PRINT PLEASE PRINT PLEASE PRINT

NAME ORGANIZATION & ADDRESS TELEPHONE

Robert Shelley	Clark City Building & Zoning Dept	702 386 4311
PATRICK FINE	Clark County	