

March 27, 2024 - Reno City Council Meeting - Item # C.2 TXT24-00001

[illegible]

City Council Comment received from Anna Livingston

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 3:13 PM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name & Ward:

Anna Livingston, Ward 2

Commenting on behalf of:

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

Section:

C Items - Public Hearing Items

Item:

C2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Zoning changes should be considered on a case by case basis. This broad and sweeping zoning change is irresponsible and will have unintended and/or unforeseen repercussions. The city council is elected to REPRESENT their wards. Council members are not smarter or more informed than their constituents. If the council members vote contrary to the public comments; that is contrary to what they were elected to do. Your personal opinion as a council member has no place in how you vote. You were elected to stand in proxy for the thousands who live in your district.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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No

Do not change the existing code to allow multi units

Christine Vallas <cvallas@me.com>

Mon 3/25/2024 2:19 PM

To:Public Comment - CC <PublicComment@reno.gov>

Please do not change the existing city codes to allow multi unit housing. Keep this type of housing where it is currently zoned and leave single family house as is. We do not need in fill on every lot.et builders build the appropriate house based on current zoning.

Thank you,

Christine Vallas

Sent from my iPhone

3/19/2024 9:11

Dawn Elliott

mjedoe5@me.com

559-978-9115

Regarding affordable housing initiatives the restriction of short term rentals is not addressed. I read in one of the studies done of Reno housing that limiting or eliminating STR's in parts of Reno would free up long term rental housing. I was shocked to see how many houses in my neighborhood of old Southwest are STR's with a simple search of VRBO and Airbnb. Restrictions could have carve outs similar to those in Measure T in South Lake that would allow primary residents to rent their properties up to 30 days per year, and allow short term rental of a room if the owner is present. As the city works to revitalize downtown having better utilized hotels would be great. Families or groups coming to Reno would be limited, but if developers see a demand eventually 2-3 bedroom suites could become available.

Rezoning for high density units in single family dwelling zones

Mary Eliza Schreckenberger <eecm@comcast.net>

Mon 3/25/2024 12:41 PM

To:Public Comment - CC <PublicComment@reno.gov>

Dear Sir, Madames,

It has come to my attention that the upcoming meeting on March 27th will be discussing the rezoning of several projects that will address the need for High Density Housing,(affordable housing)

As it now stands Reno has vacant apartment complexes that are literally encouraging renters to rent with offering first months free- no security deposits. DOES THIS NOT SPEAK VOLUMNS... there are not enough potential renters now. Why rezone existing neighborhoods just to generate profit to developers???

Reno needs to slow development to ensure that a Master Plan is created and adhered to so we don't lose what makes this area desirable.

You are creating density and gridlock all over this city with the approvals of mass building, warehouses, apartment complexes.

Make a plan to fill what's already here. Repurpose old vacant buildings do not rezone what is already developed.

DONT RUIN WHAT OLD RENO HAS.

Sincerely

Eliza Schreckenberger

City Council agenda item C. 2 for March 27

Father Chuck Durante <fr.chuck@stacathedral.com>

Mon 3/25/2024 11:31 AM

To: Public Comment - CC <PublicComment@reno.gov>

Cc: Jenny Brekhus <BrekhusJ@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>

To the City Council:

I have concerns about the recommendations of the City Planning Commission on matters under this agenda item termed “Affordable Housing Initiatives”, C.2.

While I applaud the efforts and opening avenues for affordable housing, there are many other unanswered questions that make this agenda item as a “first reading” for passage premature. My two largest concerns are the lack of definition on what constitutes an “affordable housing” project, that is, how many units out of the total must be set aside for affordable housing to qualify? Second, the establishment of a “by right” clause on these projects, even as large as 100 units, will effectively take away public review that is crucial in maintaining public support, satisfaction and acceptance. I believe the “by right” language may be included here whether or not there is even an affordable rent component.

I understand that the city is under some pressure from the Nevada Legislature to act on the cost and availability of housing, but it appears that even the Planning Commission is considering these changes to code as large or even drastic, with very little public input or awareness. I would hope that this agenda item be considered as taken under review, rather than a first reading toward passing. There is more here than the city councilmembers will be able to review or discuss in short order at the meeting and their own staff need time to process it and get questions answered.

Thank you.

Fr. Chuck Durante

310 W. 2nd Street

Reno, NV 89503

775-329-2571

City Council Comment received from Jean Johnson

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 3:02 PM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name & Ward:

Jean Johnson, Ward 5

Commenting on behalf of:

Email Address:

possegirl@rapiddog.net

Phone Number:

6619927878

Address:

2295 Putnam Dr Reno 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

Section:

C Items - Public Hearing Items

Item:

Housing density.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I want to understand the permitting process or lack thereof for housing density in the city of Reno. Will these be affordable units? What are the zoning rules? I find parking to be of highest concern. I live in a neighborhood with many rentals. With rental prices being so high several people are renting a single home. This results in cars being parked all over the street, blocking property access, snow plows, and occludes visibility resulting in more accidents. Many of them hit and runs.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

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Yes

C-2 Public Comment

Grace Mackedon <MackedonG@reno.gov>

Fri 3/22/2024 1:33 PM

To:Public Comment - CC <PublicComment@reno.gov>

3/22/2024 10:59	Judy Covert	thecoverts@charter.net	<p>Comments for March 27, 2024 City Council Meeting Agenda Item C-2</p> <p>Dear City Council, March 27, 2024 City Council Meeting Agenda Item C-2</p> <p>We are opposed to the SF 3 zoning change to accept AUD's on all SF-3 zoning property. There is a process in place that will allow residents to apply if they wish to build a separate dwelling and allow public comment. By allowing in all SF3, how are you going to justify making developments with strict CCR's to comply with this when they are restricted by the codes set up when the CCR's were approved and legally formed?</p> <p>The Zoning Code Cleanup Redline is 605 pages long and has no index so that it is difficult for one to search for the particular area of change they are interested in.</p> <p>18.02.204 SF-3: Single-Family Residential (a) Purpose The SF-3 district is primarily intended to accommodate single-family detached residential uses. Secondary uses include parks, schools, community gardens, and home occupations. This zoning district functions as a transition from the large-lot zoning districts to the higher-intensity residential districts.</p> <p>On page 25 of 605 -Table 7 there is no "F" showing in the picture. F Street-facing garage 30 ft, measured from sidewalk or planned sidewalk to face of garage. It is not included in the picture . What are those dimensions or is a garage not allowed?</p> <p>Thank you for your consideration. Jim and Judy Covert Reno, NV</p>
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City Council Comment received from Lori Buchanan

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 3:43 PM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name & Ward:

Lori Buchanan, Ward 5

Commenting on behalf of:

Email Address:

lorib777@yahoo.com

Phone Number:

805-558-0397

Address:

9135 Bay Meadows Dr., Reno NV 89523

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

Section:

C Items - Public Hearing Items

Item:

C2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I do not approve of the change of single family resident zoning to become multi-family zoning. Reno is becoming too crowded and not safe for families anymore.

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persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes

Sent from my iPhone

City Council Comment received from Michael Heaslet

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 11:36 AM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name & Ward:

Michael Heaslet, Unsure/Other

Commenting on behalf of:

Just myself

Email Address:

Mh@drheaslet.com

Phone Number:

No

Address:

3995 Mules Ear CtReno,NV

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-25.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

Neighborhoods that only have single dwellings should not be changed. Where new housing development is being planned, then ok to combine multiple dwellings.The Irvine Company in Irvine, CA were some of first to integrate all types of dwellings harmoniously. But to change the mix after the fact will just lead to resentment..

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

N/a

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Yes

City Council Comment received from Rhonda Shoolroy

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 2:47 PM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name & Ward:

Rhonda Shoolroy, Ward 1

Commenting on behalf of:

Email Address:

rjshoolroy@sbcglobal.net

Phone Number:

7753221948

Address:

723 Manor Drive

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

C2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I am appalled at all of the several story apartment buildings being built next to or behind single family homes and I do not want ADUs built in established single family home neighborhoods!!!! I've lived in Reno/Sparks since November 1953 & I hate what is happening to our once wonderful cities to live, work, & raise our families in. The traffic has gotten horrible, the schools have large class sizes, it takes forever to get into see a doctor, and our hospitals are almost always full. A lot of the problem is the people in our city & county governing offices ie. city council, planning commission etc. are transplants to Reno or too young to remember what "The Biggest Little City" was like!!!! Downtown was vibrant & bustling with people (residents & tourists)!!!

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Yes