

Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Blaine Colgan

DATE: 2/18/25

CONTACT PHONE: _____

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom: _____

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Item C2

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Suzan Lemons

DATE: 2/18/25

CONTACT PHONE: _____

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom: _____

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: B-1 - oppose

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Patt Brown

DATE: 2/18/25

CONTACT PHONE: 775-448-6419

E-MAIL: windkenb@shoglobal.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: RANCH AREA -

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Jim Colgan

DATE: 2-18-25

CONTACT PHONE: 775-250-0674

E-MAIL: jamesr.colgan@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM:

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COMMENTS: Item C 2

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Roslyn Zimmerman

DATE: 2/17/25

CONTACT PHONE: 775 3763775

E-MAIL: renoroz@nvbell.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM: B-1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Would like to oppose
ADU's in historical neighborhoods.

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NAME: Bill Schnaps

DATE: _____

CONTACT PHONE: _____

E-MAIL: _____

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Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM: _____

☐ IN FAVOR ☐ IN OPPOSITION ☒ NO POSITION STATED - CONCERNED

COMMENTS: B2 - ADU

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NAME: Ben BEAM

DATE: 2/18/25

CONTACT PHONE: 214-695-0282

E-MAIL: Rgbeam@mk.com

If you are representing someone, other than yourself, please indicate whom:
SELF

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: will speak on opposition

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: JOSEPH SILVEIRA

DATE: 2/18/28

CONTACT PHONE: 775 376 3899

E-MAIL: J.silveira@live.com

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Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

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COMMENTS: _____

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NAME: Steve Topol

DATE: 2/18/20

CONTACT PHONE: 775-721-2097

E-MAIL: ustopol@charter.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

Just want an update on the
Lakeview Tennis Club Site

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NAME: Kevin Dory

DATE: 2/18

CONTACT PHONE: _____

E-MAIL: Kevin.Dory@hotmail.com

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Which NAB?

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DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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COMMENTS:

ADU
B5

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NAME: Toni Harsh

DATE: 2-18-25

CONTACT PHONE: 775-323-6776

E-MAIL: toniharsh@charter.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM: B1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: ADU's should

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NAME: Connie Silveira

DATE: _____

CONTACT PHONE: 775 848 2961

E-MAIL: beno Maryjane@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM: _____

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COMMENTS: General B1

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NAME: Sally Tate

DATE: 2/18/25

CONTACT PHONE: _____

E-MAIL: saltate@gmail.com

If you are representing someone, other than yourself, please indicate whom: _____

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED ☒ CONCERNED

COMMENTS: _____

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NAME: Molly Manoukian

DATE: 2/18/25

CONTACT PHONE: _____

E-MAIL: manohome@sbcglobal

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Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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COMMENTS: B-1 opposition

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NAME: Penny Whettaker

DATE: 2-18-2025

CONTACT PHONE: _____

E-MAIL: _____

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Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

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COMMENTS: Ranchos

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: THOMAS TATE

DATE: 18 Feb 2025

CONTACT PHONE: 775-686-0855

E-MAIL: misc@tatedesign.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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COMMENTS: _____

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NAME: LEW GAGE

DATE: 2-18-25

CONTACT PHONE: 775-826-7184

E-MAIL: lewgage1980@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: ADUs
I would like to speak
when the issue comes
up.

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Dan Harmon

DATE: 2-18-25

CONTACT PHONE: 775-240-6479

E-MAIL: dannv89509@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Would like to speak
briefly on the Jiffy lube
project MUP25-00009
in MUP25-00009

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NAME: CARMEN GAGE

DATE: 2-18-25

CONTACT PHONE: 826-7184

E-MAIL: Carmen.gage@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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COMMENTS: ADUs

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NAME: LINDA A. CROSS

DATE: Tues, Feb 18, 2025

CONTACT PHONE: (775) 848-8434

E-MAIL: LACrossNbr1@aol.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: ADU - NO

PLUMKS PROJECT NEEDS REDUCTION &

HEIGHT LIMIT AS ORIGINALLY SET UP

AT 55' (2 STORY)

BLM LAND - TO BE RECLAIMED FOR

"AFFORDABLE" HOUSING AND
FOR THE DAMONCES' SOCCER ARE

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NAME: ALICIA POWERS

DATE: 2/18/25

CONTACT PHONE: 775-354-5005

E-MAIL: bigalpowers@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: We need more homes for
folks - and homeowners need
additional income from ADU
rentals.

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NAME: BRADLEY CARLSON

DATE: FEB 18, 2025

CONTACT PHONE: 775-772-4777

E-MAIL: bradley.d.carlson@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

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COMMENTS: _____

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NAME: Dave Barrett & Karen Barrett

DATE: 2-18-25

CONTACT PHONE: 775-344-4051

E-MAIL: runbarrette@sbcglobal.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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COMMENTS: ADU's

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NAME: MARIL JOHNSON

DATE: 2/18

CONTACT PHONE: 775-200-4655

E-MAIL: .

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Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM: B1

☐ IN FAVOR ☐ IN OPPOSITION ☒ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Sandy Bengtson
DATE: 2/18/25
CONTACT PHONE: 775 826-1275
E-MAIL: Sandra.bengtson@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

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DO YOU WISH TO SPEAK? ☒ Yes ☐ No

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COMMENTS: _____

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Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Beth Dory
DATE: 2/17/25
CONTACT PHONE: _____
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Pat Jackson

DATE: 3/18/25

CONTACT PHONE: 816-746-6924

E-MAIL: pij365@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

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NAME: Molly Manoukian

DATE: _____

CONTACT PHONE: _____

E-MAIL: _____

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Which NAB?

☐ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM: BI

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NAME: Teri Iaconis
DATE: 2/18/25
CONTACT PHONE: 775-852-6230
E-MAIL: teriiaconis@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM: C2

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From: Sue Smith <sue@argentnevada.com>
Sent: Monday, February 17, 2025 10:25 AM
To: Toni Harsh; Erica Roth; Garrett Weir; Kate Marshall; Kerry Sutherland; Kevin Dory; Kit Prendergast; Margo Piscevich; Mercedes Delagarza; Perry Rosenstein; Peter Neumann; Molly and Dirk Manoukian
Subject: Fwd: ADU regulations

I sent this in today.

Sue Smith
NV Real Estate License # B028370
Argent Commercial Real Estate
775-323-5000
Sent via mobile-

Begin forwarded message:

From: Sue Smith <sue@argentnevada.com>
Date: February 17, 2025 at 10:04:47 AM PST
To: Grace Mackedon <MackedonG@reno.gov>, Angela Fuss <FussA@reno.gov>
Subject: ADU regulations

I have a couple of questions regarding ADU approval without any city oversight.

1. How will CC&Rs affect a person's right to build ADUs?
2. Is this new zoning category? Is this blanket up-zoning?
3. This is being done to address the missing middle? It seems like what is missing is the ability to purchase a home. This will not resolve that. The problem is the construction cost of housing and the interest rates. Investor purchases have exacerbated this.
4. What is the current vacancy rate? Is this an increase in availability? To purchase?
5. If I wanted to put an ADU on my property now what would I have to do? How much would it cost? How much time would the process take?

In conclusion, I think this will encourage investors / developers to buy up houses to put an additional unit in the back yard. The cost to put an ADU on a property is out of reach for most homeowners.

Sue Smith
NV Real Estate License # B028370
Argent Commercial Real Estate
775-323-5000
Sent via mobile-

City of Reno ADU Update

Last Summer the City of Reno was concerned with being compliant with Nevada State Law that addressed housing affordability. As I recall, AB213 specifies that municipalities address 6 of 10 suggested improvements for housing affordability. Reno has conformed to all 10 and is in fact doing a very good job. Additionally at that time, the City modified bonus incentives and began a process to expedite building permit review for affordable housing developments. Moreover, less than a year ago City of Reno proposed upgrading single family zoning to allow for up to 4 units per lot. That proposal was delayed.

Now, it is proposed that all single family zoning lots with of a $\frac{1}{4}$ of an acre or greater be allowed to build an Accessory Dwelling Unit (ADU). This will basically create zoning for duplexes throughout the city.

Reno is requesting our input as to how to create this ordinance. Such issues that might be considered:

- Size of lot that ADU may be built on
- Allowable lot coverage
- Building Set backs
- Fire safety
- Sewer**
- Waste management
- Water/Electricity
- Traffic
- Protection of existing CC&R's, HOA'S, Historic Districts, Neighborhood Plans, etc.**
- Short term rentals vs. affordable housing**
- Off street parking
- Number of bedrooms and bathrooms within each unit
- Fees
- Design guidelines
- Tree canopy/Urban Forestry
- Legislature
- Enforcement of the ordinance
- Insurance
- Property taxes
- Discretionary review
- Number of ADU's per acre
- Risk Management
- Schools
- ETC.

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NAME: Werner Keller
DATE: 2/18/25
CONTACT PHONE: _____
E-MAIL: _____

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DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

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COMMENTS: C2

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NAME: Ian Luetkehans
DATE: 2/18/25
CONTACT PHONE: _____
E-MAIL: ianluetkehans@gmail.com

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DO YOU WISH TO SPEAK? ☒ Yes ☐ No

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NAME: Linda Cross

DATE: 2/18/25

CONTACT PHONE: _____

E-MAIL: _____

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COMMENTS: CJ

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NAME: Kristine Speed

DATE: 2/18/25

CONTACT PHONE: _____

E-MAIL: _____

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Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

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COMMENTS: CJ

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NAME: Pat Brown

DATE: 2/18/25

CONTACT PHONE: _____

E-MAIL: _____

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Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

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NAME: Amy Horvath

DATE: 2/18/25

CONTACT PHONE: _____

E-MAIL: amy.l.horvath@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

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NAME: Connie Silveira

DATE: _____

CONTACT PHONE: 775 848 7961

E-MAIL: RENOMARYJANE@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: general add

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Steve Schroeder

DATE: 2/20/95

CONTACT PHONE: 775 846-9581

E-MAIL: Reno Street Food @ gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☐ Ward 3 ☒ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Announce Food Truck

Friday is coming to
North Valleys-

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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ADUs = Short Term Rentals = Which must be regulated by the City

From Audrey M Keller <audrey@swissfamilykeller.com>

Date Wed 2/19/2025 1:13 PM

To Grace Mackedon <MackedonG@reno.gov>; Naomi Duerr <DuerrN@reno.gov>

Dear Vice-Mayor Duerr and Ms. Grace:

As a Ward 2 NAB Member I heard countless objections to the presentation and a few positive comments.

Here are my comments in writing, some of which I made last night at the NAB:

1) No ADUs without the ordinance(s) in place to monitor, cite and charge fines if the property owners don't comply.

2) The repeated "complexities of managing or inspecting" ADUs aka STRs is not a reason to not plan strategically for oversight and fines, including a budget to hire specific inspectors to uphold stated ordinances and financial consequences.

3) Height limitations should be enforced: not to exceed the current height of the existing home.

4) Do not change the character of the property nor impact the neighbors line of sight.

5) Become the City leaders in development within reason and leave no impact on neighbors or the neighborhood.

6) Code enforcement officers must carry the City Council's support to enforce, cite and close if necessary the owners permit to operate such a unit.

7) Modular units, trailers and 'movable' units should not be allowed, because it devalues the property of the neighborhood.

8) Design standards for ADUs should not be below "Guest Quarters" standards in the building code

9) Cap the number of occupants of the ADU tied to square footage of the lot plus the existing home. The ADU should never be bigger than the existing home. "That's why it is called an "accessory" dwelling unit."

10) Cap the number of ADUs on a street or in a neighborhood by maximum percentage, so that developers don't buy up large properties and turn them all into properties with ADUs / STRs as all income property.

11) Stop developers from using this Code for ADUs as a money-making scheme by requiring the property owner to live on site of the ADU - (Keep the 'granny flat' term as the City's intent - of keeping neighborhoods as they were intended. Families first - not hotel units hiding in plain sight.

Here is some supportive references:

In my old home town of Bend, Oregon, we witnessed what happened to our small town when ADUs aka Short-Term-Rentals were allowed by the City Council.

Council can not approve ADUs without the Ordinances that regulate them first.

Review Bend, Oregon's ordinances:

<https://bend.municipal.codes/BDC/3.6.500>

You might reach out to the Bend City Council and Building Dept. staff to learn from their mistakes and from their "wins" in managing this process.

Kind Regards,
Audrey Keller

(818) 292-0447



ADU - Ward 3 presentation

From Baron Hershberger <Baron@onestudiodna.com>

Date Tue 2/4/2025 6:38 PM

To Grace Mackedon <MackedonG@reno.gov>

Grace,

Nice job on the ADU presentation.

I stand in support of the adu. I'm hoping we can use the minimum lot size already established for each zone. MF-8 for example is 6000sf. In consideration that a basement under an existing house could be an adu in an existing 6000sf lot, it seems appropriate.

Thank you for your consideration.

Baron Hershberger AIA

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NAB meeting, agenda item B2. ADUs

From Kevin Dory <kevindory@hotmail.com>

Date Tue 2/4/2025 12:23 PM

To ms.marierodriguez@gmail.com <ms.marierodriguez@gmail.com>; ilya.arbatman@gmail.com <ilya.arbatman@gmail.com>; zbolton1994@gmail.com <zbolton1994@gmail.com>; koyacustomcrafts@gmail.com <koyacustomcrafts@gmail.com>; valtilson@gmail.com <valtilson@gmail.com>; anthonydispenziere@yahoo.com <anthonydispenziere@yahoo.com>; juergen1125@protonmail.com <juergen1125@protonmail.com>

Cc Grace Mackedon <MackedonG@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>

Dear NAB Members:

My husband and I own and manage twenty-four homes in Reno. Most of our rental homes are located in Ward 3. We have 50+ tenants and most if not all of our rents are far below market value and are well-maintained. I'm concerned and have questions about the upcoming ADU proposal for which I outlined below.

Best Regards,

Beth Dory

Accessory Dwelling Units (ADU)

1. Will the ADU applicant have to provide documentation that their CCR's allow for extra units? I have at least three homes (Greenridge, Marthiam, Manor) which have valid CCR's dating back to the 1930's that prohibit extra units. Any homeowner OR City Planner can call a title company to obtain CCR information therefore this information is easily available. Will the City Planners create a database of homes/property with CCRs for which prevent these extra units? This way the City can inform the applicant that their CCR's either allow or prohibit ADUs before the expense of plans etc. Or will this land use change create lawsuits and neighbor wars for which could have been avoided.
2. Current Boundary Survey: Will the ADU applicant be required to provide a recent recorded boundary survey? Required setbacks from adjacent properties are meaningless without a current boundary survey or a point of reference. Will the onus (and expense) to locate the true boundary lay with the adjacent neighbors? If that's the case, I'll be raising the rents and contracting a surveyor to make sure that when these units start to be built that they are not going to either be built on my property OR encroaching into the required setback. I *will* be passing this cost on to my tenants. The cost of the surveys will go down as more and more of them are recorded. It's bull-you-know-what for the City to make the assertion that a survey requirement will increase the cost to build these already expensive-to-build units; therefore, the City won't require a survey. From personal experience if a neighbor builds: a structure against code; w/o a permit or the required setback: THE CITY DOES NOTHING and City attorney then states that this is now a civil matter. Many of these units are going to be built in older neighborhoods and the fences are not the true and legal boundary. Neighbor wars take up staff time and leave everyone unhappy. Every inch of property is valuable. Lastly could an "administration decision" magically reduce the required setback w/o adjacent property owners being informed? A too-narrow setback may have unintended consequences in the event of a fire.
3. What is the building coverage allowed on the lot? Will it be reduced for these units? The more impervious the surfaces: the greater potential for flooding.
4. Enact reasonable Short Term Rental laws BEFORE allowing ADUs.
5. Parking: I'm pleased that you're requiring designated parking. Please be aware that many who know better are cutting into the City curbs/sidewalks (on the weekend) to create bogus parking spots and

again the City is not forcing these people to abate these illegal/bogus parking spots. I've also noticed that folks are painting their curbs red and installing bogus "no parking" signs. During the recent LA fires, firetrucks couldn't access homes because cars were parked on both sides of the street making the access too narrow for the firetrucks.

6. Code Enforcement. No city employee is more important for: property value retention, safety and in general quality of life IMO than *honest* code enforcement officers. Because of Mr. Woodley's well-known peccadilloes and his dereliction of duty, this department is in a sorry state. For those who live in HOAs you have no idea how lucky you are. I hope that instead of a "complaint-based" system for code complaints, code enforcement officers, when they see code violations, that *they* take the initiative to do the "hard-work" and write up the property owner. Outside of the HOAs Reno's neighborhoods look less like homes and more like RV and boat storage lots.

Accessory Dwelling Units (ADU)

- 1. Will the ADU applicant have to provide documentation that their CCR's allow for extra units? I have at least three homes (Greenridge, Marthiam, Manor) which have valid CCR's dating back to the 1920's that prohibit extra units. Any homeowner OR City Planner can call a title company to obtain CCR information therefore this information is easily available. Will the City Planners create a database, carveout or map of homes/property with CCRs for which prevent these extra units? This way the City can inform the applicant that their CCR's either allow or prohibit ADUs before the expense of drafting plans etc. Or, will this land use change create lawsuits and neighbor wars for which could have been avoided.**
- 2. Current Boundary Survey: Will the ADU applicant be required to provide a recent recorded boundary survey? Required setbacks from adjacent properties are meaningless without a current boundary survey or a point of reference. Will the onus (and expense) to locate the true boundary lay with the adjacent neighbors? If that's the case, I'll be raising the rents and contracting a surveyor to make sure that when these units start to be built that they are not going to either be built on my property OR encroaching into the required setback. I *will* be passing this cost on to my tenants. The cost of the surveys will go down as more and more of them are recorded. It's bull-you-know-what for the City to make the assertion that a survey requirement will increase the cost to build these already expensive-to-build units; therefore, the City won't require a survey. From personal experience if a neighbor builds: a structure against code; w/o a permit or the required setback: THE CITY DOES NOTHING and City attorney then states that this is now a civil matter. Many of these units are going to be built in older neighborhoods and the fences are not the true and legal boundary. Neighbor wars take up staff time and leave everyone unhappy. Every inch of property is valuable. Lastly could an "administration decision" magically reduce the required setback w/o adjacent property owners being informed? A too-narrow setback may have unintended consequences in the event of a fire.**
- 3. What is the building coverage allowed on the lot? Will it be reduced for these units? The more impervious the surfaces: the greater potential for flooding.**
- 4. Enact reasonable Short Term Rental laws BEFORE allowing ADUs.**

5. **Code Enforcement.** No city employee is more important for: property value retention, safety and in general quality of life IMO than *honest* code enforcement officers. Because of Mr. Woodley's well-known peccadilloes and his dereliction of duty, this department is in a sorry state. For those who live in HOAs you have no idea how lucky you are. I hope that instead of a "complaint-based" system for code complaints, code enforcement officers, when they see code violations, that *they* take the initiative to do the "hard-work" and write up the property owner. Outside of the HOAs Reno's neighborhoods look less like neighborhoods and more like RV and boat storage lots.

May 2 2024 email to me from Planner, Angela Fuss, *"Any CC&R's that restrict additional units would trump the City zoning code."*

GREENRIDGE DRIVE 1937 CCRs ARE STILL ACTIVE:

"No building shall be erected or maintained upon any lot, or building site of said property, except a private dwelling house and the outhouses hereinafter permitted." Note outhouse is defined as a garage.

MARTHAM AVENUE 1959 CCRs ARE STILL ACTIVE:

ARTICLE II

1. *"None of said lots shall be used except for private residential purposes, nor shall any structure be erected or maintained upon any of said lots other than one detached single family dwelling..."*

1043 MANOR DRIVE 1927 CCRs ARE STILL ACTIVE:

"No building or structure shall at any time be erected or placed, or suffered to be erected, placed or maintained, upon said Lot, except a dwelling house or residence designed and intended for the accommodation of a single family..."

GARAGE ADDITION BUILT W/O BOUNDARY SURVEY ON MANOR DRIVE



CLEAN UP THESE NEIGHBORHOODS BEFORE ADDING MORE INFILL



PARKING ON FRONT YARD ON BATES AVE

CITY DOESN'T FORCE ABATEMENT WHEN OWNERS CREATE PARKING BY CUTTING INTO CITY EASEMENT

Showing 1 - 2 of 2

Stat	Time	Inspector	Update Time	Updated By	Result Comments
FAIL	7/23/2024 3:34 PM	Russell Garafola	<u>7/23/2024 3:58 PM</u>	Russell Garafola	Fail per Russell <u>Contractor failed to obtain an encroachment & excavation permit for the new driveway approach, and widening of existing approach. Additionally, plans must be approved by building department to allow multiple driveway approaches. collapse</u>
Scheduled	7/23/2024 12:00 AM	Engineering Inspector	7/23/2024 1:25 PM	Brenda Hermes	

added 3 driveways illegally and no abatement order



Fail per Russell
Contractor failed to obtain an encroachment & excavation permit for the new driveway approach, and widening of existing approach. Additionally, plans must be approved by building department to allow multiple driveway approaches. collapse

Related Inspections

Angela Citizen Access popup page



Re: City of Reno ADU Update

From Bill Schrimpf <bschrimpf.reno@gmail.com>

Date Tue 2/18/2025 7:13 PM

To Grace Mackedon <MackedonG@reno.gov>

Hi Grace,

Thanks for coming to the Ward 2 NAB.

It may be helpful to study other cities that have recently permitted ADU.

I suspect very few will actually be built, if we restrict business use (hotel-STR). Only people who really have a personal gain, such as a long term ties the property or want aging family to be close.

Thanks again for your time.

On Tue, Jan 14, 2025, 16:56 Grace Mackedon <MackedonG@reno.gov> wrote:

Hi Bill!

Based on the direction I got from Council prior to drafting this ordinance, we left out restrictions to short term rentals with the understanding we will do a separate short term rental ordinance in the future. Based on feedback from the public we can always modify this ordinance. I would recommend submitting feedback and coming to some of those meetings! Thanks for staying involved!

From: Bill Schrimpf <bschrimpf.reno@gmail.com>

Sent: Tuesday, January 14, 2025 2:28 PM

To: Grace Mackedon <MackedonG@reno.gov>

Subject: Re: City of Reno ADU Update

Happy New Year Grace,

I'm happy to see ADU's getting some time in the spotlight! I'll fill out the comment form after attending an info session but at first glance, the new ADU rules look like a great start. Could you consider adding language preventing an ADU from being used as a short term rental (STR)?

I was looking for something that addressed short-term rentals overall but I did not see it. STR's remove housing inventory in favor of under-the-radar hotels (commercial use).

Most short-term rentals are full-time businesses akin to hotels but operate in residential areas and don't pay business licensing. The folks renting their home intermittently (30-60 days per year) for events such as Hot August Nights are reasonable but categorically different from a full-time business (hotel). Hopefully, this gets picked up in the hotel section of the code.

The Council is trying to follow Washoe County as it relates to STRs. In my view, Reno should be leaders, not followers.

Again, it's great to see something really happening with ADUs! Thanks for doing the work.

Bill Schrimpf

On Mon, Jan 13, 2025 at 1:41 PM Grace Mackedon <MackedonG@reno.gov> wrote:

Good Afternoon,

City of Reno Planning staff is beginning the review process for the creation of an Accessory Dwelling Unit (ADU) ordinance. In 2023, Reno City Council initiated a text amendment to Reno Municipal Code to create an ordinance on ADUs. In 2024, staff conducted a survey, held multiple public meetings, and went to Council for specific direction on what information should be included in the ordinance. Staff is now starting the public input process to discuss the potential ordinance language and seek stakeholder feedback. Below is a list of public participation opportunities, as well as a link to the draft language. If you have any questions, please reach out to Grace Mackedon at MackedonG@reno.gov.

You can read the draft ADU ordinance [here](#).

To provide feedback on the proposed ordinance please click [here](#)

Below is a list of opportunities to provide feedback and ask questions to staff. The same information will be provided at each meeting. Multiple dates/times have been scheduled to provide more opportunities for the public to participate.

- February 4th at 5:30 pm - Ward 3 NAB
- February 10th at 5:30 pm - Ward 1 NAB
- February 18th at 5:30 pm - Ward 2 NAB
- February 19th at 5:30 pm - Virtual Stakeholder Meeting
<https://us06web.zoom.us/j/84652250236>
- February 20th at 6:00 pm - Ward 4 NAB
- February 24th at 9:00 am - Virtual Stakeholder Meeting
<https://us06web.zoom.us/j/81663144899>
- February 24th at 5:00 pm - Virtual Stakeholder Meeting
<https://us06web.zoom.us/j/89014251824>
- Planning Commission TBD
- City Council TBD

**Grace Mackedon, MPA, AICP***Senior Management Analyst*

Development Services

775-657-4691 (o) or 775-741-3004(c)

MackedonG@Reno.Gov[1 E. First St., Reno, NV 89501](#)[Reno.Gov](#) | Connect with us:     **CONFIDENTIALITY NOTICE:**

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ADUs

From Diane Black <dianeblack09@gmail.com>

Date Fri 1/31/2025 5:28 PM

To Grace Mackedon <MackedonG@reno.gov>

I do not have a question about ADUs. I do want to express that it can solve a lot of problems for not only the homeless but for families that need a unit for a family member to live in like a senior or disabled family member. Whereas, ADUs are not cheap, in the long run they offer more affordable and easier caretaking options for families. For the drawing that I've seen as a proposed measure for the homeless, it is a winning proposition.

Regards,
Diane Black
Reno Resident 89506



ADU Comment and Question

From Emily Harbaugh <emharbaugh@gmail.com>

Date Wed 2/19/2025 6:15 PM

To Grace Mackedon <MackedonG@reno.gov>

Hi Grace,

Thank you so much for hosting the meeting tonight. I'm curious if you can direct me to pertinent code provisions for my address: 1605 Ordway Ave., Reno, NV 89509.

I also wanted to follow up re my comment today. I generally object to the 9,000 sq ft lot size because I believe that it is counter to the purpose of the ordinance. As we discussed today, there are very few lots, if any, in midtown that would accommodate an ADU. Given that Midtown is one of the most walkable areas of the city and has the best access to public transportation, the 9,000 sq ft lot size requirement would effectively deprive people who need access to affordable housing the most of those amenities. Those individuals most likely need access to public transportation and would benefit from the walkability of the area the most as well. I think a 6,000 sq ft lot would be sufficient space to accommodate an ADU.

Additionally, I am confused as to how big the bathroom would need to be. A full bathroom would require a fair amount of space and would limit the size of the rest of ADU. This would be an issue if the dominant structure is not very large. I think a 3/4 bathroom should be sufficient.

Thank you again for hosting the meeting tonight.

Warm regards,
Emily Harbaugh

Planning Commission Public Comment

The public comment form has a new entry from the public.

Planning Commission Meeting Date	2025-02-10
Agenda Item or Case Number	ADUs
Position	In Favor
Comments	Only if the ADU doesn't usurp all of the property, block neighbors's views, is in the style of the main house and isn't so large that it is actually a house.(1200 square feet+) and there is adequate parking.
Email Address	hgsunshine@aol.com
Name of Commentor	helaine
Address	5031 Fyvie Ct.
Phone Number	775 829-0744

Submitted: 2/1/2025 7:11:51 PM

These comments were submitted on behalf of: (self if blank)



Outlook

ADU ordinance and lot size

From Jordan Krug <jkrug25@gmail.com>

Date Thu 2/20/2025 4:23 PM

To Grace Mackedon <MackedonG@reno.gov>

Hi,

I am a homeowner in Reno that would like to build an ADU on my property located in SF-8. I see that the draft ordinance states that the minimum lot size is 9000 square feet. Unfortunately, my lot is 6500 square feet. Am I correct in my interpretation that I would not be able to obtain a permit for an ADU at my property?

Thanks, Jordan Krug



FW: ADU Ordinance Public Engagement Opportunities

From Jennifer Pawliszyn <PawliszynJ@reno.gov>

Date Mon 2/3/2025 8:59 AM

To Grace Mackedon <MackedonG@reno.gov>

Good morning,

We received this feedback regarding the newsletter that went out regarding ADUs. Can you please log and/or follow up with Kate directly?

Thank you!



Jennifer Pawliszyn, M.A. – PHIL E.L.P.

([She/Her/Hers](#))

Lead Citizen Service Representative

City Manager's Office- Innovation & Experience

775-334-3068

PawliszynJ@reno.gov

1 E. First St., Reno, NV 89501

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PUBLIC RECORDS NOTICE: In accordance with NRS Chapter 239, this email, responses, and all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction.

From: Kate Nash <katerinia1@gmail.com>

Sent: Friday, January 31, 2025 6:55 PM

To: Webmaster <Webmaster@reno.gov>

Subject: Re: ADU Ordinance Public Engagement Opportunities

We witnessed this happening in Los Gatos in Northern California several years ago and it only helped over populate the area and lower the living standards of thousands of people

I do not agree with your up coming new policies

How disgraceful

Kate Nash

On Fri, Jan 31, 2025 at 5:17 PM City of Reno <webmaster@reno.gov> wrote:

[View as Webpage](#)



January 31, 2025

**Reno Connect | Development
Services**
ADU Ordinance Public Meetings



Accessory Dwelling Unit (ADU) Ordinance Public Engagement Opportunities



The City of Reno will host multiple public engagement opportunities for residents to comment on the potential adoption of an Accessory Dwelling Unit (ADU) ordinance.

In 2023, Reno City Council initiated a text amendment to Reno Municipal Code to allow ADUs in most areas of the City. In 2024, City staff conducted extensive public outreach related to ADUs including a survey and multiple public meetings and went to the Reno City Council for more direction. Based on this feedback, staff have developed a [draft ordinance](#) and are now seeking additional input to refine the proposed language.

In the coming weeks, City staff will attend Neighborhood Advisory Board (NAB) meetings and host multiple virtual stakeholder meetings, providing the public an opportunity to learn more about the draft ordinance, provide feedback, and ask staff questions.

Below is a list of scheduled opportunities. The same information will be provided at each meeting:

- **February 4, 5:30 p.m. - Ward 3 NAB**
- **February 10, 5:30 p.m. - Ward 1 NAB**
- **February 18, 5:30 p.m. - Ward 2 NAB**
- **February 19, 5:30 p.m. - Virtual Meeting (Spanish assistance will be available) <https://us06web.zoom.us/j/84652250236>**
- **February 20, 6 p.m. - Ward 4 NAB**
- **February 24, 9 a.m. - Virtual Meeting (Spanish assistance will be available) <https://us06web.zoom.us/j/81663144899>**
- **February 24, 5 p.m. - Virtual Meeting <https://us06web.zoom.us/j/89014251824>**
- **Ward 5 and Ward 6 NAB meetings will be scheduled in the future**

For those unable to attend a meeting, the draft ordinance can be accessed [here](#). Residents can also [submit written feedback](#) by [submit written feedback](#) by February 28, 2025. For additional questions, please email MackedonG@reno.gov.

Following these community input opportunities, a revised draft ordinance will be presented to the Planning Commission and Reno City Council later this spring for consideration.

[Learn More About ADUs!](#)



Important Links

- [Visit Reno.Gov](#)
- [Before and After School Programs](#)
- [Camps for Kids](#)
- [Upcoming Events](#)
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Re: ADU ordinance and proposed permitted uses

From Lilliana Trinchero <lillettat@gmail.com>

Date Fri 1/31/2025 5:44 PM

To Grace Mackedon <MackedonG@reno.gov>

Hello:

I am very nervous about ADU development

Reason for me is my son has lived in San Diego for nearly 20 years and the ordinances there were so poorly thought out OR executed that it has been in general a very bad end result for SF dwelling owners many of whom have their largest asset in their private home...

The ADUs in San Diego have shot up in many neighborhoods, pretty much it seems with no attention to making them not look like an afterthought

The designs and colors and structures do not blend well with the rest of the neighbors or the home it is attached to...

And if a neighbor dies, suddenly developers offer outrageous \$\$ for the parcel if it is larger than most and build ADUs on the land.... No off street parking is required ; the ADU can be as little as 150 sq ft!!

In short it ruins the neighborhood ambiance and they look awful AND reduce the value and enjoyment for all of the neighbors that they counted on when they bought or built their homes to enjoy!

It has been the scourge of lovely neighborhoods yielding more cars, more noise, less off street parking. Some streets are so filled w parked cars you must find a driveway to pull off to let opposite traffic by you!!

I think it should be allowed to build one mother in law structure on your SF lot that looks like the rest of the house. has sufficient off street parking, and be a reasonably large enough living space for a small family!! (minimum 700 sq ft)

Sincerely

Lilliana Trinchero

Sent from my iPhone



Concern with February 18 NAB meeting

From Pat Jackson <pjj365@gmail.com>

Date Wed 2/19/2025 1:17 PM

To Angela Fuss <FussA@reno.gov>; Jackie Bryant <BryantJ@reno.gov>; Naomi Duerr <DuerrN@reno.gov>

My name is Pat Jackson, I'm a resident of Ward 2 and attended, for the first time, a Neighborhood Advisory Board (NAB) meeting last night with a particular interest in Accessory Dwelling Units.

Though not 100% certain, I'll reference NRS 241.020(3)(d)(7) [here](#) stating:

"Any restrictions on comments by the general public. Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint."

I may have my NRS citation incorrect, but I have attended enough Nevada public meetings to know the February 18 NAB meeting was out of line. Members of the audience that were opposed to allowing ADU's were rude, loud, spoke out of turn, applauded when they agreed with a point, heckled when they disagreed and most importantly created a hostile environment for those with altering viewpoints to make public comment, myself included.

As I approached to provide public comment I heard someone from the back state "oh this should be good". I was likely the youngest member of the audience to provide public comment, and believe this statement was made based off my appearance.

I want you to be aware the environment the NAB fostered, or at a minimum allowed, was hostile. I would not be surprised if some attendees did not make public comment because of the tension in the room.

Angela, Jackie, and Naomi, I want you to know I'm a firm believer in the saying "Innovation thrives in the tension of differing perspectives". I hope at future meetings NABs are successful in maintaining more order. I sincerely hope last night was not the norm.

Pat Jackson
Ward 2
816-716-6924



Fw: from Roslyn Zimmerman regarding ADUs

From Roslyn Zimmerman <renoroz@nvgbell.net>

Date Wed 2/19/2025 11:27 AM

To Grace Mackedon <MackedonG@reno.gov>

Cc Naomi Duerr <DuerrN@reno.gov>; City Clerk <CityClerk@reno.gov>

Dear Grace,

Thank you for all your efforts regarding this issue. I sat behind you last night at the NAB 2 meeting and I live on Newlands Circle.

I could not sleep last night because I was so mad at myself for not standing up and saying to the group what I really am so upset about and stressed out over. I wasn't planning on talking at all and was so nervous so I felt I needed to write to you this morning to say what has always been on my mind. I apologize for this being so long but please read!!

This ADU matter IS truly like playing whack-a-mole. I have attended so many meetings and written lots of emails and letters. One City Council meeting lasted until 12:30 am.

My MAIN SADNESS and which angers me the most is how come a handful of people...some not even elected by the people....can have so much power to change peoples' zoning and change the complexion of Reno and surrounding neighborhoods FOREVER! Some of these people probably do not even live in areas allowing ADUs but will make a life changing decision for others. That is not fair. This matter is so permanent that it should be placed on a ballot in an election so people have a fair chance of being part of the change.

There is no way that these dwellings will help in any way with lowering rental costs or helping those buy a home or move into certain neighborhoods. It will easily cost \$300,000 or more to build even small units but if a loan is needed the cost of the building and the payment on a loan will make "affordable" rent unattainable. These units will almost certainly be short term rentals which will not help anything but upend neighborhoods creating more noise, less parking, and turning neighbor on their neighbor to complain that the ADU is an Airbnb and no one will do anything about it. There cannot be enough rules and regs attached to these units to make them a good addition to the area and calling 411 or the police will not help keep these rules and regs enforced. My son-in-law is Reno PD and he has said neighbor disputes are so low on their list since they are so short staffed and murders, domestic disputes and child abuse come way ahead of neighborhood noise, speed, occupancy, etc. concerns. Often, these properties are nonowner occupied and the owners just want added rents. It IS about the money!!

These are not altruistic people hoping to help renters find places to live or have elderly parents sheltered.

Being in real estate for over 30 years I do know that buyers would 100% prefer to live next to single family homes than multi-unit places!!

This is not like when they prohibited woodburning fireplaces for new construction. That was for air quality and peoples' health. Allowing ADUs has no real benefit EXCEPT for the person building them.

On any survey (and I apologize I do not have the survey in front of me) should have questions asking:

___are you a homeowner?

___do you want to build an ADU?

___are you OK if someone builds an ADU next to you?

___do you care if a short term rental is next to you?

Property values will go down if the place you are selling has multi units next door vs single family homes. No place is safe if it is single family now and 9000 SF lots or more. You will never know if someone is going to build a unit next to you after you believed you were "safe" buying next to single family zoning. Making it less than 9000 SF is just wrong if that is even considered!! If you feel you have to "allow" ADUs PLEASE consider going back to doing this under Special Use Permits with cards sent out and notices with surrounding neighbors getting a chance to vote on whether they will allow a change in zoning for a home near them. Every owner deserves a chance to keep the status quo if that is what they believed they had when they bought their properties!!

Again, so sorry this is so long and such large font but as you can see we all feel so strongly that this issue should go to bed permanently! THANK YOU and hope you will pass this along. Have a great day. Roslyn Zimmerman, families, friends and neighbors



Outlook

Re: Reminder: City of Reno - Accessory Dwelling Unit Stakeholder Meeting #3 starts in 1 hour

From Sue Smith <sue@argentnevada.com>

Date Mon 2/24/2025 5:35 PM

To Grace Mackedon <MackedonG@reno.gov>

Thank you for the quick presentation tonight.

I think 9,000 SF is a good place to start. It can be reduced at a later date or have anything less get a variance.

The CC&Rs in my neighborhood don't allow building in side yards that are 5+ feet.

Sue Smith

NV Real Estate License # B028370

Argent Commercial Real Estate

775-323-5000

Sent via mobile-

On Feb 24, 2025, at 4:59 PM, Sue Smith <sue@argentnevada.com> wrote:

Is this starting?

Sue Smith

NV Real Estate License # B028370

Argent Commercial Real Estate

775-323-5000

Sent via mobile-

On Feb 24, 2025, at 3:40 PM, Grace Mackedon <no-reply@zoom.us> wrote:





Hi Sue Smith,

This is a reminder that your webinar will begin in 1 hour:

City of Reno - Accessory Dwelling Unit Stakeholder Meeting #3

Date & Time Feb 24, 2025 04:45 PM Pacific Time (US and Canada)

Webinar ID 890 1425 1824

Add to:  Google Calendar  Outlook Calendar(.ICS)  Yahoo Calendar

You can [cancel](#) your registration at any time.

Please submit any questions to: mackedong@reno.gov

Thank you!

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Re: ADU Ordinance Public Engagement Opportunities

From Susan <soozibaldwin@gmail.com>

Date Mon 2/3/2025 1:20 PM

To Grace Mackedon <MackedonG@reno.gov>

Ok thank you. There seems to too many of those in Reno and they all look the same...not attractive...

Sent from my iPhone

On Feb 3, 2025, at 12:07 PM, Grace Mackedon <MackedonG@reno.gov> wrote:

Hi Susan,

I am reaching out regarding your question on ADUs and what that means. You are correct that it stands for Accessory Dwelling Unit which is a residential unit that is on the same lot as a single-family home. Please let me know if you have any additional questions.

Thank you!

Grace Mackedon, MPA, AICP

[\(She/Her/Hers\)](#)

Senior Management Analyst

Development Services

775-657-4691 (o) or 775-741-3004(c)

MackedonG@Reno.Gov

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Development Review Public Comment

The public comment form has a new entry from the public.

Case Number	0000000
Position	Neutral / No Position
Comments	I'm taking no position until this is clarified. As I understand the ADU's can help increase our rental units available to lighten the burden of low rental inventory. If ADU's are approved, will they be limited to a minimum rental period of 30 days or more? I would be in favor of a 30 day lease requirement.
Email Address	Susan.hoog@icloud.com
Name of Commentor	Susan Hoog
Phone Number	775-772-3892

Submitted: 2/18/2025 12:56:05 AM

These comments were submitted on behalf of: myself (self if blank)



Accessory Dwelling Units

From Tina Nappe <tinanappe@gmail.com>
Date Wed 2/19/2025 6:22 PM
To Grace Mackedon <MackedonG@reno.gov>

You have done a very nice job in presenting this information. And I fully support the options for creating ADU's or even splitting a single family dwelling into two units.

I do enjoy my neighborhood and its single family homes. However, I could not afford to buy my home today. And if having an ADU would make it possible for a family to purchase a home knowing they could rent out an ADU to make payments or enable one member of the family to stay home to care for children or elders, or allow someone to rent a nice place to stay, we should encourage ADUs.

In my neighborhood, many of us are older residents with only two people in a house resulting in unused space. I suspect schools are not as full, parks less used and maybe libraries as well. We could lose our grocery store and nearby restaurants as well if our neighborhood is filled with older, childless people.

We need to increase the density of downtown Reno rather than sprawling outwards. Density will increase amenities in neighborhoods like restaurants. And it may help save downtown,

Thank you for taking on this project,

--

Tina Nappe



Re: City of Reno ADU Update

From Vicki Bischoff <vickipbischoff@gmail.com>

Date Thu 2/13/2025 1:20 PM

To Grace Mackedon <MackedonG@reno.gov>

Thank you for this email Grace. I was able to make the Ward 1 NAB for your presentation and very much appreciated the information you provided.

I live in Ward 1 and own a design-build firm, [Suncrest Design & Construction](#). We get lots of calls from folks wanting to add living quarters for family members who are aging or from aging homeowners who need help with new physical limitations or need additional income help. They wind up having us build guest quarters (basement & garage conversions are most common) that they then turn into unofficial ADU's after we are done with the project and the building permit is signed off. Allowing a reasonable path to a legal additional unit better serves the public, neighbors and homeowners for safety reasons, as well as a way to create more reasonably priced rental housing. I am in favor of allowing a broader definition of ADU's and feel that the proposal, as stands, is a good start. The one part of the proposal that I think might be an unreasonable barrier to entry is the 9000sf lot size limit. Most of my clients are not coming from those larger lots that, in most cases, have larger and more affluent homes.

Thank you for your good work,

Vicki Pesner Bischoff
(775) 772-8130

On Mon, Jan 13, 2025 at 1:37 PM Grace Mackedon <MackedonG@reno.gov> wrote:

Good Afternoon,

City of Reno Planning staff is beginning the review process for the creation of an Accessory Dwelling Unit (ADU) ordinance. In 2023, Reno City Council initiated a text amendment to Reno Municipal Code to create an ordinance on ADUs. In 2024, staff conducted a survey, held multiple public meetings, and went to Council for specific direction on what information should be included in the ordinance. Staff is now starting the public input process to discuss the potential ordinance language and seek stakeholder feedback. Below is a list of public participation opportunities, as well as a link to the draft language. If you have any questions, please reach out to Grace Mackedon at MackedonG@reno.gov.

You can read the draft ADU ordinance [here](#).

To provide feedback on the proposed ordinance please click [here](#)

Below is a list of opportunities to provide feedback and ask questions to staff. The same information will be provided at each meeting. Multiple dates/times have been scheduled to provide more opportunities for the public to participate.

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<https://us06web.zoom.us/j/89014251824>
- Planning Commission TBD
- City Council TBD



Grace Mackedon, MPA, AICP
([She/Her/Hers](#))

Senior Management Analyst
Development Services
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--

Vicki Pesner Bischoff
775-772-8130

Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Maia Johnson

DATE: 2025.2.10

CONTACT PHONE: _____

E-MAIL: maia@tsundokune.jp

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: In favor of C2, C4
want to make sure festival area is
active when an event is not running

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



☐ Please sign me up to receive important news about development projects in the City of Reno

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON
Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Steve Emmerich

DATE: 2/10/2025

CONTACT PHONE: 530 412 3000

E-MAIL: Steve@freshbakein.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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Thank you for your cooperation and participation



Neighborhood Advisory Board PUBLIC COMMENT CARD

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NAME: MAGALI RIVERA

DATE: 2/10/24

CONTACT PHONE: 256-468-4345

E-MAIL: magaliRivera1@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM: West Commercial Festival Grounds

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

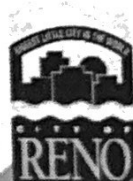
COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Toni Harsh

DATE: 2-10-25

CONTACT PHONE: 775-323-6776

E-MAIL: ToniHarsh

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM: Public Comment

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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City of Reno ADU Update

Last Summer the City of Reno was concerned with being compliant with Nevada State Law that addressed housing affordability. As I recall, AB213 specifies that municipalities address 6 of 10 suggested improvements for housing affordability. Reno has conformed to all 10 and is in fact doing a very good job. Additionally at that time, the City modified bonus incentives and began a process to expedite building permit review for affordable housing developments. Moreover, less than a year ago City of Reno proposed upgrading single family zoning to allow for up to 4 units per lot. That proposal was delayed.

Now, it is proposed that all single family zoning lots with of a $\frac{1}{4}$ of an acre or greater be allowed to build an Accessory Dwelling Unit (ADU). This will basically create zoning for duplexes throughout the city.

Reno is requesting our input as to how to create this ordinance. Such issues that might be considered:

- Size of lot that ADU may be built on
- Allowable lot coverage
- Building Set backs
- Fire safety
- Sewer
- Waste management
- Water/Electricity
- Traffic
- Protection of existing CC&R's, HOA'S, Historic Districts, Neighborhood Plans, etc.
- Short term rentals vs. affordable housing
- Off street parking
- Number of bedrooms and bathrooms within each unit
- Fees
- Design guidelines
- Tree canopy/Urban Forestry
- Legislature
- Enforcement of the ordinance
- Insurance
- Property taxes
- Discretionary review
- Number of ADU's per acre
- Risk Management
- ETC.

NOW! This is the time to discuss ADU's, as Reno would like to implement a new ordinance by this summer.

Toni Harsh

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NAME: TODD UPTON

DATE: 2/10/25

CONTACT PHONE: 725-690-8101

E-MAIL: TUPTON7@GMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

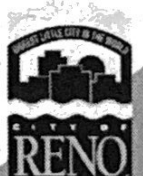
MUCA NEEDED ACTIVITY DOWNTOWN

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Connie Silvera
DATE: 2-10-25
CONTACT PHONE: 775 848 7961
E-MAIL: RENOMARGJANE@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: General

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Ken Hines

DATE: 2/10/2025

CONTACT PHONE: 775 240 - 0742

E-MAIL: Kchwdc@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Opposing J Resort and
214 West Commercial Row applications
for conditional use permit

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Betty Hedrick Reg C-2

DATE: 2-10-25

CONTACT PHONE: 775-437-7872

E-MAIL: rhedrick1326@gmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

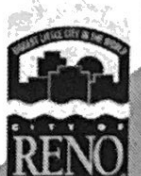
COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Zach Fineberg

DATE: 02/10/20

CONTACT PHONE: 561-889-5463

E-MAIL: Zfineberg@comcast.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Daly Going to grow. Reno

Moved a year ago from FL.

I see a drastic change for

this community.

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME:

Beth Dory

DATE:

2/10/28

CONTACT PHONE:

E-MAIL:

kem.dory@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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CITY DOESN'T FORCE ABATEMENT WHEN OWNERS CREATE PARKING BY CUTTING INTO CITY EASEMENT

Stat	me	Inspector	Update Time	Updated By	Result Comments
FAIL	7/23/2024 3:34 PM	Russell Garafola	7/23/2024 3:58 PM	Russell Garafola	Fail per Russell Contractor failed to obtain an encroachment & excavation permit for the new driveway approach, and widening of existing approach. Additionally, plans must be approved by building department to allow multiple driveway approaches. collapse
Scheduled	7/23/2024 12:00 AM	Engineering Inspector	7/23/2024 1:25 PM	Brenda Hermes	

added 3 driveways illegally and no abatement order

Related Inspections

Appeals Citizen Access popup page

CLEAN UP THESE NEIGHBORHOODS BEFORE ADDING MORE INFILL



PARKING ON FRONT YARD ON BATES AVE

GARAGE ADDITION BUILT W/O BOUNDARY SURVEY ON MANOR DRIVE





CITY DOESN'T FORCE ABATEMENT WHEN OWNERS CREATE PARKING BY CUTTING INTO CITY EASEMENT

Stat	me	Inspector	Update Time	Updated By	Result Comments
FAIL	7/23/2024 3:34 PM	Russell Garafola	7/23/2024 3:58 PM	Russell Garafola	<p>added 3 driveways illegally and no abatement order</p> <p>Fail per Russell Contractor failed to obtain an encroachment & excavation permit for the new driveway approach, and widening of existing approach. Additionally, plans must be approved by building department to allow multiple driveway approaches. collapse</p>
Scheduled	7/23/2024 12:00 AM	Engineering Inspector	7/23/2024 1:25 PM	Brenda Hermes	

Related Inspections

Appala Citizen Access popup page

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NAME: ERIC Leryde

DATE: 2/10/25

CONTACT PHONE: _____

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☒ NO POSITION STATED - CONCERNED

COMMENTS: C2, C4

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Sheeron Elledge
DATE: 2-10-25
CONTACT PHONE: 775-224-1487
E-MAIL: dseledge@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: 1UP + Festival
grounds

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME:

Karla Farr

DATE:

2-10-25

CONTACT PHONE:

775-357-0233

E-MAIL:

KC.farr@icloud.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

C2 - Inson festival grounds

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Maina Johnson

DATE: 2025.2.10

CONTACT PHONE: _____

E-MAIL: maina@tsundoku.ne.jp

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: In favor of allowing ADUs

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Joshua Smith

DATE: today

CONTACT PHONE: 775-527-8921

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Its a vector for under age
drinking, Fighting, Drug dealing,
illegal - Prostitution, gang violence,
that ~~is~~ included gun related
crimes

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NAME: Paul Ferguson

DATE: 2/10/25

CONTACT PHONE: (970) 319-2255

E-MAIL: paul.s.ferguson65@gmail.com

If you are representing someone, other than yourself, please indicate whom:

everyone at 3rd St. Flats apartment

Which NAB?

303 West 3rd St.

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: (c4), 1 VP renewal of liquor
license. No! Plenty of felony and
misdemeanors. Noise and violent behavior
around bar makes area unsafe! Please
do not allow 1 VP bar to continue.

No to drugs & prostitution in our area.

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR

Paul S. Ferguson



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NAME: Kristin Greenstreet

DATE: 2/10/25

CONTACT PHONE: 970-319-2253

E-MAIL: kristin.greenstreet@gmail.com

If you are representing someone, other than yourself, please indicate whom:

3rd Street #145 apartment

Which NAB?

☒ Ward 1 ☐ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM:

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

C4-LDC25-00027 (one up)
We moved into the 3rd St. Flats in Dec
2017, we have lived here for 7 years.
Our windows + pool deck faces the
1up. All of the data, police reports,
crime, drug violations, are

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



unacceptable for our safe
neighborhood. Downtown

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is a safe place, why would we allow

WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON

Thank you for your cooperation and participation



a bar, with such violent history, to
return to downtown + get a liquor
license to encourage late night
alcohol, substance abuse, prostitution
+ crime RE-OPEN I am happy
to talk to anyone personally.

The first 3 years I lived here
(CO retired teacher), I worked at
Urban Market retail space under
our apt bldg. I was the early
morning Barista, helping truck drivers
unload product at 5 am. What
did I see + hear? Flashing
lights, ppl trying to navigate a way
home after too much alcohol, trying
to call users falling all over
themselves. (3 shootings in past 6 yrs)
We already struggle to draw locals
+ visitors to visit downtown.
The beautiful thing about Reno,
is we feel safe, where are the
Reno PD at this meeting.



Fw: Feedback on Proposed ADU Ordinance

From Meghan Ebert <EbertM@reno.gov>

Date Tue 3/4/2025 2:06 PM

To Grace Mackedon <MackedonG@reno.gov>

Cc Angela Fuss <FussA@reno.gov>; Jenica Finnegan <FinneganJ@reno.gov>

Hello Grace,

Below is another email from Ellen regarding her input on ADUs.

Please let me know if this should be submitted elsewhere.

Thank you,

Meghan Ebert
775 560-9422

From: Ellen Obradovic <ellenobradovic@gmail.com>

Sent: Thursday, February 27, 2025 9:10:58 AM

To: Meghan Ebert <EbertM@reno.gov>

Subject: Feedback on Proposed ADU Ordinance

Dear Councilmember Ebert,

Thank you for inviting community feedback on the accessory dwelling unit (ADU) proposal. I'm excited about the potential for ADUs to add housing options in Reno, but I have concerns about the 9,000-square-foot minimum lot size requirement. As it stands, it doesn't seem to account for existing building footprints or lot coverage limits, which risks excluding properties like mine while allowing less practical scenarios on larger lots. I'd like to offer some thoughts and a potential solution to make the ordinance fairer and more effective.

My property is 6,800 square feet with an existing home and garage footprint of 1,100 square feet, leaving over 5,700 square feet of open space—plenty of room for an ADU. Yet, under the proposal, I wouldn't qualify because my lot is below 9,000 square feet. Meanwhile, a 9,000-square-foot lot with a 4,000-square-foot footprint (home plus detached garage)—leaving just 5,000 square feet—would be eligible, despite having less usable space than my lot. This suggests the minimum lot size alone isn't a reliable measure of whether an ADU fits well on a property.

I am concerned that the proposal, as written, overlooks key factors that other cities typically include in ADU regulations, like total lot coverage percentages, minimum ADU sizes, or formulas that balance lot

size with existing development. To address this, many jurisdictions use a calculation like this:

- Multiply the lot size by a maximum lot coverage percentage (often 50% for residential zones).
- Subtract the footprint of existing structures.
- Ensure the remaining space meets a minimum threshold for an ADU (e.g., 400 square feet), while respecting setbacks and other zoning rules.

For my lot: $6,800 \text{ sq ft} \times 50\% = 3,400 \text{ sq ft}$ allowable coverage. Minus my $1,100 \text{ sq ft}$ footprint leaves $2,300 \text{ sq ft}$ —more than enough for a reasonably sized ADU plus yard space. Compare that to a $9,000 \text{ sq ft}$ lot with a $4,000 \text{ sq ft}$ footprint: $9,000 \times 50\% = 4,500 \text{ sq ft}$ allowable, minus $4,000 \text{ sq ft}$ leaves just 500 sq ft , which might not even accommodate an ADU plus setbacks. A formula like this would better reflect actual space availability and prevent overbuilding, while letting smaller lots like mine contribute to the housing solution.

Thank you for considering my input. I'd love to see an ADU ordinance that works for more properties and supports the city's housing goals. I'm happy to discuss this further if it's helpful.

Best regards,

Ellen Obradovic
8770 Sunset Breeze Dr., Reno
775-350-3013



Fw: questions about new ADU regulations

From Meghan Ebert <EbertM@reno.gov>

Date Tue 3/4/2025 2:02 PM

To Grace Mackedon <MackedonG@reno.gov>

Cc Angela Fuss <FussA@reno.gov>; Jenifer Alvarez <AlvarezJe@reno.gov>

Hello Grace,

I have spoken with the constituent in the email below and I am submitting her public input on ADUs to you on her behalf.

I have also shared dates, times, and locations for Ellen to attend ADU meetings in person or online.

Please let me know if I should forward this email to somewhere else for ADU public comment.

Thank you,

Meghan Ebert
775 560-9422

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From: City of Reno <reno@enotify.visioninternet.com>

Sent: Tuesday, February 18, 2025 10:51 AM

To: Meghan Ebert <EbertM@reno.gov>

Subject: questions about new ADU regulations

Message submitted from the <City of Reno> website.

Site Visitor Name: Ellen Obradovic

Site Visitor Email: ellenobradovic@gmail.com

Hello Ms. Ebert,

I am a resident of Ward 4.

I'm writing to provide input about the recently proposed ADU regulations. I am surprised that the proposed minimum lot size is so large (9,000 square feet). It seems to me that there should be other considerations, such as the size of the existing structure or structures. Many properties are not that large, but have small existing dwellings, leaving more space for an ADU.

One can imagine a large one story ranch home with a large detached garage that could easily total 3,500+ square feet. On a 9,000 square foot lot, this would leave 5,500 square feet (61%) remaining. On

our lot we would have about 6,075 square feet (89%) remaining after considering the existing structure. Yet, this hypothetical ranch home would be eligible for an ADU and we would not.

Because real estate prices and interest rates are so astronomical, adding an ADU has never been more desirable. I have aging parents who will soon need more care. It would be great to have them nearby. I have a teenager who will someday want to move out of our house. ADUs are valuable assets for today's families. But with a 9000 square foot lot minimum, many families will be left out.

I would like to see the minimum lot size lowered to 5500 square feet, with an additional requirements for minimum available space after considering existing structures or % total lot coverage.

What is the best way to convey this information to the people who are receiving feedback about these proposed regulations? Are you able to provide this feedback to them? Is there anything else I should do to have my views considered?

Thank you very much for your time.
Kind regards,
Ellen

Neighborhood Advisory Board 1

PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Beth Dory

DATE: 2/4/25

CONTACT PHONE: _____

E-MAIL: kendory@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED ☒ CONCERNED

COMMENTS: _____

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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Accessory Dwelling Units (ADU)

1. Will the ADU applicant have to provide documentation that their CCR's allow for extra units? I have at least three homes (Greenridge, Marthiam, Manor) which have valid CCR's dating back to the 1920's that prohibit extra units. Any homeowner OR City Planner can call a title company to obtain CCR information therefore this information is easily available. Will the City Planners create a database, carveout or map of homes/property with CCRs for which prevent these extra units? This way the City can inform the applicant that their CCR's either allow or prohibit ADUs before the expense of drafting plans etc. Or, will this land use change create lawsuits and neighbor wars for which could have been avoided.
2. Current Boundary Survey: Will the ADU applicant be required to provide a recent recorded boundary survey? Required setbacks from adjacent properties are meaningless without a current boundary survey or a point of reference. Will the onus (and expense) to locate the true boundary lay with the adjacent neighbors? If that's the case, I'll be raising the rents and contracting a surveyor to make sure that when these units start to be built that they are not going to either be built on my property OR encroaching into the required setback. I *will* be passing this cost on to my tenants. The cost of the surveys will go down as more and more of them are recorded. It's bull-you-know-what for the City to make the assertion that a survey requirement will increase the cost to build these already expensive-to-build units; therefore, the City won't require a survey. From personal experience if a neighbor builds: a structure against code; w/o a permit or the required setback: THE CITY DOES NOTHING and City attorney then states that this is now a civil matter. Many of these units are going to be built in older neighborhoods and the fences are not the true and legal boundary. Neighbor wars take up staff time and leave everyone unhappy. Every inch of property is valuable. Lastly could an "administration decision" magically reduce the required setback w/o adjacent property owners being informed? A too-narrow setback may have unintended consequences in the event of a fire.
3. What is the building coverage allowed on the lot? Will it be reduced for these units? The more impervious the surfaces: the greater potential for flooding.
4. Enact reasonable Short Term Rental laws BEFORE allowing ADUs.

5. Code Enforcement. No city employee is more important for: property value retention, safety and in general quality of life IMO than *honest* code enforcement officers. Because of Mr. Woodley's well-known peccadilloes and his dereliction of duty, this department is in a sorry state. For those who live in HOAs you have no idea how lucky you are. I hope that instead of a "complaint-based" system for code complaints, code enforcement officers, when they see code violations, that *they* take the initiative to do the "hard-work" and write up the property owner. Outside of the HOAs Reno's neighborhoods look less like neighborhoods and more like RV and boat storage lots.

May 2 2024 email to me from Planner, Angela Fuss, "Any CC&R's that restrict additional units would trump the City zoning code."

GREENRIDGE DRIVE 1937 CCRs ARE STILL ACTIVE:

"No building shall be erected or maintained upon any lot, or building site of said property, except a private dwelling house and the outhouses hereinafter permitted." Note outhouse is defined as a garage.

MARTHAM AVENUE 1959 CCRs ARE STILL ACTIVE:

ARTICLE II

1. *"None of said lots shall be used except for private residential purposes, nor shall any structure be erected or maintained upon any of said lots other than one detached single family dwelling..."*

1043 MANOR DRIVE 1927 CCRs ARE STILL ACTIVE:

"No building or structure shall at any time be erected or placed, or suffered to be erected, placed or maintained, upon said Lot, except a dwelling house or residence designed and intended for the accommodation of a single family..."

Neighborhood Advisory Board (2) PUBLIC COMMENT CARD

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NAME: Kevin Dory

DATE: 2/4/23

CONTACT PHONE: _____

E-MAIL: KevinDory@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

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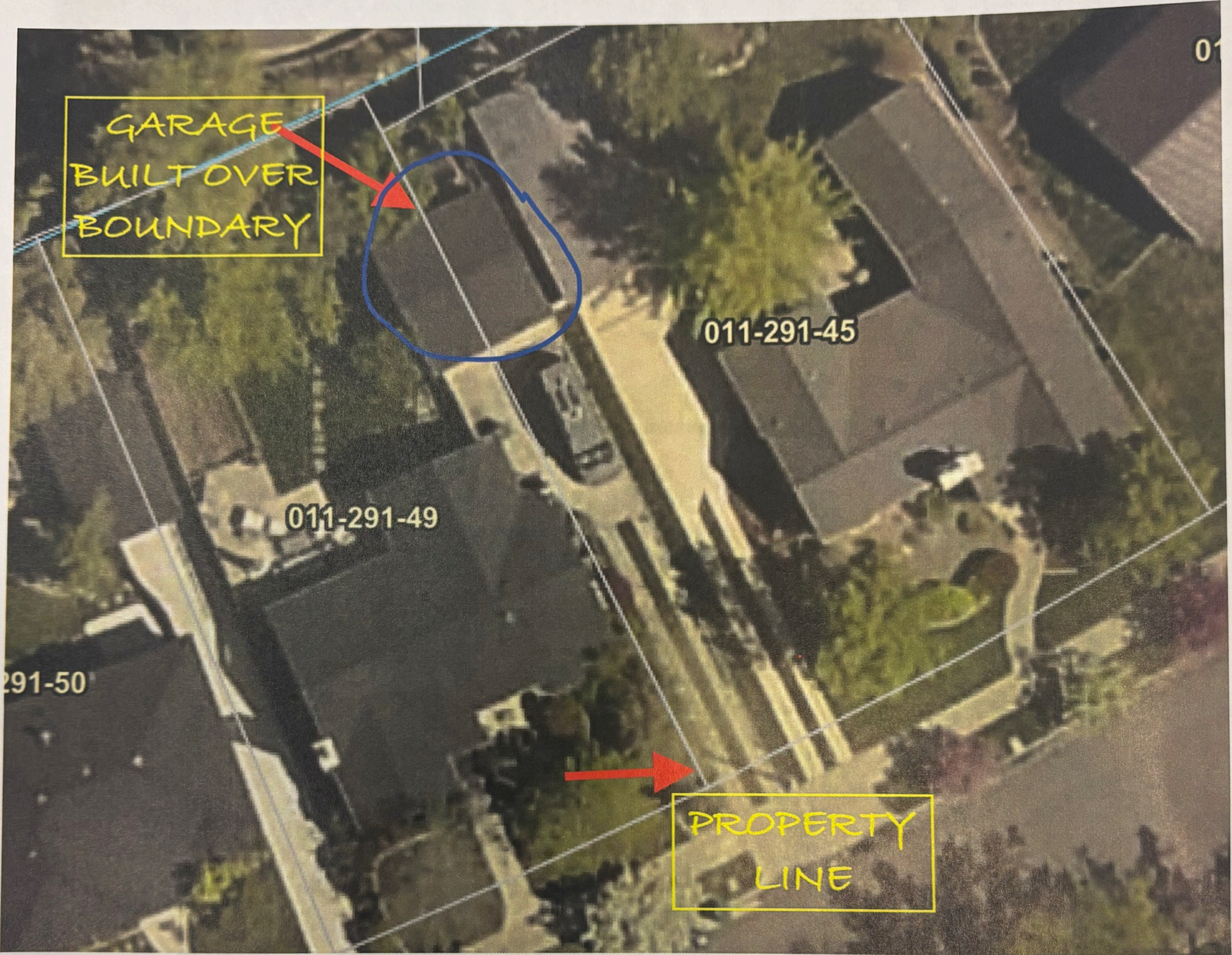


CLEAN UP THESE NEIGHBORHOODS BEFORE ADDING MORE INFILL



PARKING ON FRONT YARD ON BATES AVE

GARAGE ADDITION BUILT W/O BOUNDARY SURVEY ON MANOR DRIVE



PARKING ON FRONT YARD ON BAY'S AVE

CITY DOESN'T FORCE ABATEMENT WHEN OWNERS CREATE PARKING BY CUTTING INTO CITY EASEMENT

Showing 1 of 1

Stat	me	Inspector	Update Time	Updated By	Result Comments
FAIL	7/23/2024 3:34 PM	Russell Garafola	<u>7/23/2024 3:58 PM</u>	Russell Garafola	Fail per Russell Contractor failed to <u>obtain an encroachment & excavation permit for the new driveway approach, and widening of existing approach. Additionally, plans must be approved by building department to allow multiple driveway approaches. collapse</u>
Scheduled	7/23/2024 12:00 AM	Engineering Inspector	7/23/2024 1:25 PM	Brenda Hermes	

added 3 driveways illegally and no abatement order



Related Inspections

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NAME: Jack Hawkins

DATE: FEB 4, 2025

CONTACT PHONE: 775-848-8308

E-MAIL: JACK@HAWKINSARCHITECTS.COM

If you are representing someone, other than yourself, please indicate whom:

NON AMERICAN INSTITUTE OF ARCHITECTS

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

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COMMENTS: will speak

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NAME: CONNIE SILVEIRA

DATE: 2-4-25

CONTACT PHONE: 775 848 7961

E-MAIL: Renomaryjane@hotmail.com

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Which NAB?

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DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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COMMENTS: GENERAL COMMENTS

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NAME: JOSEPH SILVEIRA

DATE: 2/4/25

CONTACT PHONE: 775 376 3899

E-MAIL: J-SILVEIRA@live.com

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COMMENTS:

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NAME: Toni Harsh

DATE: 2-23-23

CONTACT PHONE: 775-323-6776

E-MAIL: ToniHarsh@charter.net

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM: B2

☐ IN FAVOR ☐ IN OPPOSITION ☒ NO POSITION STATED - CONCERNED

COMMENTS: would like to
comment during
Public Comment
"E"

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Beth Dory

DATE: 2/4/25

CONTACT PHONE: _____

E-MAIL: kewndory@hotmail.com

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DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: No mention of

existing CCRLS prohibiting

2nd units.

Please discuss CCRLs

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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NAME: Connie Silveira

DATE: 2-4-25

CONTACT PHONE: 775 848 7961

E-MAIL: Renomarysere@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

Which NAB?

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DO YOU WISH TO SPEAK? ☐ Yes ☐ No

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COMMENTS: General

DEVELOPMENT PROJECT FORM: reno.gov/developmentservices OR



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Please indicate below specifically what you support about the		Please indicate below specifically what you oppose about the ordinance		If you have any additional questions or concerns, please provide them below.	
Completion time	Please indicate ordinance				
1/13/2025 13:52	Support	It is great that they are allowed by right, and not subject to planning commission approval.	<ul style="list-style-type: none"> • 9,000 minimum lot size prevents majority of ADUs, especially in denser central neighborhoods near transit. This should be omitted or reduced to 3,000sq ft. Typical old Reno lot is 7,000 sq ft. These are perfect for ADUs (near transit, walkable). • Allow multiple ADUs in denser districts. • Parking should not be required for ADUs. These are, by design, smaller more affordable units catering to lower income people. Requiring parking greatly increases the price of building one. If this ordinance is meant to help the housing crisis, this parking requirement is stating "car storage is more important than people having a place to live." The free market is great at regulating parking requirements. 		
1/13/2025 14:18	Opposed	Nothing.	<p>Allowing a change in zoning, from Single-Family home to allowing more people to live on a Single-Family lot, is a violation of trust. I purchased my home with the understanding that it is zoned Single-Family ONLY, and I trusted my government to honor that. No additional people in little shacks along my property line, so I can hear them talking, their TV, and their music when I walk out in my garden.</p> <p>ADU's should not be allowed where sufficient space on a lot does not exist to meet the required building standards and provide the appropriate off-street parking. I believe that the performance standard identification of 9,000 SF min. lot size handles this issue well along with the minimum requirement of 1 parking space per ADU whether in the level 1 or 2 parking district.</p> <p>Increased density in areas that don't make sense, challenges with enforcement and fairness of code implementation.</p>		
1/13/2025 14:32	Support	This is beneficial in providing reasonable additional housing stock without a significant impact or need to create new infrastructure. This can also be seen to be a means to help people afford the staggering mortgage and interest payment amounts that are plaguing our area (and many others).			I am in favor of this ordinance passing and encourage the planning commission and city council to support the ordinance change.
1/13/2025 14:37	Support	Thoughtful growth, neighborhood integrity, clear direction for parking.			
1/13/2025 14:49	Support		<p>The limitation of a rental of a guest quarters is out dated and needs revision given the addition of ADUs. If an ADU can be rented then so should a guest quarters. In the world of short term rentals - detached bedrooms are viable rental options as are attached bedrooms. The only difference between an ADU and Guest Quarters is a kitchen which really means a stove. There are many lodging options that don't include a stove that are viable rentals (Hotel rooms , etc). It seems that the guest house restriction is outdated and is likely an oversight that could use revision with this draft. My suggestion would be to make the following revision</p> <p>Guest Quarters An accessory use consisting of one or more rooms contained within the primary building or a detached accessory building located on the same parcel as a single-family detached dwelling (e.g., a castla). Guest quarters are not "accessory dwelling units" because guest quarters do not contain separate and independent cooking (kitchen) facilities and may not be rented, and therefore, are not "dwelling units" as defined in this Chapter.</p>		
1/13/2025 14:49	Support	Really glad you are adding ADUs to help create more housing stock in our community. Like that there is no rental restrictions on the ADUs.			I really don't understand the rationale to not allow a guest house to be rented? I would welcome any insights as to why the city thinks they should not be rented given that you can rent a room, a house and now an ADU?

		<p>The requirement to add a parking space for the ADUs on the lot seems like overkill. If the city is going to limit ADUs to larger lots, then this requirement is unnecessary and likely to end up killing many of these desperately needed units. Either the 9,000sq.ft. minimum or the parking spot mandate have to go.</p> <p>Further, I oppose the 9,000sq.ft. minimum lot size in its entirety. There should be no mandatory minimum. This is because the area that would benefit the most from increasing density is downtown. Downtown Reno also tends to have the smallest lots (~7,000sq.ft. on average). As long as the ADU meets all other building criteria (mandatory setbacks, height, etc.) then I see no reason why the lot size needs to be a factor.</p> <p>The definition of an ADU is too broad and will probably lead to arbitrary permit denials. Specifically the language "...and that does not alter the essential characteristic of the principal use of the property." opens up all sorts of subjective challenges to these permits. Who decides what the essential characteristic of a property is? The City? The owner? If this is an attempt to limit short-term rentals, then be explicit about it.</p> <p>I cannot emphasize enough how strongly I support the City of Reno authorizing ADUs within city limits. I would support these revisions as written despite my firm belief that the city could go further. The housing market in the Reno-Sparks area is truly horrific. Rent and mortgage costs are simply out of control and the city must pass common sense policies like this one if it is to get better for the next generation.</p>
1/13/2025 16:28 Support	I'm overjoyed to see that ADUs will be allowed on basically all types of residential lots. It is also a very good thing that these units are not subject to max density limits and that there will only be one allowed per lot. I am extremely supportive of this policy change!	
1/13/2025 16:31 Opposed	Parking and traffic issues	Slumlord conditions with inexperienced landlords
1/13/2025 16:45 Opposed	lot size of 9000 sf is ridiculous, so one can put an ADU on a ranch only?? Be realistic, if clearances can be met, why limit by lot size???	
	"4) Minimum lot size shall be 9,000 square feet"	
1/13/2025 17:32 Opposed	<p>This requirement excludes too many properties and this means the housing shortage won't be helped. The minimum lot size should be reduced to 6,000 square feet. Otherwise, what's the point of this? There won't be anyone who can actually build an ADU.</p> <p>- ADU size generally based on backyard area, not a ratio of the the primary structure.</p> <p>- GC and MC are excluded (PO is not)</p> <p>- Internal lot setbacks violate code for non-fire rated construction. You will confuse a lot of people.</p> <p>- Required rear setbacks should not be reduced for ADUs.</p> <p>- 9000 SF min lot requirement in non-residential zones.</p> <p>- ADUs not permitted in front of the primary structure.</p>	<p>It really will not help with the "housing crisis" for lower income residents since the minimum lot size is 9000 sq. ft. That puts the ADUs in more rural areas not easily accessible to lower income residents. Is this just another City of Reno property tax grab?</p> <p>Most places will be come rental after a while</p>
1/13/2025 18:10 Opposed	It really does nothing to move the needle, and is overly generic.	It is beyond ridiculous to be prioritizing an ADU ordinance without including a STR ordinance at the same time as part of a general Housing Policy update. STRs have 10x the impact of ADUs but are being ignored. STRs should be banned 100% everywhere all of the time.
1/14/2025 8:04 Opposed		
1/14/2025 11:00 Opposed		

	<p>I believe that in 18.03.405, making a minimum lot size of 9,000 sqft is severely limiting to the reason we need permitted ADUs in the first place. My mother is elderly, and I plan to move her into an ADU on our property. However, we come in just shy of 9,000 sqft for our lot, even though all of the other setbacks and requirements would be easily met.</p> <p>Please remove the minimum lot size requirement. There are already plenty of clear minimum requirements to ensure balance and spacing, specifically minimum setbacks from property lines, from other principal buildings on other properties, from other buildings on same property, and minimum yard sizes, to name a few.</p> <p>As importantly, I'm concerned that this will unfairly impact people who live in certain neighborhoods, like the Old Southwest, where a lot size greater than 9k is not as common.</p> <p>The option to build an ADU should not be limited by an arbitrary lot size minimum.</p>	<p>This ordinance is incredibly important for my family and my mother. We'll be moving her over from Sparks, as she's no longer able to take care of the home as a single grandmother. It also provides her the ability to be more engaged with her granddaughters who live at home, one of whom is 4 years old, and is about to start school at Mt. Rose Elementary.</p>
1/16/2025 12:21 Support	<p>As an Old Southwest home owner for the last 15 years, I appreciate that ADU specifications are being acknowledged in the ordinance. It's critical for us to address the housing shortage.</p>	
1/16/2025 17:19 Support	<p>Ability to ad an ADU to your property without a lot of RED TAPE but looking at safe building practices, parking for number of bedrooms, setbacks similar to current housing requirements</p> <p>I oppose the ordinance as it stands as 18.03.405(a)(4) Minimum lot size shall be 9,000 square feet. This rules out most lots in Urban Reno, our lot and all in our area are about 5,793 SqFt.</p>	
1/17/2025 11:26 Opposed	<p>We need denser urban area and less sprawl. Allowing families to care for aging parents and provide dwelling for children helps community and makes the city more vibrant and affordable,</p> <p>Median lot size in the state of Nevada in 2022 was 7,045, so you're excluding the majority of lots and restricting to some suburban areas, exurbs and a few wealthier urban streets.</p>	<p>please update this ordinance to include most lots. As it stands it's not fit for purpose.</p>
1/18/2025 14:27 Opposed	<p>This is a violation of public trust. We purchased homes zoned for Single Family. Now that's going to be changed to allow additional residents? I strongly opposed. No additional cars in the street. No additional noise from additional neighbors. And we don't need inhabited shacks in a Single-Family neighborhood.</p>	
1/20/2025 17:03 Support	<p>ADU's are great for Reno's economy, they help provide additional housing, help a homeowner be able to pay their mortgages and reduces foreclosures in this high inflationary environment.</p>	<p>Limiting criteria that would make it harder to actually accomplish what this ordinance is designed to do--increase available housing.</p> <p>a minimum of a 9000sq ft lot is currently proposed which would disqualify a majority of neighborhood homes. Specify a difference between attached ADU's and detached ADU's. They are very different and should have different criteria to qualify</p>

		<p>What's taken the City so long.</p> <p>In the 1920's duplexes were built in neighborhoods.</p> <p>Great hoods.</p> <p>Like Old Southwest.</p> <p>Drive Marsh Street and you will see many duplexes.</p> <p>I would bet you can't pick them out amongst the SFR.</p> <p>Yet, it's an iconic, highly desirable hood.</p> <p>Because the architecture is strong, you can't pick out a rental from a sfr.</p> <p>One might say, it's the landscaping.</p> <p>No</p> <p>When these homes were built there wasn't a tree, plant or brush there. It was the typically Nevada desert landscape.</p> <p>That's a fact as told to me by my attorney. When his Grandparents moved there.....that's the way it was.</p>
1/21/2025 15:43 Support	Fulfilling a lack of supply of houses in Reno.	
1/29/2025 8:08 Support	I do not oppose. I think it's great	
	I believe ADUs would be a valuable thing to add to our city. It benefits both the housing market in Reno as well as individual homeowners having more freedom and opportunities with the property they own.	I noticed on one item of literature about this there was not a lot size requirement, and another said 9,000 sq ft lot would be required. Clarification on this would be helpful.
1/29/2025 9:41 Support	It will provide additional housing and detail how to do it appropriately, instead of people doing it through illegal conversions.	What will happen to people who already have a conversion or ADU that was not permitted? Will you have a means for them to become compliant so they can be inspected and be sure they are legal?
1/29/2025 10:05 Support		It should include all areas of Reno.

	<p>I am opposed to the minimum lot size of 9000 sq ft and maximum of one ADU per lot requirements. Minimum lot sizes of 9,000 sq ft greatly restricts eligible lots and therefore reducing the amount of potential housing available through this ordinance. Furthermore, mandating a smaller lot size (or removing the requirement) allows for those with smaller properties to engage in the potential wealth creation this change permits. Setting a maximum of 1 ADU per lot similarly limits the benefits of this ordinance change. If a lot has enough space to create more ADU's (whilst meeting building code), property owners should be allowed to make that decision.</p> <p>I am opposed to 18.03.402 d of the ordinance. There is no functional benefit to mandating "architectural compatibility" of ADU's. Property owners should have the liberty to determine the architectural components of such structures, even when greater than 200 sq ft of usable floor area. Users of the ADU's are smart enough to assess the value of the architectural monotony as they see fit.</p> <p>I oppose the maintenance of minimum front setbacks throughout the ordinance. These provide no functional benefit to the community. This requirement is better proposed and enforced by an HOA instead of the city. Additionally, the Housing Affordability Institute states they have the negative impacts of reduced land use efficiency, exacerbate housing shortages, and drive up costs.</p> <p>If the city is interested in effectively addressing housing shortages in the area, having a more permissible code and removing non-functional (i.e. aesthetic) requirements will both make the changes more accessible and be a more efficient use of City resources. If City managers want Reno to be a vibrant, solvent city without housing shortages, zoning codes must become more permissible to allow neighborhoods to grow and adapt to their specific needs.</p>	
1/29/2025 15:20 Support	<p>I am in support of allowing ADUs in the following zones outlined in the proposed ordinance: LLR-2.5, LLR-1, LLR-.5, SF-3, SF-5, SF-8, SF-11, MF-14, MF-21, MF-30, MD-ED, MD-UD, MD-ID, MD-RD, MD-NWQ, MDPD, MU, MS, PO, MU-MC, MU-RES, PGOS, PF, UT5, UT-10, UT-40.</p> <p>I oppose the requirement of one off-street parking space per ADU. There will certainly be situations where an ADU user does not require a parking spot, thus this requirement helps neither the property owner nor ADU user. This matter is better required and negotiated between a property owners and ADU users or HOA's.</p>	
1/29/2025 17:43 Support	<p>We simply need more housing in Reno, NV. The rise in cost of living affects everyone who lives in this city. Private owners and landlords should be allowed to build more units on their properties as owners can in other states like California. Not to mention, the increase in property taxes from increased development would help fund local programs.</p> <p>Remove arbitrary rules like height limits and parking requirements.</p>	<p>Speed up the approval process so we can see more housing built in Reno.</p>
1/30/2025 10:39 Support	<p>There is a housing shortage in Reno that will need to be addressed. People need to live near where they work. Reno is not developing good mass transit systems like trains, light rail or a robust bus system. Expanding roads is limited and a short term solution.</p> <p>The minimum square footage is too small. As long as setback requirements are met the lot size should not matter. Also the parking requirement is not needed. Why is the city responsible for storing private property on public streets?</p>	<p>Reduce the square footage requirements. It seems like if you have an extra room or walkout basement that can be added and your lot is 7000 sqft why limit the options? More housing can be created.</p>

<p>To curb housing costs, you need supply. No other way around it. People that shoot down development are making housing more expensive in land constrained, desirable areas like Reno. It's just a fact. Lots of data to prove it. Right now we're actually seeing rental prices come down slightly because of a massive influx of supply in multifamily that started in 2020 and 2021 (due to a mass migration event and low interest rates which is ideal for developers), but those properties take a few years to come to fruition (hence all the supply a few years later). But, there are WAY less starts on housing now in 2024. It will only exacerbate the issue. We're next to some of the highest per capita net worth individuals on the planet (Bay Area), anchored by a global destination (Lake Tahoe), with our job growth diversifying and population continuing to grow (great job EDAWN). If nothing changes.... Nothing. Changes.</p>			
1/30/2025 10:52 Support		Nothing. Housing costs will only get worse!	I hope this can go through. If you make affordable housing profitable, it will be built. If it's not profitable, people will not do it. Investors and developers don't take risks to lose money. Plain and simple. I wish you guys the best of luck!!!
1/30/2025 12:21 Support	Adds dwellings at low cost to city; provides housing for seniors, students and great for single occupancy needs; provides additional income for property owners on low or fixed incomes.		I favor having the ordinance provide preference to property owners adding ADU to their own residential properties. I do not support a bunch of out-of-state investors taking advantage and creating nuisance issues.
1/31/2025 17:30 Opposed	I do not support.	Traffic. Parking. Crime. Congestion. Not Needed. Unsightly.	The City of Reno is rubber stamping projects related to housing and development, without caring for our environment, infrastructure or affordability. The excessive number of warehouse developments and apartment complexes are not needed for Reno survival or growth.
1/31/2025 17:34 Opposed	I'm opposed to allowing and ADUs because they will destroy working class neighborhoods	These ADUs will be installed in corporate owned houses throughout working class neighborhoods and will destroy them	I'll be passing the word on this to my neighbors.
1/31/2025 17:37 Opposed	You will not be seeing ADUs installed in South West Reno.	The number of families in our already crowded neighborhood will mean more traffic and more kids in the overcrowded schools. This increase of people per square foot creates an undesirable neighborhood environment and the congestion that it will create getting in and out of the neighborhood is potentially dangerous in the event of an emergency. When two houses caught on fire on the corner of Ranger Rd and Newport 2 years ago we were literally trapped in our neighborhood since there are only 2 ways to enter/exit. It is irresponsible for the city to allow for the building of ADUs.	

1/31/2025 17:45 Opposed	I agree we need more affordable housing but, I do not want rvs or trailers to be accepted in this ordinance. We have several people living in trailers on our street. They are dirty, have lots of traffic like drug dealing or sex trafficking. Police are aware of these dwellings and say because of the wording of the ordinance it is vague and not direct in what is legal. I would like it to be a permitted structure not a movable one.	I want clear language describing the type of structure. I do not want trailers or rvs to be permitted. It should be an actual building.	
1/31/2025 18:26 Support			Pass this!
1/31/2025 18:49 Opposed		PLEASE DO NOT MAKE OUR HISTORICAL OLD SOUTHWEST NEIGHBORHOOD ANY MORE DENSE THAN IT ALREADY IS!! We already have two-way streets that can accommodate only one lane of traffic when cars are parked on both sides of the street (one example of this is the lower part of Manor Drive). Also our sewer system & water lines are old, many put in the ground in the early 1940s (my 1944 house is at 723 Manor Drive and I have already replaced the sewer line & water line from my house to the main lines and I know many other houses in this neighborhood have replaced their lines!!) Also the last time we argued at the city council meetings against ADUs a fireman spoke about how difficult it would be to fight fires in our Old Southwest Neighborhood if there were ADUs built in backyards and the fact that there are ever so many mature trees in our neighborhood and we could potentially lose the whole beautiful neighborhood!!!	
1/31/2025 20:24 Support	Need to allow Adu in hoa s legally if the law Adu supports Adu no exemptions , govt laws supercedes hoa rules please address into code clarify hoa allowance	Hoas are in Nevada legally if the govt allows Adu hoas are not exempt add hoa s are included into this Adu practices	
2/1/2025 8:23 Opposed	The ordinance will not be enacted. I cast my vote ney	Speak to hoa allowed to add Adu The ordinance will not be enacted. I cast my vote ney	The ordinance will not be enacted. I cast my vote ney.
2/1/2025 13:37 Opposed	Support allowing one ADU in single family residential zoning with a minimum required lot size of 20,000 square feet. Support allowing multiple ADU in multi-family zoning area.	I oppose allowing an ADU to be built in single family residential neighborhoods with lot sizes of less than 20,000 square feet. The increased density, noise, trash and parking demand will damage the character of single family neighborhoods. Property owners should be allowed to maintain the same zoning and density that was in effect when they purchased their single family residence. Given the small lot sizes in my neighborhood I do not see how an ADU could be placed. People are already parking their vehicles in their front and back yards. I am fearful of noise and crowded streets, people already are parking in the fire zone on my street.	I understand the need for more affordable housing. Allowing ADU's in single family neighborhoods is a very poor solution. Vertical construction along with allowing higher density for multi-family projects will be much more effective.
2/1/2025 16:46 Opposed			
2/1/2025 16:51 Support	The concept provides for additional modest-sized housing without additional suburban sprawl. Seems like a good idea.		
2/2/2025 11:46 Support	I support the implementation of ADU units in and its ordinance Reno	Nothing	

2/2/2025 16:33	Opposed	I support having design standards for ADUs with particulars for heights, setback, parking, aesthetics, etc.	I do not support ADUs in SF zoning at all but particularly on the smaller lots with small frontages. People buy in SF because they don't want to live in multi family areas with neighbors right outside your windows and cars parked everywhere. If you allow landlords to cram more people in, they will and the existing neighbors lose.	Don't expect code enforcement to address code restrictions after the unit is built. Once you allow it to be built, the owner will rent it to whomever they want, use it as a short term rental, let the landscaping die or allow parking on what used to be the lawn. The only chance you have to control it is when it's in permitting.
2/3/2025 8:09	Opposed	I do not support this ordinance.	There is already sufficient density in these areas for reasonable quality of life. ADU's decrease property values for those properties adjacent. ADU's increase traffic and parking issues. ADU's encourage overcrowding and noise concerns lowering the health of those in surrounding properties.	There are known issues with apartments in which category the ADU's belong. These issues include maintenance issues, pest infestations and noisy neighbors from those persons that do not share the same goals but are rather distributive transient persons that do not have an interest in sharing the same quality of life style as they are simply moving through or are otherwise not invested into the same quality of life.
2/3/2025 10:25	Support	Need to create more housing with infill rather than sprawl to conserve resources, create affordable housing.	I think you should lower the minimum lot size to 7,000 sf	I think you should lower the minimum lot size to 7,000 sf
2/3/2025 15:15	Support	As our parents age, creating a clear path to developing an ADU is important to create a space to care for them.		
2/3/2025 16:21	Support	I welcome the opportunity to provide more housing options to Renoites, especially in light of our housing crisis. I like that this provides more flexibility for homeowners as well		I think that the minimum lot size is unnecessarily restrictive, that the parking spot mandate is similarly restrictive, and that there doesn't need to be visual appearance requirements included in the ordinance. But overall I support and don't think these aspects should necessarily stop anything from changing.
2/3/2025 17:07	Support	I do want to express that it can solve a lot of problems for not only the homeless but for families that need a unit for a family member to live in like a senior or disabled family member. Whereas, ADUs are not cheap, in the long run they offer more affordable and easier caretaking options for families. For the drawing that I've seen as a proposed measure for the homeless, it is a winning proposition.	none	I believe this should have passed the first time it was proposed in the last year or so.
2/4/2025 8:17	Support	I am in support of the ADUs and the C of Reno's ordinance	style design constraints. There are some wonderful modular contemporary prefabricated structures that would make wonderful ADU units. There shouldn't be "fit into the neighborhood requirements in the ordinance.	none
2/5/2025 4:12	Support		Minimum lot size should be lower. Many of the lots in Ward 3 are smaller than 9000 sq. ft.	

2/5/2025 8:04 Support	ADUs will be allowed in any neighborhood that allows a single family home, there will be hardly any restrictions for the ADUs. This will be a great alternative to all families who will possibly have loved ones move in due to financial difficulties, or help prepare loved ones for financial independence as they save money by living in a cheaper, possibly free ADU. Possibilities are endless, as long as they're up to code.	N/A	N/A
2/7/2025 11:07 Support			
2/15/2025 20:09 Support	I support ADUs to help provide more affordable housing options. I also feel that property owners should have the right to be able to build on their lots with some reasonable restrictions for neighbors.		
2/16/2025 10:19 Support	I support more affordable housing in the community. I am a Ward 1 resident who would like to construct an ADU on my property.	I oppose the restriction to lots greater than 9,000 square feet and the requirement for a full bathroom. I believe 6,000 square foot lots could accommodate ADUs in my neighborhood, and that 3/4 bathrooms should be all that is required. The standards as they are do not allow for community members with more need for additional income to benefit from having an ADU on their property. Only residents with large lots can benefit.	
2/17/2025 19:21 Opposed	ADU's discussion finally happening...thank you!	There are too many restrictions. It needs to be allowed in ALL zoning districts with NO parking requirements. The ADU issue is a well-established issue with jurisdictions now looking at ownership issues, having different utilities and addressing and finally allowing the ADU's to be parceled out. We are woefully behind.	Again, why are ADU's attached to STR? One is a land use issue and the other is a business license/code issue.
2/17/2025 21:27 Support	The ability for a person to have their own private space, in a decent neighborhood, close to town, and afford it.	Parking - one off street requirement is not sufficient in many locations. Increased density and infrastructure requirements - traffic, parking, utilities, schools all needs change. Character of neighborhood changes with rentals. Not a real solution to affordable housing. possibility of property conversion to short term rentals (VRBO). City does not have staff to police.	If a person only earns \$1,000 a month.....where are they to live? This person has a car payment (car needed for the only job they can do), insurance for that car, gas, a storage unit (because they already live with someone), food, medicine, etc.....where are they to live? Health issues prevent better job. To prevent additional burden on the public, and to have some self-esteem of individual who "is trying" to be a functioning member of society, what should we do to help..... ????
2/18/2025 10:10 Opposed	Nothing		My CC&Rs prohibit additional dwelling structures. How will this be policed.

2/18/2025 13:24	Opposed	I do not support increased density in single family residence areas	inadequate parking,(many illegal ADU's currently do not provide parking at all) increased density, incongruence with the neighborhood (most remodels don't fit in with current construction), most ADU will be used for Air B&B disruption to neighborhood,	I am concerned that the City does not listen to citizen advice and wants and plain just does whatever they want, and changes just get pushed through. Ive seen it happen over and over. This ADU situation was already addressed a few years ago, and here the planning commission is again trying to push this thorough to get what they want. It was not a good idea then and not a good idea now.
2/19/2025 17:31	Opposed		There needs to me a minimum of a 30 day rental on ADU's otherwise allowing ADU's will not help house people.	I could not join the meeting because my verification failed. Very frustrating. Tried to logon for the 2/19/25 meeting at 5:30 pm.
2/21/2025 6:21	Support	The ability to build an ADU on my property.		I want the minimum lot size to be 6000 sqft not 9000 sqft. The barrier to build already exists with the price. In reality most people will not be able to build these so the square footage limitation is arbitrary and does not allow many homeowners the opportunity.
2/21/2025 15:37	Support	I really like that you apply the same standards of main and accessory structures to attached and detached ADU's respectively. it keeps things simple, understandable, and enables easy adaption on existing properties.	I would prefer that there be no, or a smaller, minimum lot size. Many lots where I live in the Kings Row area are closer to 6,000 square feet, and they are very appropriate locations for ADU's. Some properties have space and would be no more bulky or impactful than some of the larger homes in the neighborhood. Furthermore, since the area is in close proximity to many services and amenities, I would not be concerned about potential unmanageable infrastructure impacts. I would support either no minimum lot size or a 5,000 sf minimum lot size. I think it's important to provide more flexible housing options on lots smaller than 9,000 sf since they are so prevalent in certain parts of the city that are well suited for ADU development.	I think there are circumstances where it would be appropriate to not require an additional parking space, I but I think this can be considered later once ADU allowances have been in place and the real on the ground parking impacts observed.
2/28/2025 12:07	Support	The ordinance is clear and has reasonable requirement associated with ADU construction. Overall it is a good step towards allowing homeowners more flexibility in how we use our property. I appreciate that this draft ordinance, if adopted, would allow homeowners opportunities to create housing options for our dependents (in my case, it would be for aging parents) and would promote infill and increased density, which is better for people and the environment.	My property is zoned SF-8 and is about 6,500 SF, which means that if this ordinance were adopted as drafted my property would be too small to qualify for an ADU. I would like this draft ordinance to be changed with a smaller minimum property size so that I would have the option to put an ADU on my property. This is an option I would like to potentially utilize to house one or more of my husband's and my aging parents. There is plenty of parking available in my neighborhood and I am located within the McCarran loop on the Northwest side of Reno, which is an area that could be utilized to promote infill and support sustainable development within the city.	
2/28/2025 16:54	Support	I think that people should be able to have an ADU on their property - I like the staff suggestion of no minimum lot size. I like that the parking can include street parking.	Lot size of 9000 sq ft - I don't think there should be a minimum.	Excited about this potential.

		<p>I oppose the specifics of the ordinance. There should be no lot size minimums. There should be no limits on the amount of ADUs on a property. The setback rule should be removed. Also the material rules should be removed. We don't need parking limits. We need to adjust to the needs of community such as more affordable higher density housing. We want to be a unique city. If you have been to walkable neighborhoods like Chicago, SF, Or Portland. They have unique homes. We don't want our homes to look vanilla or plain with set back regulations. We want vibrance and character. If people want plain and simple than they should move out of the city limits and into the suburbs.</p>	<p>Thank you all for giving us the opportunity to make amendments into our community. Let's all have a higher density housing, walkable amenities, affordable housing, and greater transportation. We have the opportunity here to make a change. We are a young city thats growing fast and we should follow what has been happening in Portland neighborhoods such as density and public transportation.</p>
2/28/2025 18:39	Support	We want to maximize the ammount of housing we can give to the people in our community. Especially with affordable housing.	
2/28/2025 23:59	Support	Opportunity to house family members in the same place especially elderly relatives.	

1. ADUs effectively double the density in a single family zoning district

ADUs are living units. They are not tool sheds.

The impact of an ADU on a neighborhood is significantly greater than that of a tool shed.

- *ADU regulations should recognize the difference between tool sheds and living units, and mitigate impacts of doubling the density in single family neighborhoods.*

2. The draft ordinance primarily addresses DETACHED ADUs.

Guest quarters – *which do not have kitchens and cannot be rented* – have stronger development standards than ADUs, which are intended to be long-term dwelling units.

- *At a minimum, regulations for ADUs should mirror those of guest quarters.*

3. CODE CONFLICT - An ATTACHED ADU IS A DUPLEX by definition.

- *Attached ADUs are allowed where duplexes are not allowed.*

Duplexes are not a permitted use in LLR, SF3, or SF5 district. Duplexes in SF8 & SF11 require a CUP. ADUs will be an allowed in all of these districts by right.

- *This is a code conflict that requires resolution prior to approving an ADU ordinance.*

The solution is not to allow duplexes everywhere or change the definition of duplex in order to allow ADUs everywhere. The answer is to write a better ordinance.

- *Specific development/dimensional standards for attached ADUs must be included in an ordinance.* Requirements for attached ADUs should include:
 - a. Front door not visible from same street as primary residence
 - b. Subordinate in size
 - c. Same water line and meter
 - d. Lower step-back thresholds (begin at one story, versus 24')
 - e. Transient rental prohibition

4. Garage-over ADUs and Privacy Protections for existing neighborhoods

- *Privacy protections for existing neighborhoods are needed to mitigate the effect of:*

Garage-over ADUs

Conversion of an existing structure to an ADU

- *Privacy protection standards should include:*
 - a. Lower threshold for step-backs (12' vs. 24') to reduce impact of a second story ADU
 - b. Limit height to below the height of principal residence
 - c. Increase setbacks
 - d. Require screening on property lines

5. Include discretionary review or independent noticing requirements,

- *The administrator shouldn't be the sole arbitrator of what happens in a neighborhood.*
 - *A mechanism for noticing adjacent property owners is needed. The notice should ask owners to check their covenants and inform the city if restrictions exist.*
 - *The permit process should include an owner-affidavit stating that covenants have been reviewed and do not contain restrictions on second living units on the property.*
-

6. Include prohibition of short term rental/transient lodging use.

- *Include a statement limiting minimum rental periods to less than 30 consecutive days.*
 - *A transient lodging prohibition would give code enforcement something to work with if short term rentals become a problem in a neighborhood.*
 - *Prior to issuance of a COA, require owner to enter a deed restriction stating that ADUs can't be used for short term rentals.*
-

7. Incorporate a mechanism to legalize existing ADUs.

- *Include an incentive or grace period to permit existing ADUs, or grandfathering of non-conforming structures.*
 - *Use this as a tool to bring rentals up to code and ensure tenant safety.*
-