



# MINUTES

## Special Meeting

### Reno City Council

Wednesday, November 01, 2023 • 10:00 AM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Hillary Schieve, Mayor

#### Council Members:

Ward 1 - Jenny Brekhus      Ward 4 - Meghan Ebert  
Ward 2 - Naomi Duerr      Ward 5 - Kathleen Taylor  
Ward 3 - Miguel Martinez      At Large - Devon Reese

#### A      **Introductory Items**

The meeting was called to order at 10:07 a.m.

##### A.1      **Pledge of Allegiance**

The President of EDWAN lead the pledge of allegiance.

##### A.2      **Roll Call**

#### **Members Present**

Mayor Hillary Schieve, Councilmember Devon Reese, Councilmember Naomi Duerr, Councilmember Kathleen Taylor, Councilmember Miguel Martinez, Councilmember Meghan Ebert

Mayor Schieve and Council Member Brekhus were absent at roll call.

##### A.3      **Public Comment**

Live Public Comment:

Gordon Gossage

Berry Hall

Thomas Tate

Leah Sanders

Bill Miller

Bill Schrimpf

Rob Fitzgerald

MAYOR SCHIEVE PRESENT AT 10:28 AM

Toni Harsh  
Travis Sandefur  
Donna Keats

For the record we received 11 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on October 31, 2023. These comments were voicemail and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 5 in opposition, 6 concerned from the following individual(s):

Andrea Corbett  
Sherida Rapp  
Rhonda Stodtmeister Shoolroy  
Carol-Lynn Gaudio  
Raymond Polak  
Sally Tate  
Robbin Palmer  
John E Raphael  
Anonymous  
Catherine Andriata

#### **A.4 Approval of the Agenda (For Possible Action) – 01 November 2023**

It was moved by Naomi Duerr, seconded by Devon Reese, to approve.

<b>RESULT:</b>	Pass [6 TO 0]
<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Jenny Brekhuis

Agenda Item B.5 was taken out of order and heard immediately following Item A.4.

## **B Department Items**

### **Development Services**

- B.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Presentation and discussion by Shane Phillips on Local Strategies for Improving Housing Affordability.

Live Public Comment:  
Bill Schrimpf  
Maryke Bekken  
Donna Keats

For the record we received 1 comment directly associated with the agenda item prior to 4pm on October 31, 2023. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 1 in opposition, 0 concerned from the following individual(s):  
Paul Juhnke

Angela Fuss, City of Reno Assistant Director of Development Services, introduced consultant Shane Phillips.

Shane Phillips gave the presentation on Local Strategies for Improving Housing Affordability and answered questions from Council regarding some of the recommendations in his presentation.

COUNCIL MEMBER BREKHUS ABSENT AT 11:52 AM  
COUNCIL MEMBER BREKHUS PRESENT AT 11:54 AM

MAYOR SCHIEVE ABSENT AT 12:00 PM  
MAYOR SCHIEVE PRESENT AT 12:10 PM

COUNCIL MEMBER MARTINEZ ABSENT AT 12:01 PM  
COUNCIL MEMBER MARTINEZ PRESENT AT 12:03 PM

COUNCIL MEMBER TAYLOR ABSENT AT 12:30 PM  
COUNCIL MEMBER TAYLOR PRESENT AT 12:33 PM

- B.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Presentation and potential direction to staff regarding Title 18 Zoning Code Clean-Up items related to housing and affordability.

Live Public Comment:

COUNCIL MEMBER REESE ABSENT AT 12:44 PM

Mark Johnson

COUNCIL MEMBER MARTINEZ ABSENT AT 12:45 PM  
COUNCIL MEMBER REESE PRESENT AT 12:47 PM

Maryke Bekken

COUNCIL MEMBER MARTINEZ PRESENT AT 12:49 PM

Bill Schrimpf  
Donna Keats

For the record we received 2 comments directly associated with the agenda item prior to 4:00 p.m. on October 31, 2023. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 1 in opposition, 1 concerned from the following individual(s):  
Paul Juhnke  
Donna Keats

Angela Fuss, City of Reno Assistant Director of Development Services, presented the staff report including information on what we are currently doing to support some of the initiatives included in the presentation given by Shane Phillips under Agenda Item B.1.

MAYOR SCHIEVE ABSENT AT 1:04 PM

COUNCIL MEMBER BREKHUS ABSENT AT 1:07 PM  
COUNCIL MEMBER BREKHUS PRESENT AT 1:09 PM

Ms. Fuss answered questions and received feedback from Council. Feedback received included direction to separate the code cleanup items from the housing initiatives.

Motion:

Council Member Brekhus made a motion to direct staff upon the conclusion of their scheduled public input meetings for the Title 18 cleanup, to compile the input that they have received and bring forward to Council any modifications to their review draft that they are putting into an adoption draft that will go through the Planning Commission and the City Council. With that they need to highlight any housing specific policies, like the AB213. Staff needs to examine all apartment permitting since the Code adoption and let Council know how many went by right and how many went through Planning Commission entitlement, and if they went through Planning Commission entitlement, what those triggers were. That lets us know if our focus at this point needs to be these density bonuses or the affordable versus non-affordable. Then with that informational review, staff returns to Council and asks us what we want to prioritize as their next steps among Mr. Phillips' recommendations. And then staff needs to return to Council with the outline of a neighborhood planning program prior to budget discussions. The motion was seconded by Council Member Duerr.

Discussion on the motion:

Council Member Reese asked Ms. Fuss if she understood the motion. It is an untraditional motion. Normally a motion would have a very specific set of things and this is more like feedback couched as a motion.

Ms. Fuss stated based on the feedback she heard from Council, she will pull out all of the housing topics on the zoning code update and do them separate from the code cleanup.

Council Member Brekhus noted staff has a review draft out right now with housing stuff included and asked what is in there other than AB213.

Ms. Fuss stated that items we went over today are the items she is hearing Council wants her to pull out to do a separate housing text amendment.

Council Member Reese stated he is characterizing those as policy questions, not the code cleanup. We are saying the same thing but want to make sure we are clear for staff's benefit.

Council Member Brekhus asked how many of the changes in the marked up draft are housing policy items that were before us.

Ms. Fuss stated there were about six items in the presentation today that would fall under the housing policy question. She confirmed for Council Member Brekhus that those are included right now in the code markup that is going to the meeting at McKinley, but they will pull those out and do a separate text amendment so we can talk about it more and get more clear direction.

Council Member Brekhus stated she did not realize that the cleanup Clarion talked to us about doing two years ago drove in these large policy considerations without the background direction. She confirmed that her motion would encompass pulling those out for a separate discussion and direction.

City Manager Thornley stated for clarity's sake all of the goals expressed by Council Member Brekhus can be achieved almost simply by running these text amendments in parallel. The 400 items of cleanup and the housing policy questions that we have gone over here today. A very simple motion that says pull these out, continue with the process, and then we come back for the broader discussion as to whether or not you wish to move forward with some or all of these considerations is the direction we are hearing.

Council Member Reese stated that Council Member Brekhus added a couple of nuanced things in there including the issue about the planning process.

Council Member Brekhus stated the direction to staff is specific. Work on the cleanup and if there are technical things in there related to policy setting, pull them out. It is kind of problematic because it is out for a review draft with

public meetings set so that will be operationally something to deal with. Also, staff is going to run that data to let us know where our best bang for the buck is going to be on your resources, and then sketch out a neighborhood planning program to bring to Council. She asked that this not come through in memo form but in a discussion here in a transparent manner.

Council Member Duerr stated that as the seconder, she supports current motion. It gives more clarity than what was suggested by City Manager Thornley. It gives us some key information that will really help Council make a decision when it comes back instead of it being vague and unclear.

Ms. Fuss stated she understands and will put it together and come back and keep moving with the zoning code cleanup so that will not slow the process down. We will add a new process to talk about housing and that will run parallel.

Council Member Reese asked for confirmation from Legal Counsel that the neighborhood planning program is within the purview of the open meeting law to discuss.

Karl Hall, City Attorney, stated that in light of the fact that we are bringing it back, it is fine to make that motion.

It was moved by Jennyy Brekhus, seconded by Naomi Duerr, to direct staff upon the conclusion of their scheduled public input meetings for the Title 18 cleanup, to compile the input that they have received and bring forward to Council any modifications to their review draft that they are putting into an adoption draft that will go through the Planning Commission and the City Council. With that they need to highlight any housing specific policies, like the AB213. Staff needs to examine all apartment permitting since the Code adoption and let Council know how many went by right and how many went through Planning Commission entitlement, and if they went through Planning Commission entitlement, what those triggers were. That lets us know if our focus at this point needs to be these density bonuses or the affordable versus non-affordable. Then with that informational review, staff returns to Council and asks us what we want to prioritize as their next steps among Mr. Phillips' recommendations. And then staff needs to return to Council with the outline of a neighborhood planning program prior to budget discussions.

<b>RESULT:</b>	Pass [6 TO 0]
<b>MOVER:</b>	Jennyy Brekhus,
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Reese, Brekhus, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Hillary Schieve

B.3 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Presentation and potential direction to staff regarding

initiation of amendments to Title 18 of Reno Municipal Code pertaining to accessory structures and accessory dwelling units.

Recess at 2:10 p.m.

Reconvened at 2:34 p.m. with Mayor Schieve and Council Member Ebert absent.

COUNCIL MEMBER EBERT PRESENT AT 2:35 PM

Live Public Comment:

Jeffrey Loftin

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0 in favor, 1 in opposition, 0 concerned from the following individual(s):

Paul Juhnke

Grace Mackedon, City of Reno Senior Management Analyst Development Services, gave the staff presentation and received feedback from Council.

Council Member Brekhus suggested there be allowance for subdivision, owner occupancy not required, allow in as many zoning districts as possible, explore overriding CC&Rs. She also stated this Council needs to stand up a dedicated parking program for all areas.

Council Member Duerr suggested accessory dwelling units (ADU) should have fairly tight regulations, rental of ADUs possibly allowed in the future, and neighborhood input is needed. She does not agree that they should trump CC&Rs at this point.

Motion:

Council Member Duerr made a motion to initiate an amendment to Title 18 which would allow construction of accessory dwelling units in certain zoning districts and certain neighborhoods and with specific design standards. The motion was seconded by Council Member Martinez.

Discussion on the motion:

Council Member Duerr explained why she included in certain neighborhoods in the motion and stated we have to go neighborhood by neighborhood.

There was discussion between Council Member Brekhus and Council Member

Duerr regarding how it would be determined which certain neighborhoods ADUs would be allowed in and what the process would be for getting neighborhood input.

Council Member Brekhus discussed the need for specific direction and a process understood to all, as well as legal analysis. She stated she is hung up on “certain neighborhoods” because it sounds exclusionary.

Council Member Ebert stated she has similar questions on determining what neighborhoods they would be allowed in and what that process would look like.

Ms. Mackedon suggested starting the neighborhood outreach with the NABs and expanding outward from there creating a map or list of areas that would be impacted and get input from those areas as well.

Council Member Reese asked staff if they understand the direction in the motion.

Ms. Mackedon stated yes. We will go and do outreach to different neighborhoods, different areas in the city, get feedback, and come back to Council.

Council Member Reese stated the hard part is that neighborhoods is a very fungible term. He stated that he likes the idea of starting at the NABs and seeing where that gets you. He asked Council Member Duerr is she had any final comments before voting on the motion.

Council Member Duerr stated if we leave the motion with just certain zoning districts, she does not think that goes far enough. She asked for input from staff.

Ms. Mackedon stated this is the first step in the process. The concern with public outreach is arbitrarily carving out certain areas around the city because they were the ones that showed up to these meetings. It is important to do the research and see which neighborhoods have the lot sizes that would even accommodate an ADU and then target those areas with outreach. That is why we use zoning districts because they take into account the size and density of lots. She explained for Council Member Duerr that single-family zoning districts have minimum lot sizes and they can use that information to help target the outreach.

Council Member Duerr asked what if I said in certain zoning districts in certain parameters with specific design standards.

Council Member Reese stated a motion and second have been made and he asked Council Member Duerr if she is proposing a different motion.

Council Member Duerr stated no.

Motion carried.

Council Member Brekhus explained why she voted no and stated we should bring the 2016 ordinance forward and use that as a starting place to set the parameters we want.

It was moved by Naomi Duerr, seconded by Miguel Martinez, to initiate an amendment to Title 18 which would allow construction of accessory dwelling units in certain zoning districts and certain neighborhoods and with specific design standards.

<b>RESULT:</b>	Pass [5 TO 1]
<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	Hillary Schieve

- B.4 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution of the Reno City Council to sunset the 1,000 Homes in 120 Days program (Resolution No. 8729); together with matters which pertain to or are necessarily connected therewith.

This item was removed from the agenda.

### City Manager's Office

- B.5 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Housing overview presentation and discussion (For Information Only)

This item was heard immediately following Item A.4.

Monica Kirsch, City of Reno Housing & Neighborhood Development Manager, gave the staff Housing Overview presentation.

Dan Morgan, NV Builders Association, presented information on housing at Mayor Schieve's request.

COUNCIL MEMBER BREKHUS PRESENT AT 10:57 AM

- B.6 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Presentation, discussion and potential direction regarding the Affordable Housing Sewer Connection Fee Subsidy program and funding from the sewer enterprise fund.

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve staff recommendation.

<b>RESULT:</b>	Pass [6 TO 0]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Reese, Brekhus, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Hillary Schieve

John Flansberg, City of Reno Regional Infrastructure Administrator, presented the staff report and answered questions from Council regarding details of the proposed program.

Elaine Wiseman, City of Reno Housing and Neighborhood Development Management Analyst, answered questions from Council Member Brekhus regarding her review of subsidized developers' proformas. She explained we are in a different market than we were a couple of years ago with rising costs. What she has seen in the last application round is that this is helping those developers get to the affordability threshold where they did not need that two years ago.

Council Member Duerr expressed support with two caveats. In exchange for the sewer fee waiver, they should commit to keeping affordable housing as long as possible, at least 20 years but preferably 30 years. Second, she expressed concern regarding affordable housing rent going up because they can float with the AMI and she asked for a focus on rent restrictions.

Monica Kirsch, City of Reno Housing and Neighborhood Development Housing Manager, explained for Council Member Duerr that this particular tool is set up through NRS with a 20 year deed restriction. Per other funding sources, projects are deed restricted for 30 plus years.

Susan Ball-Rothe, Deputy City Attorney, confirmed for Council Member Duerr that they can amend the ordinance from 20 to 30 years.

Discussion on the motion:

Council Member Duerr stated that when this comes back she will be looking for some of the policy suggestions she has made to be incorporated.

- B.7 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Review, discussion, and potential approval for staff to negotiate a contract with the Community Foundation of Northern Nevada to manage the City of Reno's Affordable Housing Charitable Donation Fund.

This item was continued to a future meeting.

**C Mayor and Council**

C.1 City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

Council Member Brekhus asked when Agenda Items B.4 and B.7 will come back on a Council agenda.

The Assistant City Manager stated they will be on next week’s agenda.

**D Public Comment (This item is for either public comment on any action item or for any general public comment.)**

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4 in favor, 2 in opposition, 2 concerned from the following individual(s):

- Amanda Vaskov, Nevada Housing Coalition
- Judy Covert
- Linda Mitchell
- Eric Novak, Praxis Consulting Group
- Judy Coulter
- Jeff Long
- Art Rangel
- Anonymous

Live Public Comment:

Dora Martinez (zoom)

**E Adjournment (For Possible Action)**

It was moved by Kathleen Taylor, seconded by Miguel Martinez, to adjourn.

<b>RESULT:</b>	Pass [6 TO 0]
<b>MOVER:</b>	Kathleen Taylor, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Reese, Brekhus, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Hillary Schieve

The meeting was adjourned at 3:30 p.m.