

STAFF REPORT

Date: December 13, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Presentation and update on the Title 18 - Zoning Code Clean-up (TXT23-00005) public outreach process and public feedback.

From: Angela Fuss, Assistant Director of Development Services

Department: Development Services

Summary:

In January of 2021, Reno adopted a new zoning code, and as part of that adoption it was always anticipated that some code clean-up would be necessary. In June of 2022, Council initiated a text amendment to the Title 18 Annexation and Land Development Code, to address those outstanding zoning code clean-up items including grammatical errors, inconsistencies with regulations, and unintended deletions or insertions. The draft changes have been reviewed through a technical advisory committee and through a series of stakeholder and public outreach meetings. Upon completion of the stakeholder outreach process, Council requested an update on the feedback received. The purpose of this agenda item is to update Council on the feedback received and for staff to outline the next steps in the text amendment process.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

November 1, 2023 – Council requested that staff schedule a future Council agenda item for staff to provide an update on the public feedback received on the draft zoning code clean-up text amendment.

November 1, 2023 – Council initiated a text amendment to create an accessory dwelling unit (ADU) ordinance.

June 8, 2022 – Council initiated a text amendment of the zoning code clean-up.

June 8, 2022 – Council initiated a text amendment to move forward with a series of Council-prioritized items including affordable housing, appeals, sustainability, historic preservation, smoke-free business, flood hazard, short term rentals, signs, residential compatibility, major drainageways, wildland/urban interface, and communication facility and equipment.

January 13, 2021 - Council adopted Ordinance #6587 – Title 18 Annexation and Land Development Code of the City of Reno.

Background:

Council adopted a new Title 18 Annexation and Land Development Code (i.e. Zoning Code RENOvation) on January 13, 2021. The key objectives of the update were to implement the Master Plan, make the code more user-friendly, and establish a more predictable and transparent review process. During the adoption process, staff acknowledged that future code clean-ups would be needed and a follow up process was to take place at a future time. Since the adoption, City staff has been keeping a log of those clean-up items and the list encompasses over 400 changes.

On June 8, 2022, Council initiated a text amendment to address those clean-up items including grammatical errors, inconsistencies with regulations, and unintended deletions or insertions within the zoning code. Staff has prepared the draft code clean-up changes and engaged the public and stakeholders in the review those changes.

On November 1, 2023, Council held an affordable housing workshop where Planning staff described some of the housing initiatives that were proposed with the zoning code clean-up. During this meeting, Council directed staff to separate the housing initiatives from the code clean-up and to also come back to Council after the broader stakeholder meetings and provide an update on the public feedback that was received, specific to the code clean-up list of changes.

Discussion:

In the summer/fall of 2023, staff held a series of seven technical advisory committee (TAC) meetings, where each of the proposed code clean-up edits was discussed. 29 individuals were identified to serve on the TAC. Composition of the committee was based on individuals that use the City of Reno Title 18 Annexation and Land Development Code on a regular basis and have experience processing either building permits or entitlement applications through the City of Reno. This group of technical experts included land use planners, architects, engineers, landscape architects, designers, and City staff. Based on feedback from the TAC, additional edits were made to the zoning code and the draft document was then sent out for public review and feedback.

In October/November of 2023, six separate public stakeholder meetings were held. Four of the

meetings were held in person at different locations across the city. Two of the meetings were held virtually. Due to increased interest, three additional virtual meetings were held in December. In an attempt to garner public feedback, staff worked with the Communications Department to ensure every outlet was used to get the word out regarding the public meetings that were held. Each meeting was posted on the City's social media including Facebook, Twitter, Instagram, and Spanish Facebook. The December meeting dates were also shared through Nextdoor.com and through a separate press release that went out in late November.

Although attendance at the stakeholder meetings was limited, a total of 16 public comments (Exhibit A) were received. It should be noted that the three virtual meetings in December occurred after this staff report was written and any additional comments received will be provided as a separate attachment. Generally, the public comments included:

- Concerns with measurement of noise in the downtown area
- Need for more affordable housing
- Need to encourage more housing
- Concerns with too much development
- Requests to simplify standards
- General concerns with change
- Other technical changes

Based on the public feedback, additional edits will be made to the draft code and then workshops will be held with the Reno Planning Commission during the January/February timeframe. After the Planning Commission's review and recommendations, the draft code clean-up edits will be reviewed by Council. Council review is anticipated in the March/April timeframe.

Financial Implications:

The text amendment is already in process and can be accommodated with existing resources.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

This is an update to Council and no motion is necessary.

Proposed Motion:

N/A

Attachments:

Exhibit A - Public Feedback