

5-8-2024 - Reno City Council Meeting - Item # D.1 Title 18 Affordable Housing Initiatives											
Written or Voicemail	Name	On Behalf Of	Ward	Email Address	Phone Number	Address	Support	Oppose	Concerned	Total	Date
							10	21	15	46	
Written	Connie Swanson			<a href="mailto:cons swanson@aol.com">cons swanson@aol.com</a>					1		Sat 5/4/2024 9:57 AM
Written	Karen Porter Valle		Ward 1			643 St Lawrence Ave Reno NV 89509		1			Sat 5/4/2024 11:43 AM
Written	John A. White Jr.			<a href="mailto:john@lawquest.com">john@lawquest.com</a>	775-322-8000	205 Southridge Drive Reno, NV 89509			1		Sun 5/5/2024 6:55 PM
Written	Justin Haghighi		Unincorporated Washoe County	<a href="mailto:justin@haghighi.co">justin@haghighi.co</a>	310-970-0000	12790 Fellowship Way	1				Sun 5/5/2024 8:27 PM
Written	Susan Entenman		Ward 3	<a href="mailto:sentenman2012@yahoo.com">sentenman2012@yahoo.com</a>					1		Sun 5/5/2024 9:22 PM
Written	E. Gers			<a href="mailto:latenten2@yahoo.com">latenten2@yahoo.com</a>		Reno, NV 89523			1		Saturday, May 4, 2024 8:59 PM
Written	Anonymous			<a href="mailto:d.luscav@yahoo.com">d.luscav@yahoo.com</a>					1		Sunday, May 5, 2024 12:07 AM
Written	Bruce Cowee			<a href="mailto:b2acowee@aol.com">b2acowee@aol.com</a>		6510 Mahogany Ridge Drive Reno 89523		1			Sunday, May 5, 2024 7:42 AM
Written	Mary Lee			<a href="mailto:dragonmommy1234@icloud.com">dragonmommy1234@icloud.com</a>				1			Sunday, May 5, 2024 8:37 AM
Written	Dori Goldman			<a href="mailto:shpilkas@icloud.com">shpilkas@icloud.com</a>				1			Sunday, May 5, 2024 9:13 AM
Written	Diane Young McCormack			<a href="mailto:spirit@telis.net">spirit@telis.net</a>	530-559-9600	700 California Avenue Reno, NV 89509		1			Mon 5/6/2024 8:08 AM
Written	Katherine Oakley		Ward 5	<a href="mailto:snokat.rose@gmail.com">snokat.rose@gmail.com</a>		2710 Apollo Way	1				Mon 5/6/2024 9:12 AM
Written	Diane McCormack			<a href="mailto:spirit@telis.org">spirit@telis.org</a>	530-559-9600	700 California Avenue		0			Monday, May 6, 2024 7:22 AM
Written	Roberta Decker			<a href="mailto:rmdecker44@gmail.com">rmdecker44@gmail.com</a>					1		Monday, May 6, 2024 8:28 AM
Written	Kris Engstrom			<a href="mailto:khallengstrom58@gmail.com">khallengstrom58@gmail.com</a>				1			Sunday, May 5, 2024 6:44 PM
Written	Cindi Chandler			<a href="mailto:cindicha@msn.com">cindicha@msn.com</a>				1			Sunday, May 5, 2024 10:24 AM
Written	Kristie Essa			<a href="mailto:krisessa@gmail.com">krisessa@gmail.com</a>				1			Sunday, May 5, 2024 3:24 PM
Written	Jean Johnson			<a href="mailto:possegirl@rapiddog.net">possegirl@rapiddog.net</a>		2295 Putnam Dr Reno 89503			1		Sunday, May 5, 2024 3:29 PM
Written	April Barker			<a href="mailto:a_barker_2@yahoo.com">a_barker_2@yahoo.com</a>				1			Monday, May 6, 2024 5:39 AM
Written	Jeff Lage			<a href="mailto:jefflage@hotmail.com">jefflage@hotmail.com</a>				1			Monday, May 6, 2024 8:17 AM
Written	Laura LaMere			<a href="mailto:smellandjack@yahoo.com">smellandjack@yahoo.com</a>					1		Monday, May 6, 2024 11:23 AM
Written	Carmen Gage			<a href="mailto:carmen.gage@gmail.com">carmen.gage@gmail.com</a>				1			Mon 5/6/2024 12:55 PM
Written	Margo Piscevich			<a href="mailto:margo.pliscevich@gmail.com">margo.pliscevich@gmail.com</a>	775-825-4108	3745 Falcon Way Reno, Nevada 89509			1		Mon 5/6/2024 10:57 PM
Written	Roslyn Zimmerman			<a href="mailto:renoroz@nvbell.net">renoroz@nvbell.net</a>				1			Tue 5/7/2024 7:20 AM
Written	Catherine Burns			<a href="mailto:nostatic8@gmail.com">nostatic8@gmail.com</a>				1			Tuesday, May 7, 2024 6:27 AM
Written	Jennifer Lee			<a href="mailto:jleetahoe1@gmail.com">jleetahoe1@gmail.com</a>				1			Tuesday, May 7, 2024 5:43 AM
Written	Beth Dory			<a href="mailto:kevindory@hotmail.com">kevindory@hotmail.com</a>					1		Monday, May 6, 2024 9:10 PM
Written	Marshall Drake			<a href="mailto:mklmjdrake@gmail.com">mklmjdrake@gmail.com</a>				1			Monday, May 6, 2024 8:57 PM
Written	Maia Johnson			<a href="mailto:maia@tsundoku.ne.jp">maia@tsundoku.ne.jp</a>			1				Tuesday, May 7, 2024 at 2:10 PM
Written	Maia Johnson			<a href="mailto:maia@tsundoku.ne.jp">maia@tsundoku.ne.jp</a>			0				Tuesday, May 7, 2024 at 2:07 PM
Written	William Mantle			<a href="mailto:Mantleward6@gmail.com">Mantleward6@gmail.com</a>			1				Tuesday, May 7, 2024 at 2:25 PM
Written	Tom Tate			<a href="mailto:misc@tatedesign.com">misc@tatedesign.com</a>				1			Tuesday, May 7, 2024 at 12:35 PM
Written	Thomas Albright	Truckee Meadows Bicycle Alliance	Ward 1	<a href="mailto:tpalbright@gmail.com">tpalbright@gmail.com</a>	775-857-8639	2725 Solari Dr	1				Tue 5/7/2024 9:05 AM
Written	Ky Plaskon		Ward 1	<a href="mailto:Kyplaskon@gmail.com">Kyplaskon@gmail.com</a>	775-287-0302	702 Hunter Lake Dr	1				Tue 5/7/2024 9:11 AM
Written	Cayman Levonian			<a href="mailto:Cayman.p.levonian@gmail.com">Cayman.p.levonian@gmail.com</a>			1				Tue 5/7/2024 9:30 AM
Written	Leah Sanders			<a href="mailto:leah.sanders14@gmail.com">leah.sanders14@gmail.com</a>		1880 Coleman Dr., Reno			1		Tue 5/7/2024 1:46 PM
Written	Wynn Hessler		Ward 1	<a href="mailto:wynnhessler@gmail.com">wynnhessler@gmail.com</a>	775-412-7714	237 Clay St	1				Tue 5/7/2024 9:46 AM
Written	Dane Hillyard	Greenstreet Development Inc.	Ward 1	<a href="mailto:daneo@me.com">daneo@me.com</a>	775-745-3950	9050 Prototype Ct. Reno NV 89521	1				Tue 5/7/2024 10:08 AM
Written	Sally Tate			<a href="mailto:saltate@gmail.com">saltate@gmail.com</a>				1			Tuesday, May 7, 2024 9:55 AM
Written	Damien Cole			<a href="mailto:cole461@gmail.com">cole461@gmail.com</a>	775-301-0774	17 S Virginia Street			1		Tue 5/7/2024 2:47 PM
Written	Kathryn Landreth			<a href="mailto:kelandreth@gmail.com">kelandreth@gmail.com</a>				1			Tue 5/7/2024 11:28 AM
Written	Douglas Erwin			<a href="mailto:erwin@edawn.org">erwin@edawn.org</a>					1		Tue 5/7/2024 1:53 PM
Written	Zoey Bray			<a href="mailto:zoebravart@gmail.com">zoebravart@gmail.com</a>			1				Tue 5/7/2024 3:00 PM
Written	Michael Brussio			<a href="mailto:mbbussio@gmail.com">mbbussio@gmail.com</a>		625 Skyline Blvd			1		Wednesday, May 1, 2024 4:39:55 PM
Written	Anita Morales			<a href="mailto:morales775nv@gmail.com">morales775nv@gmail.com</a>		1145 Dartmouth Drive, Reno 89509		1			Tuesday, May 7, 2024 3:11 PM
Written	Robbin Palmer		Unincorporated Washoe County	<a href="mailto:rpalmer@nnps.reno.nv.us">rpalmer@nnps.reno.nv.us</a>	775-853-8572	4430 Fairview Road, Reno 89511			1		Tue 5/7/2024 3:52 PM
Written	Sandy Shaff		Ward 2	<a href="mailto:sanshaff@sbcglobal.net">sanshaff@sbcglobal.net</a>	775-525-0656	4300 Swanson Ln, Reno, NV 89509		1			Tue 5/7/2024 3:57 PM
Written	Rose Mary Bucher Clune			<a href="mailto:rrickhalo@aol.com">rrickhalo@aol.com</a>				1			Tue 5/7/2024 3:59 PM

## Fw: Item D1

Jennifer Gutierrez <GutierrezJ@reno.gov>

Mon 5/6/2024 7:47 AM

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

Cc: City Clerk <CityClerk@reno.gov>

Forwarding to public comment



### Jennifer Gutierrez

(She/Her/Hers)

*Office Assistant II*

City Clerk's Office

City Clerk (775) 334-2030

Cashiering: (775) 334-2032

Parking Services: (775) 334-2293

Public Records: (775) 334-3932

Gutierrezj@Reno.Gov

1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | Connect with us:     

---

**From:** D Lus cav <d.luscav@yahoo.com>

**Sent:** Sunday, May 5, 2024 12:07 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Item D1

Do not change the definition of single family resident

[Yahoo Mail: Search, Organize, Conquer](#)

**Fw: Item D1**

Jennifer Gutierrez <GutierrezJ@reno.gov>

Mon 5/6/2024 7:48 AM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarding to public comment



**Jennifer Gutierrez**

(She/Her/Hers)

*Office Assistant II*

City Clerk's Office

City Clerk (775) 334-2030

Cashiering: (775) 334-2032

Parking Services: (775) 334-2293

Public Records: (775) 334-3932

Gutierrezj@Reno.Gov

1 E. First St., Reno, NV 89501

[Reno.Gov](#) | **Connect with us:**     

---

**From:** BRUCE COWEE <b2acowee@aol.com>

**Sent:** Sunday, May 5, 2024 7:42 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Item D1

SF zoning means SF zoning. I urge you not to make zoning changes that will change the face of Reno.

Thank you,  
Bruce Cowee  
6510 Mahogany Ridge Drive  
Reno 89523

Sent from my iPhone

## Case No. TXT24-00001 (Title 18 Affordable Housing Initiatives)

Carmen Gage <carmen.gage@gmail.com>

Mon 5/6/2024 12:55 PM

To: Devon Reese <reeseD@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Public Comment - CC <PublicComment@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Naomi Duerr <DuerrN@reno.gov>

Mayor Schieve and all members of the Reno City Council,

I am in opposition to the recommendations of the Reno Planning Commission which state the following:

- Allowing buildings to increase by two stories if the project meets affordability requirements.
- Allowing for duplex, triplex, and fourplex development in all single family zoning districts (SF3, SF5, SF8 and SF11).
- Removing requirements for minor and major deviations to setbacks if the project meets affordability requirements.
- Removing minimum parking requirements if the project meets affordability requirements.

Furthermore, I call your attention to the Questions and Comments section, question 1.

Question: Do any of these text amendments upzone or change zoning on any properties?

Answer: No, the proposed changes will have no impact on anyone's zoning designation, nor will these changes modify anyone's zoning.

This is not being transparent and is a backdoor way to densification. Allowed uses don't count against density on all zoning, consequently it is up-zoning. In conclusion, until this upzoning is transparent, it should not even be considered much less allowed.

Respectfully submitted,

Carmen and Lewis Gage

## Fw: Item D1 on the upcoming agenda

Katelyn Scarlett <ScarlettK@reno.gov>

Mon 5/6/2024 10:18 AM

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

Cc: City Clerk <CityClerk@reno.gov>

Forwarding to Public Comment.

**\*\*\*My name and email have recently been changed. Please delete and/or update all saved contact information related to Kraiprai or [kraipraik@reno.gov](mailto:kraipraik@reno.gov).**

**Katelyn Scarlett (Kraiprai)**

(She/Her/Hers)

*Records System Manager*

City Clerk's Office - Record Management

775-348-6916 (o) or 775-531-7218 (c)

Records Main Line: 775-348-3932 (o)

[scarlettk@reno.gov](mailto:scarlettk@reno.gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | **Connect with us:**



---

**From:** CINDI CHANDLER <cindicha@msn.com>

**Sent:** Sunday, May 5, 2024 10:24 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Item D1 on the upcoming agenda

I STRONGLY OPPOSE the rezoning of residential single home areas to allow duplexes or ANY MULTI-FAMILY UNITS in our neighborhoods. We purchased our single family homes for a reason. Dayton has built duplexes in a gated community among single family homes and that section of the community LOOKS LIKE RENTALS, which BRINGS DOWN THE VALUE OF THE OTHER SINGLE FAMILY HOMES- just ask any realtor.

STOP DESTROYING WHAT IS ALREADY HERE. IF YOU WANT TO BUILD MULTI-UNIT HOMES, THEN REZONE AREAS THAT ARE NOT ALREADY ESTABLISHED. STOP THIS INSANITY AND GIVING DEVELOPERS FREE REIGN TO DESTROY OUR COMMUNITIES JUST BECAUSE YOU SAY YOU HAVE TO ADHERE TO THE NEW LAW. I READ THE LAW AND YOU DO NOT HAVE TO DO THIS.

Infill does NOT mean destroy or devalue what is already established. WE don't have to follow other cities just because "everyone else is doing it." That doesn't make it right. DARE TO BE DIFFERENT AND KEEP RENO A SPECIAL PLACE THAT DOES NOT LOOK LIKE LAS VEGAS AND DEFINITELY NOT CALIFORNIA. LEARN FROM CALIFORNIA'S MAJOR MISTAKES OR WE WILL QUICKLY BECOME EAST CALIFORNIA.

Sent from [Mail](#) for Windows

## Zoning Changes

AOL MAIL <conswanson@aol.com>

Sat 5/4/2024 9:57 AM

To:Hillary Schieve <SchieveH@reno.gov>;Jenny Brekhus <BrekhusJ@reno.gov>;durerrn@reno.gov <durerrn@reno.gov>;Miguel Martinez <MartinezMi@reno.gov>;Meghan Ebert <EbertM@reno.gov>;Kathleen Taylor <TaylorK@reno.gov>;Devon Reese <reesed@reno.gov>;Public Comment - CC <PublicComment@reno.gov>

This is just irresponsible! There should be no two or fourplex residences in a single home area. The fact that there will be no parking rules in this is insane. Parking in single home neighborhoods is bad enough without overbuilding in that area with no restrictions on parking.

PLEASE do not pass this!!

Thank You

Connie Swanson

## RE: Public Comment Received - 2024-05-08 PC Meeting - D1

Jim Umbach <UmbachJ@reno.gov>

Mon 5/6/2024 9:32 AM

To: Mikki Huntsman <HuntsmanM@reno.gov>; City Clerk <CityClerk@reno.gov>; Public Comment - CC  
<PublicComment@reno.gov>

Will do.

---

**From:** Mikki Huntsman <HuntsmanM@reno.gov>

**Sent:** Monday, May 6, 2024 9:32 AM

**To:** Jim Umbach <UmbachJ@reno.gov>; City Clerk <CityClerk@reno.gov>; Public Comment - CC  
<PublicComment@reno.gov>

**Subject:** Re: Public Comment Received - 2024-05-08 PC Meeting - D1

Hi Jim,

In the future, please forward these comments to [Publiccomment@reno.gov](mailto:Publiccomment@reno.gov).

Thank you!

Take care,

**Mikki Huntsman**

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



*City Clerk*

City Clerk's Office

775-334-2030 (o) or 775-399-4741 (c)

[Huntsmanm@Reno.Gov](mailto:Huntsmanm@Reno.Gov)

1 E. First St., Reno, NV 89505

[Reno.Gov](http://Reno.Gov) | Connect with us: [f](#) [t](#) [@](#) [in](#) [d](#)



**From:** Jim Umbach <[UmbachJ@reno.gov](mailto:UmbachJ@reno.gov)>  
**Sent:** Monday, May 6, 2024 9:23 AM  
**To:** City Clerk <[CityClerk@reno.gov](mailto:CityClerk@reno.gov)>  
**Subject:** FW: Public Comment Received - 2024-05-08 PC Meeting - D1

---

**From:** Jim Umbach  
**Sent:** Monday, May 6, 2024 7:29 AM  
**To:** Carter Williams <[WilliamsCa@reno.gov](mailto:WilliamsCa@reno.gov)>  
**Cc:** Planning Tech <[PlanningTech@reno.gov](mailto:PlanningTech@reno.gov)>  
**Subject:** RE: Public Comment Received - 2024-05-08 PC Meeting - D1

Hi Carter,

We'll log this as General Public Comment for PC. (No PC meeting on May 8—CC hearing the housing initiatives text amendment that day though.)

Thanks!

Jim

---

**From:** Carter Williams <[WilliamsCa@reno.gov](mailto:WilliamsCa@reno.gov)>  
**Sent:** Monday, May 6, 2024 7:22 AM  
**To:** Reno Planning Commission <[RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov)>  
**Subject:** Public Comment Received - 2024-05-08 PC Meeting - D1

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

**Planning Commission Meeting Date:** 2024-05-08

**Agenda Item or Case Number:** D1

**Comments:**

Please do not allow blade of grass left in Reno to be covered with more apartments...namely duplexes and four plexus. We do not need more apartment units...Reno already had a blight of unrented apartments. Thank you.

**Email Address:** [Spirit@telis.org](mailto:Spirit@telis.org)

**Phone Number:** 530-559-9600

**Address:** 700 California Avenue

**Name of Commentor:** Diane McCormack

*This comment was submitted on behalf of: (self if blank)*

*Submitted:* 5/6/2024 2:21:32 PM

**To: Reno City Council**

spirit <spirit@telis.net>

Mon 5/6/2024 8:08 AM

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

Cc:Diane Young McCormack <spirit@telis.org>

Good morning,

I am writing to urge you to vote NO on the "cleanup" of the City Zoning Code, Title 18 - City of Reno Land Development Code, which is listed as AGENDA ITEM #D1.

Under the vague plead that we need more affordable housing, we know that this "cleanup" is NOT the answer. Reno citizens saw this as more and motels were torn down to make way for the Neon District, the Jacob's Development that promised a portion of their development on almost 100 parcels, would be developed as "Affordable Housing." What a joke! I attended a part council meeting and voiced my opinion on that agenda item.

I moved to Reno in 2008, and the amount of development in the past 16 years is mind-blowing. Development has changed the landscapes around the once sweet town of Verdi, the area down from Home Depot on McCarran, the area around Longley, the areas on both sides of Mount Rose, on and on...which include many high apartment buildings and houses.

Do you really want to see our beautiful town to be covered with more and more cement? I do NOT.

PLEASE DO NOT ALLOW 2 PLEXES, 3 PLEXES AND 4 PLEXES TO BE DEVELOPED ON SINGLE FAMILY ZONED SF3 AND SF5.

VOTE NO.

Thank you for adding my opposition.

Diane Young McCormack  
700 California Avenue  
Reno, NV 89509  
530-559-9600  
Spirit@telis.org

## Fw: Item D1 May 7 meeting. Zoning changes to the "old" neighborhoods

Jennifer Gutierrez <GutierrezJ@reno.gov>

Mon 5/6/2024 7:48 AM

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

Cc: City Clerk <CityClerk@reno.gov>

Forwarding to public comment



### Jennifer Gutierrez

(She/Her/Hers)

Office Assistant II

City Clerk's Office

City Clerk (775) 334-2030

Cashiering: (775) 334-2032

Parking Services: (775) 334-2293

Public Records: (775) 334-3932

[Gutierrezj@Reno.Gov](mailto:Gutierrezj@Reno.Gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | Connect with us: [!\[\]\(c1168d6a8b365d11e842ece304635fa7\_img.jpg\)](#) [!\[\]\(821e2adbc4e694c5a65f45cf90787bff\_img.jpg\)](#) [!\[\]\(a379c93c259bb90edf5293abf22f698d\_img.jpg\)](#) [!\[\]\(f27aa16edf0262e8c20cc3e88e6863e7\_img.jpg\)](#) [!\[\]\(bce1d958053cefcbbc37316797068065\_img.jpg\)](#)

---

**From:** Dori Goldman <shpilkas@icloud.com>

**Sent:** Sunday, May 5, 2024 9:13 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Re: Item D1 May 7 meeting. Zoning changes to the "old" neighborhoods

I would like to add my voice in opposition to any zoning changes to allow for up to 4-plexes on SF dwelling units. We have seen an increase in traffic, parking, and dangerous "alley driving" in the Newlands Subdivision - all due to increased building of additional units.

Thank you for your attention.

Dori Goldman

Sent from my iPad

**Fw: ITEM D1 before 4 pm Tuesday May 7th**

Jennifer Gutierrez <GutierrezJ@reno.gov>

Mon 5/6/2024 7:47 AM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarding to public comment



**Jennifer Gutierrez**

(She/Her/Hers)

*Office Assistant II*

City Clerk's Office

City Clerk (775) 334-2030

Cashiering: (775) 334-2032

Parking Services: (775) 334-2293

Public Records: (775) 334-3932

Gutierrezj@Reno.Gov

1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | Connect with us:     

---

**From:** latenten <latentent2@yahoo.com>

**Sent:** Saturday, May 4, 2024 8:59 PM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** ITEM D1 before 4 pm Tuesday May 7th

Hello,

SF zoning means Single Family zoning! These changes are too consequential to be voted in so quickly. Passing them will leave an impact FOREVER on our beautiful city!! Thank you,

E Gers

Reno, NV 89523

## Fw: Item D1 of Tues, May 7th meeting

Katelyn Scarlett <ScarlettK@reno.gov>

Mon 5/6/2024 10:19 AM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarding to Public Comment.

**\*\*\*My name and email have recently been changed. Please delete and/or update all saved contact information related to Kraiprai or [kraipraik@reno.gov](mailto:kraipraik@reno.gov).**

**Katelyn Scarlett (Kraiprai)**

(She/Her/Hers)

*Records System Manager*

City Clerk's Office - Record Management

775-348-6916 (o) or 775-531-7218 (c)

Records Main Line: 775-348-3932 (o)

[scarlettk@reno.gov](mailto:scarlettk@reno.gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](https://www.reno.gov) | **Connect with us:**



---

**From:** possegirl rapiddog.net <possegirl@rapiddog.net>

**Sent:** Sunday, May 5, 2024 3:29 PM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Item D1 of Tues, May 7th meeting

I will be out of town for this scheduled meeting but I would like for this email to represent my thoughts on the of upzoning in Reno. I have many grave concerns. We own a home in the old NW and our neighborhood will likely be effected by the building of duplex, four-plex, and storied buildings.

1. Parking is already a problem in neighborhoods with many rental homes. So many people must live in one home that result in several cars on the street. I have witnessed street parked vehicles being totaled by hit and run drivers, including my daughter's and the person next door. The street parking is also impacted by snow

plows. There has been no mention of requiring these new builds to have off-street parking.

2. I have been told that young people don't want cars these days. That may work in larger cities, but not here for most employment, etc.
3. Traffic down Putnam is already like a major artery at many times of day. It will worsen with WSD's plan to roll all the small elementary schools into one on Kings's Row. Additional traffic here will put school kids at risk.
4. Our property values will be shredded. For many of us, our homes are all we have as investments. We do not have HOA's to protect us from noise, traffic, and other intrusions.
5. What is to stop developers from making cash offers on homes in the area and building whatever they please on these properties, causing congestion and blocking views?
6. Those of you in HOA's making decisions for those of us without is not what we expect from our city leaders.
7. Decisions like these will effect the city forever. Haste and quietly pushing things through give your constituents a lack of confidence in leadership. Please take the time that is necessary to look into alternatives. There are so many abandoned spaces downtown that need to be refreshed.

It is my hope that my thoughts will be considered. I know I am not alone in this thinking.

Jean Johnson  
2295 Putnam Dr  
Reno 89503

Jean Johnson

## Fw: Item D1

Katelyn Scarlett <ScarlettK@reno.gov>

Mon 5/6/2024 10:21 AM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarding to Public Comment.

**\*\*\*My name and email have recently been changed. Please delete and/or update all saved contact information related to Kraiprai or [kraipraik@reno.gov](mailto:kraipraik@reno.gov).**



**Katelyn Scarlett (Kraiprai)**

(She/Her/Hers)

*Records System Manager*

City Clerk's Office - Record Management

775-348-6916 (o) or 775-531-7218 (c)

Records Main Line: 775-348-3932 (o)

[scarlettk@reno.gov](mailto:scarlettk@reno.gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | **Connect with us:**



---

**From:** jeff lage <jefflage@hotmail.com>

**Sent:** Monday, May 6, 2024 8:17 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Item D1

Dear city members.

Don't change Our zoning laws! The impact to our quit neighborhoods will be changed for ever. As a long term resident (SF zoning means SF zoning). We don't have room on the streets for any more cars and our water and sewer has been engineered for SF homes.

We have already over built the area for current infrastructure and are 20 years behind on that.

Regards

Sent from my iPad



## Re: Proposed Housing Initiatives, Item D.1. on May 8, 2024 agenda

John White <john@lawquest.com>

Sun 5/5/2024 6:55 PM

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

Cc:The Barber Brief

<reply+2dxt5&m4tdq&1acb37331e95210339605ebc014ecb19b76d9230ee0a9ee968cad49218fe6614@mg1.substack.com>

Dear Mayor and Council,

I am in favor of responsible growth but generally agree with the concerns expressed by Alicia Barber in her May 5, 2024 "The Barber Brief". (The Barber Brief <thebarberbrief@substack.com>.

The Planning Commission, largely supported by staff, is proposing significant changes to our zoning codes. These changes could radically change Reno and its hard-earned national reputation as a great place to live. I suspect that most of the proposed changes would make Reno a less desirable place to live.

We should be very reluctant to make ANY significant changes. The Planning Commission's suggested changes, including the proposed upscale zoning changes, are so massive that they should probably be first put to a vote of the people by referendum. Or, if not, limited to small sections of the city so we can see how they work out.

Thanks for listening.

John A. White, Jr.,  
205 Southridge Drive  
Reno, NV 89509  
775-322-8000

On Sunday, May 5, 2024 4:56:01 PM PDT The Barber Brief wrote:

- > View this post on the web at
- > <https://thebarberbrief.substack.com/p/proposed-housing-initiatives-back>
- >
- > Happy Cinco de Mayo! Please take a moment to educate yourself about this
- > popular but often misunderstood holiday [
- > [https://substack.com/redirect/3e405b04-85ef-47bb-8fc2-a036129856ec?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/3e405b04-85ef-47bb-8fc2-a036129856ec?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] and then let's
- > jump right in. Next week's calendar of Current and Upcoming Meetings can be
- > found here [
- > [https://substack.com/redirect/51101b37-902e-4c02-9409-68e1b1cc9872?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/51101b37-902e-4c02-9409-68e1b1cc9872?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. In addition to
- > City Council (5/8), they include meetings of the Reno City Charter
- > Committee (5/6); Ward 3 NAB (5/7); Financial Advisory Board (5/9), and
- > Civil Service Commission (5/9). Click on the meetings page [
- > [https://substack.com/redirect/51101b37-902e-4c02-9409-68e1b1cc9872?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/51101b37-902e-4c02-9409-68e1b1cc9872?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] to access all

> agendas and materials. A Packed City Council Agenda

> City Council meets on Wed., May 8, and you can view that agenda here [

> [https://substack.com/redirect/de62eba7-19fc-4f03-9514-18d4ec892ccd?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/de62eba7-19fc-4f03-9514-18d4ec892ccd?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. As usual, I

> encourage you to browse through it for issues that interest you. Aside from

> the Housing Initiatives item I'll discuss below, here are some others that

> caught my eye: D. 2 - Presentation, discussion, and potential approval of

> trash cans, animal waste receptacles, paint, and wayfinding projects

> identified along the Truckee River Corridor using \$266,000 in ARPA funds.

> Staff Report here [

> [https://substack.com/redirect/b5e5346b-03ae-4053-ad92-937ebb84a5c5?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/b5e5346b-03ae-4053-ad92-937ebb84a5c5?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. D. 3 -

> Presentation, discussion, and potential approval of activation,

> infrastructure, and maintenance at West Street Plaza using \$300,000 in ARPA

> funds. Staff Report here [

> [https://substack.com/redirect/ed084546-c986-4f8a-ba56-4f97b882a78d?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/ed084546-c986-4f8a-ba56-4f97b882a78d?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. D. 5 -

> Presentation, discussion, and potential direction to staff regarding the

> recruitment process to hire a City Manager. Staff Report here [

> [https://substack.com/redirect/9e89eb3a-1358-4808-a725-dc57df2e07bf?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/9e89eb3a-1358-4808-a725-dc57df2e07bf?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. Item D.1 -

> Initiatives to Promote Affordable Housing and Building Density As I

> mentioned last week [

> [https://substack.com/redirect/2cf5bfe5-3657-4285-a8f9-906188dbb764?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/2cf5bfe5-3657-4285-a8f9-906188dbb764?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ], the proposed

> changes to Title 18 (the City's land development code) pertaining to

> housing and affordability initiatives will return at this meeting, under

> item D.1. I feel like this is the big-ticket item this week, because it

> has the potential to impact so many residents, present and future. The

> Staff Report can be viewed here [

> [https://substack.com/redirect/cc3785be-71a8-47b7-8f82-5508477de8dd?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/cc3785be-71a8-47b7-8f82-5508477de8dd?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ], and the

> supplementary materials include the draft (redlined) ordinance; materials

> from the February 7 Planning Commission meeting (Staff Report and Minutes);

> and received public comments. In this meeting, City Council will be

> discussing the rounds of input, presentations, and recommendations that

> have transpired on these topics so far and will likely provide direction to

> City staff to help them formulate language for the ordinances, which would

> then have to come back to City Council twice for formal adoption. Right off

> the bat, I'm skeptical of the many "intensifications" proposed in February

> by the Planning Commission. Those weren't vetted through months of

> discussion with committees or introduced as recommendations from City staff

> or in response to community demand. Rather, they seemed to have been

> introduced out of a general desire on the part of individual commissioners

> to "do more." And in my mind, they could pose more of a detriment than

> benefit. You can read through the Minutes of their February 7 meeting [

> [https://substack.com/redirect/06397a25-2f93-42bb-9ccb-cf8a48a84af7?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/06397a25-2f93-42bb-9ccb-cf8a48a84af7?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] yourself, of

> course, and draw your own conclusions. I have been tracking these

> initiatives since they were first brought to public attention last fall. On

> November 1, 2023, a whole slew of proposed changes were brought forward

> under the umbrella of “Zoning Code Clean-Up.” [

> [https://substack.com/redirect/f64bc3a9-21db-4855-a20f-e7ee558f8844?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/f64bc3a9-21db-4855-a20f-e7ee558f8844?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] Then after some

> Council and resident input, they were separated out into “Zoning Code

> Clean-Up items” on one hand and on the other hand, new initiatives related

> to housing. A potential ordinance governing Accessory Dwelling Units (ADUs)

> was proposed separately. But the City has continued to group together the

> proposed initiatives to promote more affordable housing and to promote

> higher density housing. And I think that may have been a mistake. Why?

> Because these are very different types of initiatives intended to produce

> different outcomes to benefit very different groups of people. The City

> even acknowledges this. On the Q&A page for these initiatives [

> [https://substack.com/redirect/b88411ff-1e8c-47be-96f4-0a3916415857?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/b88411ff-1e8c-47be-96f4-0a3916415857?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] (which is still

> called “Zoning Code Clean-Up” although most of these initiatives are new)

> is the question, Why is the city making changes to the Zoning Code that are

> specific to affordable housing projects? And the answer (below) is that the

> Affordable Housing initiatives specifically were spurred by the 2023

> passage of a bill by the Nevada Assembly, but the others were not:

> “Separate from the affordable housing changes, the city is also looking for

> opportunities to increase the housing supply and to provide different

> housing products. This is in response to the broader national housing

> crisis that communities across the country are struggling to address.” I’m

> afraid that continuing to group together the much-needed (and legally

> required) Affordable Housing initiatives with the slew of other more

> questionable, contentious (and optional) initiatives intended to increase

> Reno’s housing supply (at all price points) has done a disservice to

> thorough discussion of each one. So let’s go through them again, starting

> with those Affordable Housing Initiatives. Category #1: Affordable Housing

> Initiatives

> As the City’s website explains, Assembly Bill 213 passed in 2023, requiring

> local jurisdictions to complete a number of tasks by July 1, 2024. You can

> read its text here [

> [https://substack.com/redirect/81e9feab-c58d-4c4a-a9a0-57d04e63cec2?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/81e9feab-c58d-4c4a-a9a0-57d04e63cec2?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. The bill (and

> now law) is exclusively about Affordable Housing, responding to what no one

> can deny is a dire need in our communities. The state’s requirements

> include a great deal of analysis, planning, and reporting, which I assume

> is well underway. These housing initiatives stem from the section requiring

> cities to adopt at least six of twelve listed measures that include the

> following: Selling City-owned land to developers exclusively for affordable

> housing at not more than 10 percent of the appraised value of the land.

> Donating City-owned land to a nonprofit to be used for affordable housing.

> Leasing City-owned land to be used for affordable housing.

> Establishing a trust fund for affordable housing.

> Expediting the approval of plans and specifications relating to maintaining

> and developing affordable housing. Offering density bonuses to encourage

- > the development of affordable housing. Providing direct financial
- > assistance to qualified applicants for the purchase or rental of affordable
- > housing. You can read the rest of them in the bill. I'm not sure precisely
- > how many the City has already adopted (my sense is quite a few, based on
- > past meetings and discussions, but I've never seen that clarified). These
- > new proposed initiatives to be discussed on Wednesday include several
- > introduced in direct response to that bill, as explained on pages 3-4 of
- > the February 7 Planning Commission Staff Report [  
- > [https://substack.com/redirect/542517c2-c138-4b68-b56e-ddf86a065dd6?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/542517c2-c138-4b68-b56e-ddf86a065dd6?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]: Exemption from
- > Entitlement Review (minor conditional use permits, conditional use permits,
- > site plan review, and major site plan review application requirements)
- > Expedited Building Permit Processing
- > Increased Density Bonuses
- > These changes could make a big difference in how quickly Affordable Housing
- > can be built and can undoubtedly help provide housing for those with the
- > fewest resources. As I've stated before, I'm not personally in favor of
- > exempting more projects from public review (by eliminating the conditional
- > use permit requirement) because I think that review can help to improve
- > projects, making them better for their inhabitants and the surrounding
- > environment. But I see the advantage in eliminating such review for
- > Affordable Housing, to reduce costs and get it up and running more quickly.
- > However, these Affordable Housing initiatives comprise just a handful of
- > the initiatives currently being proposed in this lump effort. The rest of
- > these initiatives are dedicated to increasing the overall housing supply,
- > at price points ranging all the way up to market-rate housing—and that's
- > where the need and potential benefit (and for whom) is less
- > straightforward, as City staff admit (there's a lot of acknowledgment that
- > most are likely to have minimal if any impact). So let's look at those
- > other three categories.
- > Categories #2 & 3: Density Bonuses for Market Rate Projects and Allowing
- > Multifamily Projects "By Right" The proposed initiatives in these two
- > arenas basically augment policies that already exist in the code but are
- > not focused on Affordable Housing per se. Density Bonuses
- > A density bonus does not refer to giving anyone a financial bonus. As the
- > City explains, "This bonus allows developers to build more units than would
- > ordinarily be allowed on a site by the underlying zoning." It's a "bonus"
- > of additional units. The City already allows a density bonus for infill
- > projects, both officially "Affordable" up to market rate. The proposed new
- > initiatives in this category include measures that would boost the latter
- > considerably. While the greatest boost is still for the smallest units of
- > under 1,000 square feet in size (increasing the "bonus" from 45% to 80%),
- > this proposal would also raise the bonus for units up to 1,800 square feet
- > (from 15% to 35%). Something to consider is whether providing these
- > incentives for larger (i.e. more expensive) units of housing actually
- > reduces the incentive for developers to build housing at lower price
- > points. That, I hope, will be part of the discussion this week. Allowing
- > more Market Rate Multifamily Projects "By Right"
- > This is discussed on page 5 of the February 7 Planning Commission Staff

> Report [  
 > [https://substack.com/redirect/542517c2-c138-4b68-b56e-ddf86a065dd6?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/542517c2-c138-4b68-b56e-ddf86a065dd6?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ], and I don't  
 > think I need to say much more about it. City staff is proposing that  
 > "Multifamily projects with more than 100 units would still require approval  
 > of a conditional use permit, but no entitlement would be triggered for less  
 > than 100 units." An accompanying chart shows how this change would bring  
 > Reno in alignment with many other jurisdictions in Nevada and elsewhere.  
 > Category #4: "Missing Middle" Development  
 > These last initiatives are clearly inspiring the most impassioned responses,  
 > both from residents who feel the City is proposing unwanted changes to  
 > their neighborhoods and from those who charge those folks with being NIMBYs  
 > (or worse). Before anyone (else) jumps on either of those bandwagons, I'd  
 > like us all to take a deep breath, step back, and think about why the City  
 > proposes ordinance changes in the first place. The Development Code governs  
 > the logistics of land development. If it's working, there's no need to  
 > change it. If it's not working, a change might be warranted. This proposal  
 > specifically targets two single-family-only zoned districts, known as SF-3  
 > and SF-5, and proposes to allow duplexes, triplexes, and fourplexes to be  
 > constructed there, with the approval of a conditional use permit (i.e. a  
 > public hearing by the Planning Commission). City staff state that "This is  
 > a minor change that is not anticipated to have significant impacts on the  
 > housing supply and still allows for the public review process within the  
 > two additional single-family zoning districts" (page 6 of the February 7  
 > Planning Commission Staff Report [  
 > [https://substack.com/redirect/542517c2-c138-4b68-b56e-ddf86a065dd6?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/542517c2-c138-4b68-b56e-ddf86a065dd6?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] ). The argument  
 > here is that enabling higher density development in additional parts of the  
 > city will help to increase the housing supply at all price points. Okay. So  
 > can we get real for a minute?  
 > Reno is and has always been a low-density city. I'm not saying that it  
 > should be; I'm just stating a fact. In seeking out some recent stats, I  
 > came across this 2013 study of population density of U.S. cities [  
 > [https://substack.com/redirect/878ffe38-f185-4389-9f7f-ec3027e2241b?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/878ffe38-f185-4389-9f7f-ec3027e2241b?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. Ten years ago,  
 > Reno had a population density of 2,381 people per square mile. Compare that  
 > to cities like Portland, Oregon (4,795 people per square mile), Salem,  
 > Oregon (3,495); Spokane, Washington (3,645), Fresno, California (4,663), or  
 > Las Vegas (4,660). Another source indicates that Reno's population density  
 > was projected to hit 2,511 by 2023 [  
 > [https://substack.com/redirect/88f41165-2d19-4af2-8027-394abcea5532?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/88f41165-2d19-4af2-8027-394abcea5532?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. Reno is a  
 > low-lying town with a horizontal, suburban-style growth pattern. That  
 > pattern is enabled and perpetuated by housing developments (many built in  
 > the 1970s or later) that are governed by Planned Unit Developments (PUDs)  
 > protecting them from higher density development. In response, the City of  
 > Reno has done a great deal to encourage higher density urban infill. The  
 > current Master Plan and zoning code highly promote higher density inside  
 > the McCarran loop, in particular. In her presentation about these new



> initiatives, Angela Fuss showed a map to indicate where duplexes, triplexes, and fourplexes are currently allowed and where this new initiative would add them. But it's very small and virtually impossible to make out. A much better resource is the City's own Community Development map [ [https://substack.com/redirect/b340484c-a0a7-460b-9361-49ef296d440f?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/b340484c-a0a7-460b-9361-49ef296d440f?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ], which indicates zoning district by color and allows you to zoom in to the parcel level. You'll initially reach a landing page that asks you to check a box indicating that you have read and understand the stated announcement. Click OK and it will take you to the map (I highly recommend doing this on a screen larger than your phone). You can see on this map where the SF-3 and SF-5 zones are located, but for now I want you also to look at all the places that are currently zoned Mixed-Use, Multi-Family, or the denser single-family zones of SF-8, SF-9, and SF-12. Consult the key at the right, or zoom in further, click on various parcels, and pull up the box that tells you what each one is zoned (click the little arrow at the top of the box to see the second page of each entry, and if you're having trouble, click on the parcel number). Also note the outlying areas (the peachy color) that are governed by PUDs. Almost all of central Reno is zoned to allow for multifamily apartment buildings, as well as duplexes, triplexes, and fourplexes. Those zones are near public transit, grocery stores and other services, and are generally the closest thing Reno has to "walkable neighborhoods." If you can think of a place where you think a duplex, triplex, or fourplex would make sense, they're probably already allowed there, either with or without a Conditional Use Permit, specifically because they are dense, walkable areas. And yet builders still aren't constructing many higher density buildings there. And yes, one reason is that a lot of developers favor building in "greenfield" areas that have never been developed before. But also, as my last Brief discussed [ [https://substack.com/redirect/59c93f99-d833-4f57-b117-cc877e081b30?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/59c93f99-d833-4f57-b117-cc877e081b30?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ], we're currently in a period where we're not entirely sure what types of new housing Reno residents want and need (we just know they want all of it to be cheaper). I highlighted two planned new developments [ [https://substack.com/redirect/1330420c-7ccd-42bc-8245-d4c3723ec131?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/1330420c-7ccd-42bc-8245-d4c3723ec131?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]—in Rancharra and along Idlewild Drive— where developers have actually REDUCED the previously approved density of their projects, clearly a market-driven decision. I cited a [ [https://substack.com/redirect/c009a108-d38d-463f-9baa-3cf61193c3bc?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/c009a108-d38d-463f-9baa-3cf61193c3bc?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] Reno Gazette-Journal [ [https://substack.com/redirect/c009a108-d38d-463f-9baa-3cf61193c3bc?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/c009a108-d38d-463f-9baa-3cf61193c3bc?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] article [ [https://substack.com/redirect/c009a108-d38d-463f-9baa-3cf61193c3bc?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/c009a108-d38d-463f-9baa-3cf61193c3bc?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] questioning whether the area has too many rental units right now and in the pipeline, citing the high number of vacancies. There are large vacant parcels

> downtown where no construction is occurring, whether it's the sites of the

> projected Kimpton Hotel, the east side of N. Center Street/University Way,

> the riverfront parcel near the ballpark, or the former site of the Masonic

> Building adjacent to Whitney Peak. Some talk about needing to "use every

> tool in the toolbox" as an argument for why we need to do everything

> possible to increase the housing supply. But have we exhausted or even

> implemented all of the tools available to encourage more density in the

> areas where it makes the most sense? I'll give you an example. One of the

> most powerful tools in the City's toolbox is the Development Agreement. The

> City's Master Plan identified all of West 4 [

> [https://substack.com/redirect/2667f87b-c8b7-47c2-9ecf-f56b4374d563?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4\\_jth](https://substack.com/redirect/2667f87b-c8b7-47c2-9ecf-f56b4374d563?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4_jth) [

> [https://substack.com/redirect/2667f87b-c8b7-47c2-9ecf-f56b4374d563?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4\\_j](https://substack.com/redirect/2667f87b-c8b7-47c2-9ecf-f56b4374d563?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4_j) Street as an

> "Urban Corridor" [

> [https://substack.com/redirect/2667f87b-c8b7-47c2-9ecf-f56b4374d563?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4\\_j](https://substack.com/redirect/2667f87b-c8b7-47c2-9ecf-f56b4374d563?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4_j) where dense

> development was the most desirable. And how many residential units did the

> City of Reno require Jacobs Entertainment to build on the near-100 parcels

> they have purchased there? Zero. Even the requirement that Jacobs build the

> one new housing project they are constructing (on the corner of Arlington

> and West Second Street) predated that agreement. And need I remind you that

> the City also sold Jacobs a parcel at 290 Keystone Avenue with the

> requirement that they construct a multifamily building there? That sale was

> finalized two years ago. If a builder or developer is interested in

> constructing a duplex, triplex, or fourplex in a desirable central

> location, there are plenty of sites available to do so. So why aren't they

> building denser housing in the areas where it is already allowed? I'm sure

> there are many explanations for that, having to do with economies of scale,

> financing, the high cost of materials, etc., but I guarantee that it's not

> because those builders would rather build duplexes, triplexes, and

> fourplexes in the single-family neighborhoods zoned SF-3 and SF-5. So why

> make these changes? Are residents of those two districts demanding higher

> density? Are these zones especially close to amenities and public transit.

> No. I'm just saying there should be a good reason—and not just so you can

> claim that you ended all single-family-only zoning in the City of Reno

> (without actually saying so). A Few Words about Upzoning

> On the topic of language, it appears to me through the many conversations

> I've had and watched that the "Missing Middle" portions of these

> initiatives are engendering not just the most concern, but the most

> confusion, and partially due to terminology. Now, before anyone gets

> defensive, I want to be very clear that I am not suggesting any deliberate

> intent on the City's part to confuse or obfuscate. But we have to talk

> about the word "upzoning."

> In the Q&A on the City's webpage about these initiatives [

> [https://substack.com/redirect/b88411ff-1e8c-47be-96f4-0a3916415857?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4\\_j](https://substack.com/redirect/b88411ff-1e8c-47be-96f4-0a3916415857?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4_j) ] is the question,

> "Do any of these text amendments upzone or change the zoning on any

> properties?" And here is the City's official response: "No, the proposed

> changes will have no impact on anyone's zoning designation, nor will these

> changes modify anyone's zoning." Really? While I suppose it's technically

> true that the zoning designations (SF3 and SF5) would not be changed if

> duplexes, triplexes, and fourplexes were allowed there, the allowable

> densities within those zones would change. These changes would enable

> higher density. Which is the literal definition of upzoning. Don't just

> take my word for it. That's everyone's understanding of upzoning. Here are

> just a few examples: "From the east and west coasts to the Midwest,

> lawmakers are beating the drum for upzoning, which means changing

> single-family zoning codes to allow taller and denser housing, like

> duplexes, triplexes, accessory dwelling units (ADUs), and apartment

> buildings." (curbed.com [

> [https://substack.com/redirect/5b9187f2-a41f-4f90-ac49-97e740b2e017?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYnVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/5b9187f2-a41f-4f90-ac49-97e740b2e017?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYnVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]) "Upzoning refers

> to the process of increasing the zoning density in a particular

> municipality or neighborhood. Typically, this involves increasing (up)

> zoning on single residential lots to allow for multifamily units such as

> duplexes and triplexes." (Motley Fool [

> [https://substack.com/redirect/0df89d0c-5b6a-4e4d-b4e2-1701a78d7504?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYnVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/0df89d0c-5b6a-4e4d-b4e2-1701a78d7504?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYnVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]) "The newest tool

> that cities are deploying in the ongoing fight against segregation and

> housing inequality is to let their streets get denser, in what is known as

> upzoning." (Bloomberg.com [

> [https://substack.com/redirect/a0649519-56a4-4587-974e-0587cd8693b7?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYnVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/a0649519-56a4-4587-974e-0587cd8693b7?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYnVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]) "Upzoning: A

> change in zoning laws that allows for more dense use of an area. An example

> of this is a city changing a residential district's zoning from only

> allowing single-family homes to allowing for multifamily housing as well."

> (Quicken Loans [

> [https://substack.com/redirect/8f9f582b-3737-4bf0-9f55-592569165cb2?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYnVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/8f9f582b-3737-4bf0-9f55-592569165cb2?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYnVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]) Is the City

> arguing that these proposed changes don't count as "upzoning" because the

> City is no longer classifying duplexes, triplexes, and fourplexes as

> "multi-family dwellings" (something else I don't understand [

> [https://substack.com/redirect/2cf5bfe5-3657-4285-a8f9-906188dbb764?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYnVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/2cf5bfe5-3657-4285-a8f9-906188dbb764?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYnVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ])?) Isn't upzoning

> these parcels the entire point and therefore something to celebrate rather

> than deny? I don't get it. Triplexes and Fourplexes

> The last subject I want to discuss today is the grouping together of

> duplexes, triplexes, and fourplexes as the forms of "missing middle"

> housing that this final initiative would strive to increase. I think they

> warrant some focused discussion and some actual images to depict and

> clarify what we're talking about. Nationally, triplexes and fourplexes are

> among the "missing middle" housing types that many want to introduce (or

> reintroduce) into urban settings. As the "Missing Middle Housing" website [

> [https://substack.com/redirect/53f1db2f-f182-4ba0-8401-26b839becf5e?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYnVtDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/53f1db2f-f182-4ba0-8401-26b839becf5e?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYnVtDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] explains, "These

> house-scale buildings fit seamlessly into existing residential

> neighborhoods and support walkability, locally-serving retail, and public



> transportation options." Now, Reno has a long history with duplexes,

> stemming not just from its migratory divorce era [

> [https://substack.com/redirect/bc6ec1c9-8641-44ee-8dbc-037081001233?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/bc6ec1c9-8641-44ee-8dbc-037081001233?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ], but from their

> graceful integration into dense residential neighborhoods. You've probably

> seen a lot of them in our older neighborhoods—along Plumas Street,

> California Avenue, Arlington Avenue. There are some triplexes around, too.

> Speaking again from a factual standpoint, Reno hasn't had a lot of

> fourplexes, which are more common in denser urban environments like

> Portland or Los Angeles. The fourplex, as that site explains, "is

> attractive to developers by generating four units on a typical 50' lot with

> alley access." Although often featuring a small front yard, they are

> usually located toward the front of a lot in a dense environment, like

> those Reno areas categorized as SF-8, SF-11, MF (multifamily) or MU (mixed

> use). Because fourplexes are increasingly popular real estate investments,

> contemporary plans for new fourplexes can be found online on sites like the

> Missing Middle Housing website above; Houseplans.pro [

> [https://substack.com/redirect/43554bcd-0f6f-4261-9aa2-b733d9d30d1a?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/43554bcd-0f6f-4261-9aa2-b733d9d30d1a?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]; Mashvisor.com [

> [https://substack.com/redirect/93674839-955c-4a12-84ec-8f845a0d200a?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/93674839-955c-4a12-84ec-8f845a0d200a?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ], and Fig.us [

> [https://substack.com/redirect/bdf6ec2d-985b-4d95-a62d-88ebaa130b94?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/bdf6ec2d-985b-4d95-a62d-88ebaa130b94?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. This would be a

> very desirable housing type in a dense area like that shown here. But it's

> critical to understand what kind of setbacks, parking requirements, height

> and lot coverage allowances make them most feasible to build, and match

> those requirements to areas governed by those same standards. Otherwise

> you're enabling the construction of something that can't effectively be

> constructed there. And that's just a pointless act that upsets a lot of

> people for no good reason. There's a lot we can and should do to increase

> Reno's housing supply, encourage more infill, and hopefully lower housing

> costs for all. But it's important when evaluating all the tools in the

> City's toolbox to use the appropriate tools for the task at hand and not

> let upzoning be the hammer that treats everything as if it were a nail.

> What do you think?

> Remember, you can always reach out to your representatives individually via

> the emails listed in my Citizen Guide [

> [https://substack.com/redirect/40b9c910-f311-49c7-9268-5a3c74ec500a?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/40b9c910-f311-49c7-9268-5a3c74ec500a?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ]. You can attend

> Wednesday's City Council meeting in person or via Zoom or comment via the

> following options: submit an online public comment form

> at [Reno.Gov/PublicComment](https://reno.gov/PublicComment) [

> [https://substack.com/redirect/3368de5d-c358-4798-9ddc-9bbff26481dd?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/3368de5d-c358-4798-9ddc-9bbff26481dd?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ] send an email

> to [Publiccomment@reno.gov](mailto:Publiccomment@reno.gov) [ <mailto:Publiccomment@reno.gov> ] leave a

> voicemail at (775) 393-4499

> participate via Zoom by registering at <https://links.reno.gov/Council05-08> [

> [https://substack.com/redirect/0a82a894-aed1-4c75-9f7c-95537fe5d808?j=eyJ1lj\\_oibTR0ZHEifQ.D5VBWEpYNNvDFd\\_MeGF\\_T\\_4FQOLfiW3QIOsNYg7ZaW4](https://substack.com/redirect/0a82a894-aed1-4c75-9f7c-95537fe5d808?j=eyJ1lj_oibTR0ZHEifQ.D5VBWEpYNNvDFd_MeGF_T_4FQOLfiW3QIOsNYg7ZaW4) ], which will

- > provide the Webinar ID and call-in phone number. Be sure to check out
- > my Citizen Guide [
- > <https://substack.com/redirect/d07f7370-d58c-4f34-8055-52bf21dcaa76?j=eyJ1lj>
- > oibTR0ZHEifQ.D5VBWEpYNNvtDFd\_MeGF\_T\_4FQOLfiW3QIOsNYg7ZaW4 ] for helpful
- > resources and links for anyone hoping to become more informed and engaged
- > in issues related to urban development (& more) in Reno. As always, you can
- > view this and prior newsletters on my Substack site [
- > <https://substack.com/redirect/93bd39e1-48fb-4636-bedb-583677227c95?j=eyJ1lj>
- > oibTR0ZHEifQ.D5VBWEpYNNvtDFd\_MeGF\_T\_4FQOLfiW3QIOsNYg7ZaW4 ], subscribe to
- > receive each new edition in your email inbox, and follow the Brief (and
- > contribute to the ongoing conversation) on X, Facebook & Instagram. If you
- > feel inspired to support my writing and research with a financial
- > contribution, you can sign up for a paid subscription through my Substack
- > site [
- > <https://substack.com/redirect/d21a37f6-4ea9-454f-982a-0a242c109e1d?j=eyJ1lj>
- > oibTR0ZHEifQ.D5VBWEpYNNvtDFd\_MeGF\_T\_4FQOLfiW3QIOsNYg7ZaW4 ] or contribute to
- > my Venmo [
- > <https://substack.com/redirect/4d627abd-b8b7-4bcb-85cf-f836150bb653?j=eyJ1lj>
- > oibTR0ZHEifQ.D5VBWEpYNNvtDFd\_MeGF\_T\_4FQOLfiW3QIOsNYg7ZaW4 ] account at
- > @Dr-Alicia-Barber or via check to Alicia Barber at P.O. Box 11955, Reno, NV
- > 89510. Thanks so much for reading, and have a great week.
- >
- > Unsubscribe
- > <https://substack.com/redirect/2/eyJ1ljjoiaHR0cHM6Ly90aGVhYXJiZXJicmlIi5zdWJ>
- > zdGFjay5jb20vYWN0aW9uL2Rpc2FibGVfZW1haWw\_dG9rZW49ZXIKMWMYVnlYMmxrSWpvek56RTN
- >
- OakkxTkN3aWNHOXpkRjIwWkNjNk1UUTBNeiExTURZMUxDSnBZWFFpT2pFM01UUTVOVE16TnpNc0I
- > tVjRjQ0k2TVRjeE56VTBOVE0zTXI3aWFYTnpJam9pY0hWaUxUSXpPVFV4TINJc0luTjFZaUk2SW1
- > ScGMyRmliR1ZmWlcxaGFxd2ImUS5RYIB6M0oySDIialloSDZoM3ZWQ0d0XzFRaUo4aGVrd09NN2J
- > ONGVWZXhFJmV4cGlyZXM9MzY1ZCIsInAiOjE0NDM0NTA2NSwicyl6MjM5NTE1LCJmIjB0cnVILCJ
- > 1ljozNzE3NjI1NCwiaWF0IjoxNzE0OTUzMzc2LCJleHAiOjE3MTc1NDUzNzMsImIzcyI6InB1Yi0
- > wliwic3ViljoibGluay1yZWVpcmlvZCJ9.ARRQ\_34IC0SnPmgf56BrmfaynK7R1z86PwQ1aqDjhW
- > I?

## City Council Comment received from Justin Haghighi

Mikki Huntsman <HuntsmanM@reno.gov>

Sun 5/5/2024 8:27 PM

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

### Contact Info:

Name:

Justin Haghighi

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

justin@haghighi.co

Phone Number:

3109700000

Address:

12790 Fellowship Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

### Section:

D Items - Department Items

### Item:

D.1.

### Position:

In Favor

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

Thank you to the Council and city staff for their consideration of this item. I am supportive of all the Title 18 changes, including and especially those additions made by the Reno City Planning Commission. These changes are necessary to address a serious and growing housing affordability concern that will only grow worse. There is very little land left to develop upon that will allow Reno to grow its way outward; therefore, it is of utmost importance that the City encourage more and a greater diversity of units on its remaining land. The only concern I have regarding these reforms is that they are too weak. This is an urgent problem. Should the local government fail to make progress on affordability, further reforms may be dictated from a higher level government (e.g. the Legislature) in response to the City's continued inaction. Cities across North America are banning parking minimums, instituting parking maximums, and allowing multiplex housing by-right in former single family zoning neighborhoods. While these proposed changes take Reno in the right direction, I think removing parking minimums would do far more for density than even the density bonuses, for example. Thus far, according to city staff, the existing bonuses have seen little use by builders. I recommend the

Council consider the urgency of the problem and the potential consequences of inaction, such as future threats to the City's self-determined zoning code by higher levels of government. Please take bold action to address housing affordability and efficient land use, at least to the standards of other municipalities nationwide.

## **ACKNOWLEDGEMENTS:**

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes

## City Council Comment received from Karen Porter Valle

Mikki Huntsman <HuntsmanM@reno.gov>

Sat 5/4/2024 11:43 AM

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

### Contact Info:

Name:

Karen Porter Valle

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

Phone Number:

Address:

643 St Lawrence Ave Reno NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

### Section:

D Items - Department Items

### Item:

D1.

### Position:

In opposition

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

Against increased density and ADU's.

### ACKNOWLEDGEMENTS:

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

No

## City Council Comment received from Katherine Oakley

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 5/6/2024 9:12 AM

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

### Contact Info:

Name:

Katherine Oakley

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

snokat.rose@gmail.com

Phone Number:

Address:

2710 Apollo Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

### Section:

D Items - Department Items

### Item:

D.1.

### Position:

In Favor

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

I am writing in support of all of the proposed changes. Affordable and attainable housing are significant problems in Reno, and the proposed changes make efforts to address that problem on many fronts. In particular, it is important that the missing-middle housing types (duplex, triplex, fourplex) remain allowed-by-right and with potential for flexibility in parking requirements for affordability, because it is clear from zoning reforms across the county that these elements are helpful and even essential for the success of middle housing development. I personally live in an SF-8 zoned area that would be impacted by these changes, and it could absolutely accommodate more and more diverse forms of housing that would be a benefit to all. Density bonuses and regulatory incentives are also essential to spurring the development of deed-restricted affordable housing, and so I'm pleased to see that those will be increased and that there will be relief on some parking requirements. I also support increasing allowances for ADU's, as they have minor impacts on surrounding property owners and support diverse housing types, aging in place, and diversity in neighborhoods and communities. I know that people love Reno, as do I, and are always worried about change. The reality is the housing

stock must be increased to accommodate existing and future regional housing needs. We can grow up or we can grow out. Favoring sprawled development leads to all sorts of well-documented negative impacts, including an increased carbon footprint, increased traffic, decreased open space, and more. Supporting infill through these proposed amendments is the right path forward for a sustainable future.

## **ACKNOWLEDGEMENTS:**

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes



Fw: ITEM D1

Katelyn Scarlett <ScarlettK@reno.gov>

Mon 5/6/2024 10:15 AM

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

**\*\*\*My name and email have recently been changed. Please delete and/or update all saved contact information related to Kraiprai or [kraipraik@reno.gov](mailto:kraipraik@reno.gov).**



**Katelyn Scarlett (Kraiprai)**

(She/Her/Hers)

*Records System Manager*

City Clerk's Office - Record Management

775-348-6916 (o) or 775-531-7218 (c)

Records Main Line: 775-348-3932 (o)

[scarlettk@reno.gov](mailto:scarlettk@reno.gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | **Connect with us:**



---

**From:** Kris Engstrom <khallengstrom58@gmail.com>

**Sent:** Sunday, May 5, 2024 6:44 PM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** ITEM D1

SF means SINGLE FAMILY!! Stop the madness.

## Fw: Item D1

Katelyn Scarlett <ScarlettK@reno.gov>

Mon 5/6/2024 10:18 AM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarding to Public Comment.

**\*\*\*My name and email have recently been changed. Please delete and/or update all saved contact information related to Kraiprai or [kraipraik@reno.gov](mailto:kraipraik@reno.gov).**

### Katelyn Scarlett (Kraiprai)

(She/Her/Hers)

*Records System Manager*

City Clerk's Office - Record Management

775-348-6916 (o) or 775-531-7218 (c)

Records Main Line: 775-348-3932 (o)

[scarlettk@reno.gov](mailto:scarlettk@reno.gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](https://www.reno.gov) | **Connect with us:**



---

**From:** Kristie Essa <krisessa@gmail.com>

**Sent:** Sunday, May 5, 2024 3:24 PM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Item D1

I do NOT think the SF lots in old southwest/ midtown should be changed to allow multi family units  
Kristie

## Fw: No to Item D1

Katelyn Scarlett <ScarlettK@reno.gov>

Mon 5/6/2024 11:50 AM

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

Cc: City Clerk <CityClerk@reno.gov>

Forwarded to PC

**\*\*\*My name and email have recently been changed. Please delete and/or update all saved contact information related to Kraiprai or [kraipraik@reno.gov](mailto:kraipraik@reno.gov).**

**Katelyn Scarlett (Kraiprai)**

(She/Her/Hers)

*Records System Manager*

City Clerk's Office - Record Management

775-348-6916 (o) or 775-531-7218 (c)

Records Main Line: 775-348-3932 (o)

[scarlettk@reno.gov](mailto:scarlettk@reno.gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | **Connect with us:**



---

**From:** Laura LaMere <smellandjack@yahoo.com>

**Sent:** Monday, May 6, 2024 11:23 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** No to Item D1

Good afternoon. My family and I live in the Old Southwest and I learned yesterday of the D1 proposal. We bought this property knowing it was a single family unit and appreciated knowing what we were to expect with single family zoning. Once again, we are learning our zoning could change without much input from the residents.

I believe more research and information needs to go into these decisions. It's frustrating to listen to others who don't live here in this neighborhood (and experience the traffic, noise, parking issues, etc that we already have) comment on what *needs* or *should* be done here.

Please consider more research, more input, and keeping single family zoning for single family units.

Thank you for your time,

Laura (and Bernard) LaMere

## Fw: Zone laws

Jennifer Gutierrez <GutierrezJ@reno.gov>

Mon 5/6/2024 7:48 AM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarding to public comment



### Jennifer Gutierrez

(She/Her/Hers)

*Office Assistant II*

City Clerk's Office

City Clerk (775) 334-2030

Cashiering: (775) 334-2032

Parking Services: (775) 334-2293

Public Records: (775) 334-3932

[Gutierrezj@Reno.Gov](mailto:Gutierrezj@Reno.Gov)

1 E. First St., Reno, NV 89501

[Reno.Gov](http://Reno.Gov) | Connect with us:

---

**From:** MARY LEE <dragonmommy1234@icloud.com>

**Sent:** Sunday, May 5, 2024 8:37 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Zone laws

Reno,Nevada is NOT California! YOU, the city, are responsible to me! Do not pass or change present zone boundaries and/or law!

As per Roz Zimmerman.

Sent from my iPhone

# City of Reno Zoning Code Clean-Up Comment Form

Please provide comments regarding the Reno Title 18 Zoning Code Clean-Up/

*Favor de proporcionar comentarios sobre la limpieza del código de zonificación del Título 18 de Reno.*

Full Name/ *Nombre Completo*

Roberta Decker

Contact Email/ *Correo electrónico*

rmdecker44@gmail.com

Contact Phone Number/ *Teléfono de contacto*

Project Comments/ *Comentarios del proyecto*

I'm a native of Reno, NV and my family and I are very disappointed in the "way" Reno is growing. We realize that cities grow but Reno is not the same nice city it used to be because of so many apartments etc. The homeless situation is terrible, crime is increasing, traffic is a problem, etc. The main thing we hate to keep seeing is apartments being built all over the areas. Also, our highways are littered terribly, it's disgusting that our city doesn't monitor our roads and highways and clean the litter.

This form was created inside of City of Reno.

Google Forms

## Possible Zoning changes

sentenman2012@yahoo.com <sentenman2012@yahoo.com>

Sun 5/5/2024 9:22 PM

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

Please, please, please do not increase the zoning to allow 4-plex buildings in single home zoned areas. I love Reno, and she is losing her ability to support seniors and families. It makes me sad to see so many ugly apartment buildings going up all over town!

Can you please try to restrain new development? As a Council please create a city-wide plan. Get input from the citizens. What makes a good housing community? Think about good city planning; walkability, affordability, low income, disabled and senior one- level buildings, adequate parking, etc.

In the Council's effort to quickly create mass housing developments, people are gonna think your decision is based only on money.

Thank you,  
Susan Entenman  
Ward 3

## Fw: ITEM D1

Barbara Aufiero <AufieroB@reno.gov>

Tue 5/7/2024 3:30 PM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarded to PC.

---

**From:** Anita Morales <morales775nv@gmail.com>

**Sent:** Tuesday, May 7, 2024 3:11 PM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** ITEM D1

I am writing to express my disapproval to changes to SF Zoning. I am not in favor of making these changes to benefit a few landowners who want to build multi family units. I have lived in the old Southwest for 30 years and any changes to the SF Zoning will change the atmosphere of these older neighborhoods and not for the better.

I believed SF meant single family and that was the zoning for a single family dwelling and no changes unless many hoops were gone through along with possible notices. These changes will turn this all upside down in those older neighborhoods left vulnerable such as older SW, Midtown, old NW, etc.. This will NOT help with housing needs it will benefit the person building on these lots, often investors, and these new duplexes, triplexes and fourplexes on SF lots will impact the neighbors and for many, housing prices will go down, noise will increase, landscaping demolished and parking will be more crowded. This change should NOT be made by a handful of people, many of whom do not even live in the neighborhoods which will be affected. They are protected. This UPZONING will change Reno forever and needs a lot more investigation and input.

SF zoning means SF zoning! These changes are too consequential to be voted in so quickly. Passing them will leave an impact FOREVER on our beautiful city!!

Thank you,

Anita Morales

1145 Dartmouth Drive, Reno 89509



## Fw: 5/8 Council Meeting item D.1

Barbara Aufiero <AufieroB@reno.gov>

Tue 5/7/2024 7:22 AM

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

Cc: City Clerk <CityClerk@reno.gov>

Forwarded to PC.

---

**From:** Kevin Dory <kevindory@hotmail.com>

**Sent:** Monday, May 6, 2024 9:10 PM

**To:** Hillary Schieve <SchieveH@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Devon Reese <reeseD@reno.gov>; Meghan Ebert <EbertM@reno.gov>; City Clerk <CityClerk@reno.gov>

**Cc:** JD Drakulich <DrakulichJ@reno.gov>; Silvia Villanueva <VillanuevaS@reno.gov>; Kerry Rohrmeier <RohrmeierK@reno.gov>; Alex Velto <VeltoA@reno.gov>; Harris Armstrong <ArmstrongA@reno.gov>; Arthur Munoz <MunozA@reno.gov>; Manny Becerra <BecerraM@reno.gov>; Angela Fuss <FussA@reno.gov>

**Subject:** 5/8 Council Meeting item D.1

Dear Council,  
From: Beth Dory

Please take the time to read the "Barber Brief" before the 5/8/24 meeting regarding agenda item D.1  
<https://thebarberbrief.substack.com/p/proposed-housing-initiatives-back>

This "code-cleanup" is as clear as mud. From what I can ascertain there are three separate components to the clean-up that the public does not fully understand.

1. "affordable housing component" which **is different from:**
2. the upzoning/infill to allow for four-plexes (by right) in single-family neighborhoods which don't have the protections of active CCRs, **which is different from:**
3. the Accessory Dwelling Unit component of the "clean-up"

FIVE out of seven of your appointed Planning Commissioners voted to serve you this (Title 18) turd-sandwich. The Mayor's appointee, Mr. Velto is running for State Assembly and has received over \$60,000 for his campaign, mostly from special interests.\*\*\*Inquiring minds what to know: who exactly does Mr. Velto serve? the Mayor? the voters? or the special interests/developers who recently donated to his campaign? A couple of other Commissioners have real estate investments and/or are in the Real Estate business for which these land use changes (if ratified) could benefit them significantly, **in my opinion**.\*\*\* FIVE of these Commissioners: put ALL of you in a bad place; put your staff in a bad place; and most importantly they have compromised the public's (voters) trust. There may have been some good things in the "clean up" but how are you now going to "sell" this @#\$\$% show to the voters?

- Please notify the public with regard to changing the definition of what a single-family (SF) zoning is. Most assume that (SF) means one house/unit on one lot. The definition was surreptitiously changed by staff/PC to include up to four units. E.G. single-family zoning now means up to four units... Really?
- The Map of the proposed affected properties don't show street names. After it's determined what properties will be upzoned (or whatever you call it) notify the homeowners by mail of this change.
- The staff should review all of the old CCRs from the proposed upzoned neighborhoods to make sure that they are not active. Many older neighborhoods still have active CCRs which prohibit multifamily just like in Mr. Reese's neighborhood. The staff must carve out these neighborhoods for any proposed upzoning to make sure that they are compliant with these CCRs. Planner Angela Fuss in an email to me said, *"Any CC&R's that restrict additional units would trump the City zoning code. If the CC&R's are expired, then they would not apply."*

- Require a recent boundary survey to any improvement that goes outside of the building footprint. Many old neighborhoods have fences that are not on the true boundary. By requiring this will reduce staff time and future neighbor wars/litigation.
- Reduce Short Term Rentals and consider anti-rent gouging laws.
- No parking required? *Enough said.*
- **Please review *your* Planning Commission appointees and if you feel that they are not representing your constituents 100% and instead representing their own agenda or self-interest: ask them to resign. Five of them went rogue during the 2/7/24 & 4/17/24 meetings.**  
<https://www.youtube.com/watch?v=Y2b-glbcKZ8> <https://www.youtube.com/watch?v=CTEzle7wKk0>
- Please review the numerous Nextdoor posts. Nextdoor has about 20,000 households so perhaps 40,000 of your constituents receive notices. [https://nextdoor.com/p/wMq7Qw6HJy4y?utm\\_source=share&extras=OTQzNTEwMDU%3D&utm\\_campaign=1715050383906](https://nextdoor.com/p/wMq7Qw6HJy4y?utm_source=share&extras=OTQzNTEwMDU%3D&utm_campaign=1715050383906).  
[https://nextdoor.com/p/MDW2kBfw4b4c?utm\\_source=share&extras=OTQzNTEwMDU%3D&utm\\_campaign=1715020449129](https://nextdoor.com/p/MDW2kBfw4b4c?utm_source=share&extras=OTQzNTEwMDU%3D&utm_campaign=1715020449129)  
[https://nextdoor.com/p/PDB-NzyJYrFr?utm\\_source=share&extras=OTQzNTEwMDU%3D&utm\\_campaign=1715019389470](https://nextdoor.com/p/PDB-NzyJYrFr?utm_source=share&extras=OTQzNTEwMDU%3D&utm_campaign=1715019389470)  
[https://nextdoor.com/p/BGD-yfqzDJN2?utm\\_source=share&extras=OTQzNTEwMDU%3D&utm\\_campaign=1715019893200](https://nextdoor.com/p/BGD-yfqzDJN2?utm_source=share&extras=OTQzNTEwMDU%3D&utm_campaign=1715019893200).  
[https://nextdoor.com/p/t3YNY3CTSf4Q?utm\\_source=share&extras=OTQzNTEwMDU%3D&utm\\_campaign=1715050668518](https://nextdoor.com/p/t3YNY3CTSf4Q?utm_source=share&extras=OTQzNTEwMDU%3D&utm_campaign=1715050668518)

\*\*\*Mr. Velto's contributors for his run for State Assembly:

<https://www.nvsos.gov/SOSCandidateServices/AnonymousAccess/ViewCCEReport.aspx?syn=tAdxG7oxrTQtEell0MMhaQ%253d%253d>  
<https://www.nvsos.gov/SOSCandidateServices/AnonymousAccess/ViewCCEReport.aspx?syn=RIONPQtMet49X8Pi%252b3TQkA%253d%253d>

\*\*\*I've owned property/rentals in Reno since 1979. My husband and I currently own a bit less than two dozen rentals. If I was on the Planning Commission, I would recuse myself because if this vast land use change occurs, this will definitely benefit me and increase my property values..without a doubt.

## **Fw: Upzoning**

Barbara Aufiero <AufieroB@reno.gov>

Tue 5/7/2024 7:21 AM

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

Cc: City Clerk <CityClerk@reno.gov>

Forwarded to PC

---

**From:** Catherine Burns <nostatic8@gmail.com>

**Sent:** Tuesday, May 7, 2024 6:27 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Upzoning

Please don't upzone Reno we love this place just the way it is. Build more units for low income seniors  
Sent from my iPhone

## City Council Comment received from Cayman Levonian

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 9:30 AM

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

### Contact Info:

Name:

Cayman Levonian

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Cayman.p.levonian@gmail.com

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-07.

### Section:

D Items - Department Items

### Item:

D1.

### Position:

In Favor

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

Sprawl is unsustainable and will be a bill Reno needs to pay. Continuing to advance sprawl will leave us in situations similar to many cities in Texas, where workers commute to their jobs, face massive traffic jams on freeways TxDOT seems to expand indefinitely at the expense of their residents, and left a deserted downtown area where no one wants to be. Sprawl does not work and it costs the city dearly in economic terms as well as simple quality of life.

### ACKNOWLEDGEMENTS:

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

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information*

*intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes

## City Council Comment received from Damien Cole

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 2:47 PM

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

**Contact Info:**

Name:

Damien Cole

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

cole461@gmail.com

Phone Number:

775-301-0774

Address:

17 S. Virginia St.

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

**Section:**

D Items - Department Items

**Item:**

D.1.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I'm skeptical this item will help increase the number of affordable housing units. The way the current ordinances are worded is that density bonuses are dependent on individual units being capped at a certain AMI (30%, 40%, 60%). But the new ordinance will be based off of "Average AMI" for the entire project, whose lower end of the spectrum is 60%. 30% and 40% will be wiped off the books. This means that so long as a developer aims their project at meeting the bare minimum AMI requirement of meeting 60%, they will receive a density bonus, which will raise the target AMI up to 60% for existing developments lower than 60% currently. It could lead to existing low-income housing being demolished in favor of more expensive WORKFORCE units being built in their place. As far as density goes in general, reducing setback and parking requirements to improve the "missing middle" housing issue, this ordinance seems more promising, but to call it an affordable housing one, and to gain my support, I would have to see some straight apples-to-apples charts comparing estimated projections showing that this would increase the total number of actual housing units ranging from 0-60% AMI.

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

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

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

<https://outlook.office365.com/mail/PublicComment@reno.gov/inbox/id/AAQkADgwOTFhZjkwLTJiODAtNGM5OS1hNjI3LWU4YzUwY2QzMjMwYQAQ...> 2/2

## City Council Comment received from Dane Hillyard

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 10:08 AM

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

### Contact Info:

Name:

Dane Hillyard

Commenting on behalf of:

Greenstreet Development Inc.

Ward #:

Ward 1

Email Address:

daneo@me.com

Phone Number:

775-745-3950

Address:

9050 Prototype Ct. Reno NV 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

### Section:

D Items - Department Items

### Item:

D-1.

### Position:

In Favor

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

Item D-1 Starting in 1998 with our first affordable housing project in Reno at 5th & Record Street – we have developed over 3,000 units of affordable housing (at 60% or less of AMI) in Reno. We deeply understand the obstacles, challenges, and complexities of what it takes to get quality affordable housing built in our city. The staff recommendations on the Affordable Housing Initiatives are a great step forward to get more badly needed affordable housing developed in our city. We face tremendous obstacles to develop affordable housing in Reno today: • High Land Costs and limited supply • Impact Fees • High Construction Costs • Neighborhood Opposition to Affordable Housing • Delays in planning and Permit Approvals The proposed Affordable Housing Initiatives will immediately address several of these obstacles which will allow more affordable housing to be developed. Neighborhood Opposition is one of the biggest obstacles we face in affordable projects that we do not face on our market rate projects. This is due to misguided fears and misconceptions of what affordable housing is. We have been sued repeatedly to stop affordable projects based on the current approval process we must go through. We have had several project approvals appealed with no basis other than they don't



want affordable housing near them, which costs us substantial time and money and unnecessary delays. The proposed affordable housing changes will allow for more projects to proceed with the increased density, less restrictive requirements, and time savings with streamlined City approval processing. These affordable initiatives do not allow multifamily where it is not currently allowed and does not eliminate existing design standards, setbacks, traffic studies, shadow studies, parking requirements etc. so this is not a free pass to build max density everywhere. If you agree in the need for more affordable housing in our community, we urge you to support these initiatives... Thank You! Dane Hillard & Jim Zaccheo Greenstreet Development Inc.

## **ACKNOWLEDGEMENTS:**

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes

## Fwd: May 8th - Title 18 item re: Guest Quarters

Naomi Duerr <DuerrN@reno.gov>

Tue 5/7/2024 1:53 PM

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

Get [Outlook for iOS](#)

---

**From:** Doug Erwin <erwin@edawn.org>

**Sent:** Monday, May 6, 2024 9:44:06 AM

**To:** Naomi Duerr <DuerrN@reno.gov>

**Subject:** May 8th - Title 18 item re: Guest Quarters

Naomi,

I hope you had a fun birthday and all is going well with your campaign. Do you recall the work you and I did regarding Guest Quarters a few years ago just after the ADU controversy? The basic issue is that Guest Quarters, as defined in Title 18, cannot be rented. The outcome of the last meeting on this was to not enforce this regulation until the broader issue of Short term rentals (STRs) was addressed. In the current revised draft of Title 18 this issue is still unaddressed, and the current language still stands. I know there is going to be a bigger conversation on STRS and ADUs but I was concerned that if the revised title 18 is accepted with the current language on Guest Quarters then it could be open for enforcement again?

Quick refresh - A guest quarters is a detached bedroom without a kitchen. People routinely rent bedrooms inside and outside of their homes so the current definition is completely out of alignment with modern reality. Being able to rent these rooms make housing more affordable. Also any rental where the owner is on the same property dramatically reduces the risk of issues (I have had both owner occupied and absent owner Airbnbs). I just wanted to put this on your radar – ideally they would change Title 18 to remove the rental restriction but just keeping it as unenforceable until the broader STR conversation is had would work. I was just concerned that once Title 18 is closed it wouldn't be reopened. I sent this information to Grace as well so she is aware. Really appreciate your insights and support on this.

Kind regards,  
Doug

Douglas Erwin  
SVP Entrepreneurial Development  
EDAWN  
@douglas\_erwin  
775-745-4726  
<http://www.linkedin.com/in/DouglasRErwin>

## Fw: Item D1

Barbara Aufiero <AufieroB@reno.gov>

Tue 5/7/2024 7:21 AM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarded to PC.

---

**From:** Jennifer Lee <jleetahoe1@gmail.com>

**Sent:** Tuesday, May 7, 2024 5:43 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Item D1

Single Family Zoning means SINGLE FAMILY!!!! Protect our neighborhoods.

Jennifer Lee

Old Southwest

## Comments in Opposition to Proposed Upzoning Item D1

kelandreth@gmail.com <kelandreth@gmail.com>

Tue 5/7/2024 11:28 AM

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

Cc:kelandreth@gmail.com <kelandreth@gmail.com>

To the Members of the Reno City Council:

I strongly oppose the upzoning proposal that you are considering that would allow expedited authority to change a single family residence designation to a multi residence designation. Two principal reasons are that it would tend to have a disproportionate impact on homeowners of more modest incomes. For those residents, the consequence would very possibly be a reduction in the value of their homes, not to mention the quality of their living experience. Wealthier residents living in sites that are governed by CCRs would likely be protected from this potentiality. Secondly, not only would the existing residents be likely caught by surprise when a new multiple unit is constructed, with no opportunity to review and possibly oppose, there would have been no process to determine the impact of the new development on neighborhood density. This proposal appears quite deliberately to change the playing field for homeowners of more modest means and smacks of elitism. Owners of single family homes deserve to have their homes remain as such. Please reject this proposal.

Thank you for your consideration.

Kathryn Landreth  
Sent from my iPad

## City Council Comment received from Ky Plaskon

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 9:11 AM

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

### Contact Info:

Name:

Ky Plaskon

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

Kyplaskon@gmail.com

Phone Number:

775-287-0302

Address:

702 Hunter Lake Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

### Section:

D Items - Department Items

### Item:

D1.

### Position:

In Favor

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

As a homeowner with plenty of land and extra space, we need an easy way to be able to rent to families without a lot of administrative burden. We must do what we can to increase density to reduce pollution and reduce expenses for our most vulnerable people.

### ACKNOWLEDGEMENTS:

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes

## Letter for City Council meeting May 8, 2024

Leah Sanders <leah.sanders14@gmail.com>

Tue 5/7/2024 1:46 PM

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

May 7, 2024

Dear City Council members and Mayor Schieve,

I am still concerned about how the changes to housing...affordable, density, etc. are being lumped together. I appreciated having the opportunity to attend public meetings. However, confusion remains. And the lack of real input from the citizens, especially those inside the McCarran loop who will be most affected remains.

May I suggest

1. That this **“upzoning”** phrase be unpacked to let everyone know what will happen, when, where, and to whose advantage. Increased density for all areas except those with agreements seems quite unfair. How much of the density will really fit into a neighborhood, changing the character forever?
2. Perhaps a vote of the people would be warranted. Everything seems to be under the Affordable Housing umbrella as if all the proposed zoning changes would be affordable. That is not true. Different types of outcomes affect people in different ways.
3. A review of the Jacobs Development Agreement which has a lot of property that could be affordable housing, yet nothing is really getting designed or built.

Thank you,

Leah Sanders  
Reno Resident  
leah.sanders143@gmail.com  
1880 Coleman Dr.. Reno

## City Council Comment received from Maia Johnson

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 2:07 PM

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

**Contact Info:**

Name:

Maia Johnson

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

maia@tsundoku.ne.jp

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

**Section:**

D Items - Department Items

**Item:**

Item D.1 (Affordable Housing Initiatives).

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Many thanks to City Staff for their informative presentation on the proposed Affordable Housing Initiatives last month. While these are small changes that are not expected to unlock large amounts of housing development, I hope City Council will look upon them favorably as one step toward improving housing diversity and availability in our city. Restrictive zoning and uncertainties introduced into the process by discretionary approval are major obstacles to development. We should take every opportunity to improve this situation and allow Reno to grow organically. Furthermore, I would like to point out that duplexes, rowhouses, and other types of semi-detached or attached housing are considered single family homes in other cities, such as Philadelphia and Baltimore. Whether or not a unit is "attached" is a separate matter from whether it is a single-family or multi-family dwelling. Ultimately, these distinctions are arbitrary, and I would prefer the City refrain as much as possible from prescribing densities and housing types to neighborhoods. We must not let short-sighted concerns about property values, automobile traffic, and parking strangle our growing city. Whether nearby urban density decreases the market value of homes or not (I am skeptical), we need to acknowledge



that Reno is first and foremost a place for all of us to live, not an investment vehicle. That means we need human activity, small retail, and, of course, affordable housing - all of the things that make a place pleasant to live in. Concern for the vitality of our community and our built environment, not for individuals' attempts to bolster asset values, should drive our urban planning decisions. The Master Plan calls for increased density and support for multiple transit modes. If we are to remain true to this vision, we cannot let concerns about the convenience of driving and storing automobiles to dominate our planning decisions, either. In addition to the current proposal, much more needs to be done. We need to find ways to make it easier for small developers and retailers to secure financing. We need to formally discourage large property owners from holding vacant lots and buildings without improving, selling, or leasing them. I hope this will only be the beginning, but for now, the course of action is clear. Please support these initiatives!

**ACKNOWLEDGEMENTS:**

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes

## In support of Item D.1 (Affordable Housing Initiatives)

Maia Johnson <maia@tsundoku.ne.jp>

Tue 5/7/2024 2:10 PM

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

Many thanks to City Staff for their informative presentation on the proposed Affordable Housing Initiatives last month.

While these are small changes that are not expected to unlock large amounts of housing development, I hope City Council will look upon them favorably as one step toward improving housing diversity and availability in our city. Restrictive zoning and uncertainties introduced into the process by discretionary approval are major obstacles to development. We should take every opportunity to improve this situation and allow Reno to grow organically.

Furthermore, I would like to point out that duplexes, rowhouses, and other types of semi-detached or attached housing are considered single family homes in other cities, such as Philadelphia and Baltimore. Whether or not a unit is "attached" is a separate matter from whether it is a single-family or multi-family dwelling. Ultimately, these distinctions are arbitrary, and I would prefer the City refrain as much as possible from prescribing densities and housing types to neighborhoods.

We must not let short-sighted concerns about property values, automobile traffic, and parking strangle our growing city. Whether nearby urban density decreases the market value of homes or not (I am skeptical), we need to acknowledge that Reno is first and foremost a place for all of us to live, not an investment vehicle. That means we need human activity, small retail, and, of course, affordable housing - all of the things that make a place pleasant to live in. Concern for the vitality of our community and our built environment, not for individuals' attempts to bolster asset values, should drive our urban planning decisions.

The Master Plan calls for increased density and support for multiple transit modes. If we are to remain true to this vision, we cannot let concerns about the convenience of driving and storing automobiles to dominate our planning decisions, either.

In addition to the current proposal, much more needs to be done. We need to find ways to make it easier for small developers and retailers to secure financing. We need to formally discourage large property owners from holding vacant lots and buildings without improving, selling, or leasing them. I hope this will only be the beginning, but for now, the course of action is clear.

Please support these initiatives!

Best Regards,

--

Maia Johnson

## May 8th Public Comment, Agenda Item D1

Margo Piscevich <margo.piscevich@gmail.com>

Mon 5/6/2024 10:57 PM

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

 1 attachments (52 KB)

zoning for single family dwellings .pdf;

Please enter the attached PDF into the public comment regarding agenda item D1 for the May 8th City Council meeting.

Thank you,  
Margo Piscevich - Ward 1

**Margo Piscevich**

3745 Falcon Way • Reno, Nevada 89509 • Phone 775-825-4108  
E-Mail: margo.piscevich@gmail.com

Monday, May 6, 2024

Re: agenda item D.1 as it effects single family dwellings on the May 8, 2024 agenda

Dear Mayor Schieve and members of the City Council,

I am writing to express my concerns regarding the recent recommendation by the City Planning Commission to permit duplex, triplex, and fourplex developments in single-family zoning units AF-8, AF-11, SF-3, and AF-5 without any public review process. Additionally, the proposal to allow Conditional Use Permits on all single-family dwellings without adequate notice to neighborhood residents is troubling.

Firstly, there has been a glaring lack of notice regarding these proposed changes. Despite the City's claim of notification, neither I nor any of my neighbors were made aware of these significant issues. This lack of communication undermines trust in the decision-making process and prevents affected residents from providing meaningful input.

Secondly, any move towards affordable housing should involve comprehensive neighborhood involvement and planning, along with transparent processes. By eliminating the public review process, the City risks overlooking crucial insights and perspectives from the community.

Moreover, it appears that the City has not adhered to the Master Plan, neglecting to consider the long-term vision for our city's development. This oversight raises questions about the compatibility of proposed changes with existing neighborhoods and infrastructure.

Furthermore, while larger cities may be pursuing similar initiatives, it's essential to recognize that what works elsewhere

may not be suitable for our area. Potential impacts on housing costs, neighborhood character, and infrastructure must be carefully evaluated to ensure responsible development.

Additionally, the proposed up-zoning and increased density could have significant implications for our community, including water, sewer, and parking requirements. It's crucial to prioritize the preservation of neighborhood character and quality of life for all residents.

Lastly, legal restrictions, such as those outlined in the Declaration of Restrictions for areas like Skyline Crest Unit No.1, must be respected and enforced. These restrictions serve to protect the integrity of our neighborhoods and should not be disregarded.

In light of these concerns, I respectfully request that the City Council veto the plan put forth by the Planning Commission. Instead, I urge you to prioritize voter and neighborhood input by facilitating transparent discussions and providing adequate notice to all affected residents.

Thank you for your attention to this matter. I look forward to your prompt action in addressing these issues and ensuring that the voices of our community are heard.

Thank you

Margo Piscevich

SchieveH@reno.gov; MartinezM@reno.gov; BrekhusJ@reno.gov;  
EbertM@reno.gov; TaylorK@reno.gov; ReeseD@reno.gov;  
DuerrN@reno.gov

## Fw: Item D1

Barbara Aufiero <AufieroB@reno.gov>

Tue 5/7/2024 7:23 AM

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

Cc:City Clerk <CityClerk@reno.gov>

Forwarded to PC.

---

**From:** Marshall Drake <mklmjdrake@gmail.com>

**Sent:** Monday, May 6, 2024 8:57 PM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** Item D1

To Whom It May Concern:

Please do not act on Item D1. SF zoning means SF zoning! Our city infrastructure cannot reasonably support any more building. This action will mean more overcrowding, more noise, decrease in housing prices, ruining more views and demolishing landscaping. This should not be voted on without more important from actual affected residents. This is not how the government of a federal republic should behave.

Thank you!

Marshall

Sent from my iPad

## Fwd: UPZONING

Naomi Duerr <DuerrN@reno.gov>

Tue 5/7/2024 1:53 PM

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

Get [Outlook for iOS](#)

---

**From:** Michael Bussio <mbbussio@gmail.com>

**Sent:** Wednesday, May 1, 2024 4:39:55 PM

**To:** Naomi Duerr <DuerrN@reno.gov>

**Subject:** UPZONING

Hello Naomi,

I believe with the recent rezoning changes you are now my city council member as I live at 625 Skyline Blvd. I am aware of the attention of the city Council and the planning commission to "up zone" SF – 3 and SF – 5. How do I find if my address is in these areas?

I understand there will be a meeting on May 8 at 6 PM. I plan to attend as this is obviously a great concern to us.

Thank you thank you for your help in this matter.

sincerely,

Michael Bussio

Sent from my iPhone



## City Council Comment received from Robbin Palmer

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 3:52 PM

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

### Contact Info:

Name:

Robbin Palmer

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

rpalmer@nnps.reno.nv.us

Phone Number:

775-853-8572

Address:

4430 Fairview Road, Reno 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

### Section:

General Opening Session Comment (unassociated to an agenda item)

### Item:

D1.

### Position:

No position stated - Concerned or Neutral

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

I am a climate advocate and concerned with the burning of fossil fuels for energy, greenhouse gas emissions, and sustainability of Reno. Reno is the fastest warming city in the US. You are considering housing and affordability initiatives in your meeting May 8. Though not directly related to agenda item D1, the City needs to promote a decrease in burning of fossil fuels, decrease in GHG emissions, and increase in sustainability by changes in the zoning codes, changes in building codes, ordinances, or resolutions, as appropriate. Reno is also one of the cities with the most sunny days. With grants, tax credits, and other incentives, including those available from the Federal government, some of which are specific to affordable housing, all housing construction should employ solar electrification, or be constructed to be 'solar-ready'. Palo Alto has made adjustments to their municipal code to include setbacks for heat pumps and batteries. I provide the following resources: Low Income Communities Bonus Credit Program, HUD's \$1B Green and Resilient Retrofit Program can also be applied to new construction, and 45L New Energy Efficient Homes Tax Credit which incentivizes the construction of new (or significantly rehabilitated) efficient SF/MF/manufactured homes.

## **ACKNOWLEDGEMENTS:**

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

**Yes**

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

**Yes**

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

**No**

## ITEM D1

Rose Mary Clune <rrickhalo@aol.com>

Tue 5/7/2024 3:59 PM

To:City Clerk <CityClerk@reno.gov>

These changes are too consequential to be voted in so quickly! Passing them will leave an impact forever on our beautiful city.

Please hold off on passing these changes until more investigation and input can be done.

Reno has already missed the opportunity to make the city look great in allowing the affordable apartments to pop up everywhere that look **ugly**...3 stories blocking neighbors view of Mt Rose. Paint colors and design that look ugly....

Let's not have more of this. Please vote NO. Keep Single family Zoning.

Sincerely,

Rose Mary Bucher Clune

Naomi Duerrer District

## Fw: From Roslyn Zimmerman regarding D1 Up-zoning

Barbara Aufiero <AufieroB@reno.gov>

Tue 5/7/2024 7:20 AM

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

Cc: City Clerk <CityClerk@reno.gov>

Forwarded to PC.

---

**From:** Roslyn Zimmerman <renoroz@nvgbell.net>

**Sent:** Monday, May 6, 2024 4:47 PM

**To:** Public Comment - CC <PublicComment@reno.gov>; City Clerk <CityClerk@reno.gov>

**Cc:** Jenny Brekhus <BrekhusJ@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Devon Reese <reeseD@reno.gov>; Hillary Schieve <SchieveH@reno.gov>

**Subject:** From Roslyn Zimmerman regarding D1 Up-zoning

Hello!! I would like to add my NO vote to the proposed Up-zoning. LEAVE SF ZONING AS IT IS!! I am 80 years old, lived in Reno for over 54 years and was a NV Realtor for over 30 years and this issue scares me more than any other I have seen proposed in the last many years. This will not even affect many residents who live in neighborhoods with certain CCR's and/or HOA's so they can rest easy and feel protected which we do not. When I was in real estate one of the pressing questions or issues my buyers would be concerned about would be what was the zoning for the surrounding properties. For all the years I worked in this field I felt confident that what showed up on the assessor's roles was the zoning and I believed that to change this designation would require special use permits, notifications, etc. What you are seemingly proposing now is relaxing SF zoning so that it is possible people who are buying or already residing in homes thinking they are adjoined to SF properties may wake up to multiplex units being built next to them and have no real say or input in what is happening near them. This is just wrong that a handful of people, many of whom may not even live in these affected neighborhoods, can make this change which will leave residents feeling powerless and anxious. This Up-zoning will NOT help with housing issues. It will help the owner or investor make money or possibly increase the value of his own property BUT I am sure that the homes surrounding this newly developed multiplex property will possibly go down in value and there will be increased noise, destruction of landscaping, the parking will be more crowded, etc. There are NO positives for those SF adjoining homes which are not turning into duplexes, etc. I have spoken to many neighbors, friends and family in several of these older housing developments and NONE of them knew anything about this possible change and were stunned and so upset wondering how this did not get huge notices via postcards, etc. Many of these residents are older, like I am, and some do not have computers or see local updates regularly. We have enough uncertainty in this world today and this change is so consequential and needs a lot more research, discussion and input. PLEASE do not do anything that will change some of Reno's neighborhoods forever without a lot more work and discussion from affected neighborhoods!! THANK YOU!! Roslyn Zimmerman and family


## Fw: Zoning code proposals update

Barbara Aufiero <AufieroB@reno.gov>

Tue 5/7/2024 10:11 AM

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

Cc:City Clerk <CityClerk@reno.gov>

 1 attachments (71 KB)

zoning code issues.pdf;

Forwarded to PC.

---

**From:** Sally Tate <saltate@gmail.com>

**Sent:** Tuesday, May 7, 2024 9:55 AM

**To:** City Clerk <CityClerk@reno.gov>

**Cc:** saltate@gmail.com <saltate@gmail.com>

**Subject:** Zoning code proposals update

Please add this as public comment for Wednesday meeting , may 8, 2024. Thank you.

To: City Council Members, Mayor Schieve, City Manager,  
From: Sally P. Tate  
Date: 5/7/2024  
Re: All Proposed zoning issues

Code “cleanup” has turned into a massive overhaul, resembling the likes of so many failed cities: Seattle, Portland, LA, Minneapolis. It appears the city staffers want to create a model after these, which will make Reno, unrecognizable, void our uniqueness and value on nature and the beautiful Great Basin region. Based on data, many of these changes have failed or provided little to no effective transition to housing. We don't want you to lose sight of our geographic region, respect it, don't destroy it. Of course, many of you live in the “safe zones”, so you don't care.

Let's outline the issues:

**1. The city staffers are targeting all the older parts of Reno**, not the later developments which include Somerset, Caughlin Ranch, South Meadows, Double Diamond. These development are all considered protected”, “safe” zones, and part of an INCLUSIVE grouping of housing. I guess you could say the new “privileged” society in our city, only because the location of their residence has HOA/CC&Rs!.

Targeting the historic area, the old southwest, the old northwest, midtown, Powning district as well as midtown in single family housing regions must be untouched and remain as SF zoning. If you are serious about erasing all SF regions, then, implement a new policy that for any new building developments, there will be no exclusive SF zoning regions, but more of planned communities which include SF, town houses, row houses, apartments/plexes. Your approach is grossly unfair, unjustified, inequitable, only because these developments built in the early days did not have HOAs or CC& R's for the most part at the time they were established. Should this make all these homeowners less entitled to a fair treatment by the city? I don't think so.

**2. NO plexes of any sort should be permitted in the SF zoned regions**.

When Reno was initially planned with the Newlands tracts, which was a planned community in its day, the Marker Tract (between Gordon and Arlington and California and Monroe) was identified for multifamily and built for the working core and remains as such today. And here we are, almost 100 years later, still trying to get something built for the working core without much success.

Allowing plexes/apartments of various sizes will destroy the character of long established neighborhoods. It will reduce more green space and eliminate trees which make Reno special. Many of the lots are small and the land would be swallowed up by structures. This will contribute to further global warming issues due to increased concrete covering our land surface and further impact our temperatures. We are already noticing such a change. Parking would also create a major problem on these streets.

Adding various plexes in the SF zones would provide insignificant benefit in the overall market. Yet, it would be more costly and detrimental to these old quaint neighborhoods with tree lined streets and change the overall character of these established communities. It would actually be the destruction of these areas.

**3. Any Parking regulations must continue to be implemented in any construction**. Affordable housing that meet average 60% AMI should not omit the parking requirement. Our city does not have

a very extensive metro system and it is dangerous to ride a bike, as confirmed by the Netherlands consultant who assessed our city, and stated that it was unsafe. We are hilly and experience 4 seasons. Street parking is NOT a solution. A huge percentage of our city residents must drive to work. Maintain parking regulations for all builds! Regardless of affordable housing. That is a cope out to eliminate parking criteria. Builders must commit to provide parking in every situation with no flexibility or compromise by the city staffers.

**4. No multifamily/plexes in SF zoned regions should be permitted “BY RIGHT”.** We must continue to have transparency and be provided input to such matters. WE need to continue the public process and be allowed input. I can't even conceive of someone building on a property next to me practically on my property line without any transparency and input as appropriate. That does not lend itself to good neighborly sharing.

**5. NO building in SF zones should have requirements eliminated for minor and major deviation to set backs, especially for affordable housing. This can lend itself to major territorial disputes.**

**6. If the city is serious about “eliminating SF” designation, then enact a new policy.** Don't change existing zones, but state that there will be no new SF zoning. For any new housing, require community of SF houses, apartments/plexes, rowhouses, small retail with green space, trees, parking, and trails. This community has worked quite well in the Netherlands and would serve us well to continue to create a quality of life in our special environment. Naomi Duerr had mentioned one time that the apartment complex on Moana/Plumas had too much density without providing enough green space for the residents and this did not provide as good a quality of life for them in our geographic region. This must be addressed in each development. We can not just build structures to fill the lot to gain maximum density.

**7. Work on more effective infill in downtown region.** WE have way too many empty lots. This is where we need to focus as it will have a much greater impact on providing housing for our population. Give rigid time lines for affordable housing completion, consequences for delays, and incentives for adhering to a faster time line on completion. This area is better served by our transit system. Question is...what percent of these lots are owned by Jacobs Entertainment? And, what are their time lines...I had heard that some structures would not be done for 10 years!! How accurate is this?

Toll Brothers seems to get what they want and complete projects timely. But, none of these are affordable housing and technically do not solve our immediate problem. They are all luxury homes! Our constant saga...with not much of a solution .

**Instead, we have city staff recommending an ineffective approach instituting various duplexes, triplexes etc, permitted “by right”( no public process or input), in our current SF designated regions as previously noted. This obviously is a poor substitute, has no major impact on the problem and is unfair to all our older communities previously established in Reno.**

**As noted, Institute a policy of no new SF zones, and keep the existing ones. For any new housing, require a community of SF houses, apartments, plexes, row houses, small retail with green space, trees, parking, trails, and parks. That will better suit everyone's quality of life instead of destroying what people currently have.**

## City Council Comment received from Sandy Shaff

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 3:57 PM

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

### Contact Info:

Name:

Sandy Shaff

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

sanshaff@sbcglobal.net

Phone Number:

775-525-0656

Address:

4300 Swanson Ln, Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

### Section:

D Items - Department Items

### Item:

D1.

### Position:

In opposition

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

I am in agreement that there are Housing and Affordability issues that need to be addressed in the City of Reno. I want to thank the Reno City Council staff that answered my questions. My comments on the workshop presentation are as follows: Specific to Affordable Housing to satisfy SB 213: Incentives for Affordable Housing and expedite review of Affordable Housing: • I am in favor with the recommendation to assign a staff liaison to all affordable housing projects during building permit review. The changes that the Reno City Council made three years ago to modernize and streamline the code and allow Density Bonus was proactive in addressing the incentive part of SB 213 and adding a staff liaison to help navigate the process would certainly expedite the review process. I would add that commercial land development should include a percentage of affordable housing be built as part of the project, especially, if they want to attract future employees (i.e. Damonte Downtown). The designated MF areas of the project can be By-Right as well. Affordable Housing should be incorporated in the development of large apartment units as a percentage of the project. This will not alter the nature of the neighborhood. o Staff proposed to increase density bonus to incentivize



developers to use it. However, the examples that were given, Motel 6 conversion project and the Wells Ave. project both met their objectives with the current density bonus in place. I think that the current economy and high interest rates should also be factored in the analysis of whether current Density Bonus has been successful. How many more projects would have come online if the financing and economic climate was more favorable? • Allow More Development By-Right I am not in favor of allowing more Development By-Right. This is where the staff liaison will be beneficial in expediting and streamlining the process, but at the same time get community onboard with the project. • Allow More "Missing Middle" Development Council Staff recommends expand where we allow duplex, triplex and fourplex (DTF) units in SF-3 and SF-5 zoning districts with a Conditional Use Permit. o Planning Commission recommendations for Missing Middle Allow this all by-right in all single-family zoning districts, with no input from the public. Go straight to building permit. I am not in favor of this recommendation. Driving through the SF-3 and SF-5 neighborhoods, it is very obvious that there are many custom and semi-custom homes and custom developments in these zoning areas. These homeowners made the biggest purchase of their life on a 30-year investment and, if they are like my husband and I, they relied on the Reno Master Plan map to make their purchase decision. We actually had a lot come up for sale in Hidden Valley that we were very interested in, but the on Reno Master Plan, it showed what in now Veteran Parkway, planned to be built in back of the lot in the future. It made our decision easy to back out of the purchase. To make a change to these neighborhoods would be a breach of trust with the homeowners. They most likely purchased during a time before PUDs were the norm and the Reno Planning Map was the PUD. One of the unintended consequences of allowing DTFs in these zones would be to incentivize Developers to outbid single family homeowners on homes and redevelop the lot into DTF units. This would change the nature of the neighborhood drastically for the worse and prompt some questions: • Would homeowner insurance in the area increase as a result of the mixing of MF and SF zones? • Would there be an increase in property tax rates? • Would neighbors be able to band together and create CCRs for their neighborhood to exempt them from allowing DTFs? As I am out of space in the comment section, the full version of this comment will be emailed to you. Thank you for your consideration of my comments.

## **ACKNOWLEDGEMENTS:**

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes

## City Council Comment received from Thomas Albright

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 9:05 AM

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

### Contact Info:

Name:

Thomas Albright

Commenting on behalf of:

Truckee Meadows Bicycle Alliance

Ward #:

Ward 1

Email Address:

tpalbright@gmail.com

Phone Number:

775-857-8639

Address:

2725 Solari Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-07.

### Section:

D Items - Department Items

### Item:

D.1.

### Position:

In Favor

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

While there's no silver bullet, these are important measures to address affordable housing and help guide the development of Reno in ways that are more financially, socially, and environmentally sustainable moving forward. We have seen perhaps nowhere more so than in neighboring California how "NIMBYism", often under the guise of protecting "neighborhood character" only ends up making cities unaffordable and unsustainable. Denser cities with more options across the financial spectrum, when accompanied with thoughtful planning and transportation options are more livable for its residents and help give residents more choices and freedom in their living and transportation choices. Thank you.

### ACKNOWLEDGEMENTS:

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

Yes

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

**Yes**

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

**No**

## Fwd: Comment for May 8 meeting, item D1

Naomi Duerr <DuerrN@reno.gov>

Tue 5/7/2024 1:52 PM

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

Get [Outlook for iOS](#)

---

**From:** Tom Tate <misc@tatedesign.com>

**Sent:** Tuesday, May 7, 2024 12:35:42 PM

**To:** Naomi Duerr <DuerrN@reno.gov>

**Subject:** Comment for May 8 meeting, item D1

I live in the Newlands Historic District in Ward 1, soon to be Ward 2. I am writing to oppose allowing duplexes, triplexes, and fourplexes in single family zoned areas.

I believe that single family zoning is the best place for families to raise their children. Many people seem to agree because in large cities, they will endure brutal, lengthy commutes from the suburbs in order to provide this environment for their families. When a city zones an area single family, it has promised that the essential nature of the area will be preserved. The current proposal breaks that promise and violates the trust of the residents.

The proposal is also misleading, bordering on fraudulent, because it does not change the zoning name but allows more density. If fourplexes are built in a SF-8 area, it effectively becomes MF-32. I understand it is not identical to a real MF-32 because it doesn't have buildings with more than four families, but the density is the same. How can 32 families per acre be called an 8 family per acre zone?

There are obvious issues with utilities and infrastructure when the number of people in an area is quadrupled. This is especially true in the older parts of town where the infrastructure is marginal to begin with. The idea of upzoning only works if a negligible number of new residences is added, in which case housing is not really improved. Why take the risk of destroying established neighborhoods for tiny housing gains?

The proposal is grossly unfair because it only applies to the old parts of town and not the newer areas. Very few properties prior to the late 1920s have CC&Rs while most properties in single family areas after that time have restrictions that prevent multi-family dwellings. Sommerset, Caughlin Ranch, Damonte Ranch, and many other areas will not be upzoned. Because the construction is "by right", the first time neighbors will find out about it is when the heavy equipment shows up and they start cutting down trees. This is wrong.

Perhaps the most concerning is that it shows no imagination and does not account for the unique characteristics of Reno. It's just a rehash of the report by Shane Phillips from six months ago. Most great cities have a dense core that supports transit and services but the proposed plan could be called dispersed density. Not only is this an oxymoron, it is also bad planning. Reno deserves better.

## City Council Comment received from William Mantle

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 2:25 PM

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

**Contact Info:**

Name:

William Mantle

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

Mantleward6@gmail.com

Phone Number:

7754320788

Address:

2040 Angel Ridge Drive

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

**Section:**

D Items - Department Items

**Item:**

1.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I am in favor of densification, but incentives need to be kept at smaller unit levels like 800-1100 sqft or less, densification mustn't overload infrastructure, and we can't release our rights to public review. I would also like to see tangible requirements for heat island abatement.

**ACKNOWLEDGEMENTS:**

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

No

## City Council Comment received from Wynn Hessler

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 5/7/2024 9:46 AM

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

### Contact Info:

Name:

Wynn Hessler

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

wynnkessler@gmail.com

Phone Number:

7754127714

Address:

237 Clay St

A new comment has been submitted for the Reno City Council Meeting held on: 2024-05-08.

### Section:

D Items - Department Items

### Item:

D1.

### Position:

In Favor

### Are they speaking in person?

No, I am submitting a written comment only.

### If no, enter comments below:

I am in support of proposed changes to Title 18 of the Reno Municipal Code pertaining to housing and affordability initiative. I have not heard a good argument against moving forward with the changes and think that the overall benefits of increasing affordable housing and the housing supply in general far outweigh the benefits of ample parking and increased property values for some. The lack of affordable housing has forced many in our community into homelessness which results in despair and poor well-being of these people and public spaces that seem unclean and unsafe. Stable housing is a basic human need and we, as a society, have the ability to ensure it is available for all our citizens. Everyone benefits from this in the form of safer, cleaner cities and happier, healthier, and more productive citizens. Duplexes and triplexes and other forms of dense housing exist all over the city. Further, they have existed for a long time, there are plenty of these structure types in our historic neighborhoods. Therefore it does not make sense to suggest adding these housing-types would change the character of our area. Even if it does, changes occur everyday and they will occur whether we accept them or not. We can choose the direction of the changes, to an extent. In this case, we can

choose to adapt and meet the needs of additional housing or we can choose to keep housing the same and continue to see an increase in poverty, homelessness, and desperation, and the decline of our public spaces. To not adapt means we, as a society will fail. As the saying goes, if you don't bend you will break.

## **ACKNOWLEDGEMENTS:**

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

Yes

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

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes



**FW: Public Comment Received - 2024-05-08 PC Meeting - D.1**

Cali Shy &lt;ShyC@reno.gov&gt;

Tue 5/7/2024 3:00 PM

To: Public Comment - CC &lt;PublicComment@reno.gov&gt;

📎 1 attachments (69 KB)

Public Comment - 26 - 2024-05-08.pdf;

Good afternoon,

Please see the public comment below for Item D.1.

Best,

**Cali Shy**(She/Her/Hers)*Planning Technician*

Development Services

775-393-1039 (o) or 775-895-9019 (c)

[ShyC@Reno.Gov](mailto:ShyC@Reno.Gov)

Working hours: Monday-Thursday 7am-5:30pm

1 E. First St., Reno, NV 89505

[Reno.Gov](https://www.reno.gov) | Connect with us:     **From:** Carter Williams <WilliamsCa@reno.gov>**Sent:** Tuesday, May 7, 2024 2:59 PM**To:** Reno Planning Commission <RenoPlanningCommission@reno.gov>**Subject:** Public Comment Received - 2024-05-08 PC Meeting - D.1

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

**Planning Commission Meeting Date:** 2024-05-08**Agenda Item or Case Number:** D.1**Comments:**

I am in support of item D.1 We must make sure to find alternatives to urban sprawl that is negatively affecting our city -financially, environmentally, and socially. Measures in D.1 will be an important step in addressing our current predicament. Our city must remain cohesive, affordable and bike-friendly, to be more resilient as Reno becomes an even hotter place with climate warming. Please work on these sustainable solutions now for the future.

**Email Address:** [zoebrayart@gmail.com](mailto:zoebrayart@gmail.com)

**Phone Number:**

**Address:** 652 arbutus street, reno, nv 89509

**Name of Commentor:** zoe bray

*This comment was submitted on behalf of: (self if blank)*

*Submitted:* 5/7/2024 9:59:16 PM

RENO CITY COUNCIL

# PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: J-D Klippenstein  
ADDRESS: 2875 Tidewild Drive  
CONTACT PHONE: 775-830-8541  
E-MAIL: jklippenstein@renoha.org

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

Reno Housing Authority

☒ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D.1

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL  
**PUBLIC COMMENT CARD**

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Sally Tate  
ADDRESS: 865 La Rue Ave  
CONTACT PHONE: 408-761-2935  
E-MAIL: saltate@gmail.com

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

☒ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D1

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





RENO CITY COUNCIL

# PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: THOMAS TATE  
ADDRESS: 865 LA RUE AVE, RENO  
CONTACT PHONE: 775-686-0855  
E-MAIL: misc@tatedesign.com

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

☒ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D1

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



# RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: AL EVDOKIMOV  
ADDRESS: 1720 TERRACE HEIGHTS LANE  
CONTACT PHONE: 775 848-2711  
E-MAIL: evdokimov@charter.net

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

☐ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☒ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐ **D.1**

AGENDA ITEM TITLE 18 - AFFORDABLE HOUSING INITIATIVES

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL

# PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Donna Kots  
ADDRESS: 2265 SUNSET RD Reno  
CONTACT PHONE: \_\_\_\_\_  
E-MAIL: \_\_\_\_\_

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

☒ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D-1

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

COMMENTS: OPPOSE ALL Planning  
Commission Recommendations  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL

# PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Toni Harsh  
ADDRESS: 890 Marsh Ave  
CONTACT PHONE: 775-323-6776  
E-MAIL: toniharsh@charter.net

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

☒ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D1

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION





RENO CITY COUNCIL

# PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: HEIDI RIEDERMAN  
ADDRESS: 1434 HILLSIDE DR  
CONTACT PHONE: 775-846-9803  
E-MAIL: "emailheidi@yahoo.com"

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

☐ WARD 1    ☐ WARD 2    ☐ WARD 3    ☐ WARD 4    ☒ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☐ NO ☒

AGENDA ITEM D1

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

COMMENTS: LIVE BY THE UNIVERSITY  
IN HF 12 PROPERTY. WANTING TO  
PUT MORE OF SMALLER PLACE ON  
MY PROPERTY

☒ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL

# PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Michaelangelo Aranda  
ADDRESS: 1935 Sierra Oaks Ct  
CONTACT PHONE: 775-501-0003  
E-MAIL: michalaranda2000@gmail.com

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

☐ WARD 1    ☒ WARD 2    ☐ WARD 3    ☐ WARD 4    ☐ WARD 5  
☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D-1    A-3

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

