

MINUTES OF THE
MEETING OF THE SENATE COMMITTEE
ON GOVERNMENT AFFAIRS

SIXTY-FIRST SESSION
NEVADA STATE LEGISLATURE
May 28, 1981

The Senate Committee on Government Affairs was called to order by Chairman James I. Gibson, at 4:10 p.m., Thursday, May 28, 1981, in Room 243 of the Legislative Building, Carson City, Nevada. Exhibit A is the Meeting Agenda.

COMMITTEE MEMBERS PRESENT:

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

STAFF MEMBER PRESENT:

Anne Lage, Committee Secretary

SENATE BILL NO. 488

Removes limits on rates of interest for government borrowing.

Chairman Gibson discussed the Assembly amendments to this bill. He suggested not concurring with the amendments, not because of the substance of the amendments but because more work was needed on the amendment.

Senator Kosinski moved "Do Not Concur" on the Assembly amendments to Senate Bill No. 488.

Senator Getto seconded the motion.

The motion carried unanimously.

Chairman Gibson explained that in the local elected officials salary list, the public administrator in Clark County was inadvertently left out.

The committee agreed to have a trailer bill drafted which would cover the salary for the public administrator of Clark County.

SENATE COMMITTEE ON
GOVERNMENT AFFAIRS
May 28, 1981

SENATE BILL NO. 489

Provides for the use of certain surpluses to meet deficiencies in certain special assessments.

Chairman Gibson stated that there was a technical problem that had developed with the surplus and deficiency fund. Mr. Frank Daykin, Legislative Counsel, had suggested reconsideration of this bill to avoid having to draw up a new bill.

Senator K. Ashworth moved that the committee reconsider their action wherein Senate Bill No. 489 was "Indefinitely Postponed".

The motion carried unanimously.

Mr. Fred Weldon, Senior Research Analyst, testified that Senator Ford had requested him to put together a summary of bills that had been introduced this session that dealt with the planning subdivision law and what had happened to them.

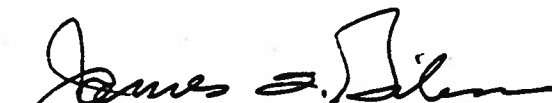
Of the 26 bills which were introduced, 7 had passed, 5 were still in the process and 14 had been indefinitely postponed. (See Exhibit B.)

As there was no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted by:


Anne L. Lage, Secretary

APPROVED BY:


Senator James I. Gibson, Chairman

DATE: June 22, 1981

Library

SENATE AGENDA

EXHIBIT A

COMMITTEE MEETINGS

Committee on Government Affairs , Room 243 .

Day Thursday , Date May 28, 1981 , Time 3:00 p.m. .

Work Session

STATE OF NEVADA
LEGISLATIVE COUNSEL BUREAU

LEGISLATIVE BUILDING
CAPITOL COMPLEX
CARSON CITY, NEVADA 89710



LEGISLATIVE COMMISSION (702) 885-5627
KEITH ASHWORTH, Senator, Chairman
Arthur J. Palmer, Director, Secretary
INTERIM FINANCE COMMITTEE (702) 885-5640
DONALD R. NELLO, Assemblyman, Chairman
Ronald W. Sparks, Senate Fiscal Analyst
William A. Bible, Assembly Fiscal Analyst

ARTHUR J. PALMER, Director
(702) 885-5627

FRANK W. DAYKIN, Legislative Counsel (702) 885-5627
JOHN R. CROSSLEY, Legislative Auditor (702) 885-5620
ANDREW P. GROSE, Research Director (702) 885-5637

May 28, 1981

EXHIBIT B

M E M O R A N D U M

TO: Senator Jean Ford
FROM: Fred W. Welden, Senior Research Analyst
SUBJECT: Proposed and Adopted Amendments to NRS Chapter 278

Attached is a chart which indicates the status of all bills which propose amendments to NRS chapter 278.

Also attached is a compilation of the bills that have been passed to date. Of these bills that have been passed, only A.B. 283 (which still must receive the governor's signature before becoming law) makes major changes in the planning and land division process. A.B. 283 allows multiple final maps over a long period of time, but allows the local government to apply the provisions of the local ordinances which are in effect when each final map is submitted. The bill also addresses lot restrictions relative to septic tanks and slope.

Copies of the bills which have been indefinitely postponed are also enclosed.

Copies of the bills which are still within the process are also enclosed. A few comments on these bills follow. The bills with asterisks are the ones that I believe deserve possible attention.

S.B. 129 The senate committee on government affairs has reviewed this bill in some depth.

*S.B. 656 This measure is potentially very controversial because of local government ordinances that restrict mobile homes to mobile home parks or subdivisions. I am sure that the senate committee on government affairs received a considerable amount of testimony on this subject.

Page 2

A.B. 288 No comment. It does not directly affect the planning or land division process.

A.B. 29 The local governments, except Carson City, support this bill.

*A.B. 673 This bill would allow final action on a tentative map to be taken by a majority of the governing body members present at a meeting, rather than by a majority of the full body as specified in the current law. There are some people who question the value of this change.

FWW/jld 5.2 Zoning5&6
Encl.

BILLS WHICH PROPOSE AMENDMENTS TO
NRS CHAPTERS 278 AND 278A

NRS 278

S.B. 129 Relating to divisions of land; making certain revisions concerning certificates required on maps.

Amended and passed in Assembly. To Senate.

S.B. 232 Relating to licensing of vocations; scheduling the termination of certain boards; removing requirements for licenses for certain businesses and professions.

Read first time. In Senate Committee on Government Affairs. Indefinitely postponed.

S.B. 268 Relating to zoning; limiting local control over location of housing for mentally handicapped persons.

Passed. Effective July 1, 1981.

S.B. 278 Relating to planning and zoning; enlarging boards of adjustment; providing an alternative method of specifying time limits for surveying and mapping.

Read first time. In Senate Committee on Government Affairs. Indefinitely postponed.

S.B. 364 Relating to county recorders; increasing certain fees.

Passed. Effective July 1, 1981.

S.B. 370 Relating to residential construction; requiring a study to determine whether the use of materials containing urea formaldehyde is dangerous to human health or life; prohibiting the use of such materials in constructing residential units until they are found to be safe.

Read first time. In Senate Committee on Human Resources and Facilities. Indefinitely postponed.

S.B. 378 Relating to the regulation of land use; limiting the power of cities and counties to prohibit the reopening of mines or the resumption of mining operations.

Read first time. In Senate Committee on Government Affairs. Indefinitely postponed.

S.B. 382 Relating to planning and zoning; enabling local governments to purchase development rights to private lands.

Read first time. In Senate Committee on Government Affairs. Indefinitely postponed.

S.B. 410 Relating to planning and zoning; providing for agreements relating to the future development of land.

Read first time. In Senate Committee on Government Affairs. Indefinitely postponed.

S.B. 458 Relating to planning and zoning; allowing cities and counties to exempt divisions of land comprising at least 10 acres but less than 40 acres from the law governing subdivisions and parcel maps; removing statutory requirements pertaining to divisions of land into large parcels comprising at least 40 acres but less than 640 acres; removing certain penalties and remedies applicable to land sold under a contract of sale.

Read first time. In Senate Committee on Government Affairs. Indefinitely postponed.

S.B. 560 Relating to planning and zoning; requiring that reconveyance of a vacated street be made without charge if the property is reconveyed to the person who dedicated it.

Passed. Effective July 1, 1981.

S.B. 598 Relating to planning and zoning; changing the procedure by which an applicant for a building permit where deed restrictions apply requests a report from the construction committee.

In Assembly. Read first time. In Assembly Committee on Government Affairs. Indefinitely postponed.

- S.B. 608 Relating to residential developments; limiting the rate of the residential construction tax which local governing bodies may impose to provide parks and playgrounds.
- Read first time. In Senate Committee on Government Affairs. Indefinitely postponed.
- S.B. 656 Relating to planning and zoning; prohibiting certain discrimination against manufactured dwellings.
- Amended and passed in Senate. In Assembly.
- A.B. 8 Relating to the division of land; requiring a right of way for an existing irrigation ditch and its maintenance.
- Passed. Effective July 1, 1981.
- A.B. 62 Relating to counties; authorizing the county commissioners to fix certain fees.
- Read first time. In Assembly Committee on Government Affairs. Indefinitely postponed.
- A.B. 104 Relating to the division of land; extending the possible requirements for approval of certain parcel maps.
- Read first time. In Assembly Committee on Government Affairs. Indefinitely postponed.
- A.B. 141 Relating to zoning boards of adjustment; eliminating a statutory conflict concerning the number of members of such boards when they are composed under NRS 278.280 of members of the governing bodies of counties and cities.
- Passed. Effective April 6, 1981.
- A.B. 283 Relating to subdivisions of land; allowing final maps to be filed over an indefinite period of time, but allowing local governments to apply the provisions of the local ordinances which are in effect when each final is submitted; providing limitations on parcels relative to use of septic tanks and slope of land.
- Enrolled and delivered to governor.

A.B. 288 Relating to contractors; imposing certain financial requirements for protection of subcontractors and employees on construction projects.

Read first time in Senate. In Senate Committee on Commerce and Labor. No action.

A.B. 365 Relating to the development of land; adding the conservation of energy and use of renewable resources to various provisions concerning planning, zoning and building regulations.

Read first time in Assembly. In Assembly Committee on Government Affairs. Indefinitely postponed.

A.B. 567 Relating to zoning; requiring that notice of a hearing on any proposed zoning regulation, restriction or boundary be given to certain owners of property.

Read first time in Assembly. In Assembly Committee on Government Affairs. Indefinitely postponed.

A.B. 673 Relating to the subdivision of land; revising a procedural provision on disposition of tentative maps.

Passed Assembly. Taken from Second Reading File in Senate. Placed on Secretary's desk.

NRS 278A

A.B. 29 Relating to planned unit developments; providing that tentative and final maps of planned unit developments be reviewed, approved and certified by appropriate state agencies for water quantity, sewage disposal, water pollution, water quality and water supply facilities.

Passed Assembly. Amended in Senate. In Assembly. Amendments not concurred in.

A.B. 61 Relating to planned unit developments; authorizing industrial and commercial planned unit developments.

Passed. Effective July 1, 1981.

A.B. 62 Relating to counties; authorizing the county commissioners to fix certain fees.

Read first time in Assembly. In Assembly Committee on Government Affairs. Indefinitely postponed.

FWW/jld 5.2 Zoning