

[illegible]



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**City Council Comment received from Andrew Samuelson**

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

**Date** Mon 4/21/2025 12:27 PM

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

**Contact Info:**

Name:

Andrew Samuelson

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C.1 Accessory Dwelling Units (ADUs).

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Reno has an extreme shortage of housing which leads to many negative effects - homelessness, overcrowding, disproportionate amount of money spent on housing, economic inequality, delayed life milestones, long commutes, etc. All of these are vastly worse than the negatives of ADUs - things like extra parked cars, seeing an ADU, etc. These should be allowed without restriction until housing prices have eased. These should be allowed on lots down to 7,000 square feet.

**ACKNOWLEDGEMENTS:**

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

meeting.

Yes

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

Yes

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No



Outlook

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## ADU IN NEIGHBORHOODS

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**From** pboettcher830@charter.net <pboettcher830@charter.net>

**Date** Thu 4/17/2025 8:16 AM

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

No, this will lower prop values and cause caos in once peaceful neighborhoods. Thank you.



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**City Council Comment received from Barbara Sanders4/23/2025**

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

**Date** Mon 4/21/2025 10:52 AM

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

**Contact Info:**

Name:

Barbara Sanders4/23/2025

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

leah.sanders14@gmail.com

Phone Number:

7757507047

Address:

1880 Coleman Dr.

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C.1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

To: Reno City Council members, Mayor Schieve, Reno City Clerk, Grace Mackedon schieveh@reno.gov taylork@reno.gov reesed@reno.gov, duerrn@reno.gov martinezmi@reno.gov andersonb@reno.gov evertm@reno.gov mackedong@reno.org cityclerk@reno.gov RE: Item C.1 on the April 23 council agenda April 21, 2025 Dear City of Reno, Due to a severe back injury, I am unable to attend in person the April 23 hearing of the ADU proposal, item C.1. However, I was able to attend a presentation in Ward 1 NAB in February. My Ward 5 did not host a presentation, which is unfortunate since there are recommendations about ADUs from the planning commission and council staff that could affect every lot in Reno, except those that are HOA and CCR protected. While I am not opposed to ADUs where a

unit supports an extended family, provides housing for relatives on a long-term basis, or a student for 4 years, the proposal presentation I heard, which goes to council falls short on many points that others will make. My main point is that any ADU zoning must be preceded by a Reno Code prohibiting Short Term Rentals and provide the funds for such code enforcement. This proposal puts "the cart before the horse." Once ADU zoning has no limits, community neighborhoods have no protection against excessive parking, intermittent tenants, added noise, and investors who want to make money (but live elsewhere). Hotels will lose revenue. Never mind unintended consequences of multiple units mixed with single family homes. Some council members are protected by their HOA or living outside the city limits (Caughlin Ranch), a CCR, or having a very large property. I am not protected in any way. Those who can afford this property protection will continue to have peace and tranquility and increased property values. Those who live in city neighborhoods on standard lots will bear the change of increased density. The city thinks it will get this revenue boost and be able to claim "affordable housing," when the boost is to the Airbnb renters who are looking for a cheap vacation place and those homeowners willing to rent. It is my understanding from the city communications that "affordable housing" is built or being planned. AND on and on...more arguments will be presented by those who speak or write about this hearing. Thank you for reading, Barbara Sanders Reno 89503

**ACKNOWLEDGEMENTS:**

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Yes

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No



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**City Council Comment received from Cecilia Bustos**

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

**Date** Mon 4/21/2025 6:16 AM

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

**Contact Info:**

Name:

Cecilia Bustos

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

crbustos24@yahoo.com

Phone Number:

7755446379

Address:

2601 Alpine Creek Rd

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC21-00036.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Proceeding with this project puts the safety of the community at risk. As a walker and bicyclist this already busy and congested area will only get worse as riskier for those who enjoy being out in their community.

**ACKNOWLEDGEMENTS:**

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

Yes

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**Yes**





Outlook

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**City Council Comment received from Charles Weaver**

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

**Date** Wed 4/16/2025 10:14 AM

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

**Contact Info:**

Name:

Charles Weaver

Commenting on behalf of:

Ward #:

Sparks

Email Address:

charles-weaver@hotmail.com

Phone Number:

Address:

1216 Turnberry Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

F Items - Ordinance Adoptions

**Item:**

TBD.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

It would be helpful to have the ability to have an ADU for my Mother in law. She is currently single, and doesn't want to finish her life alone in her own house. An ADU would allow her to live with us, but give us separate living spaces to allow her to feel more independent.

**ACKNOWLEDGEMENTS:**

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Yes

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**Yes**

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**No**



## Fw: NO to blanket upzoning:

**From** Janet Urbina-Tapia <UrbinaJ@reno.gov>

**Date** Mon 4/21/2025 9:44 AM

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

**Cc** City Clerk <CityClerk@reno.gov>



### Janet Urbina Tapia

([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

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

1 E. First St., Reno, NV 89501

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



**From:** Devon Reese <reeseD@reno.gov>

**Sent:** Monday, April 21, 2025 9:34 AM

**To:** Christine Johnson <christinej52@gmail.com>

**Cc:** Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>; City Clerk <CityClerk@reno.gov>; Angela Fuss <FussA@reno.gov>; Jackie Bryant <BryantJ@reno.gov>

**Subject:** Re: NO to blanket upzoning:

Christine - it appears you have been given misinformation about this topic. Item C-1 is in reference to a discussion on the topic of Accessory Dwelling Units. While both Washoe County and the City of Sparks allow for Accessory Dwelling Units, the City of Reno does not currently allow Accessory Dwelling Units (ADU's) in the City's jurisdiction, with the exception of a few specific areas of town. Over the past two years, City staff has been collecting public input on whether or not the zoning code should be updated to allow ADU's and if so, what specific regulations should be associated with them. This includes potential regulations on ADU's related to:

- Parking requirements for ADU's

- Maximum height requirements for ADU's
- Building setback requirements for ADU's
- Minimum lot size requirements for ADU's
- Zoning districts where ADU's would either be allowed or prohibited

**The purpose of the C-1 agenda item is for City staff to share the community feedback that has been collected and to get further direction from City Council on next steps. There will be no formal action on this topic at Wednesday's meeting, other than to share the community feedback and to get input from the Council.**

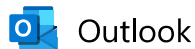
Here is a link to a one-page fact sheet on the ADU topics that Council will be discussing at this week Council meeting: [Fact Sheet on ADU Draft Ordinance for Feedback](#)

Devon Reese

On Apr 21, 2025, at 8:10 AM, Christine Johnson <christinej52@gmail.com> wrote:

Please do **NOT** approve upzoning as outlined in item C-1 for the upcoming Reno City Council Agenda.

Christine Johnson  
5446 Hidden Valley Court  
Reno, NV 89502  
775-544-0942



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## ADUs in Old Southwest

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

**Date** Wed 4/16/2025 1:21 PM

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

I'd like to add my voice in opposition to the proposal to increase ADUs in Old Southwest Reno; this is a congested, historic, and small neighborhood, with limited parking. We've already seen what the additional buildings do to a neighborhood, to the aesthetics, and to the traffic in Reno, and I do not want to see this trend continue.

Dori Goldman

Sent from my iPad



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## Agenda Item C.1: Proposed Accessory Dwelling Unit (ADU) Annexation and Land Development Code Amendments

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From John Hester <johnhester@me.com>

Date Sun 4/20/2025 4:04 PM

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

Cc Angela Fuss <FussA@reno.gov>; Grace Mackedon <MackedonG@reno.gov>; Megan Berner <BernerM@reno.gov>; Melissa Hafey <HafeyM@reno.gov>

Honorable Mayor and City Council:

For those of you I have not met my name is John Hester, I am a resident of the Newlands Heights National Historic District/City of Reno Master Plan Conservation District in the old southwest, and a retiree from the City of Reno, having served as Community Development Director, Redevelopment Administrator, and Assistant City Manager during my 13 years with the City. I am currently the Chief Operating Officer at the bi-state Tahoe Regional Planning Agency and have my monthly TRPA Governing Board meeting next Wednesday and annual retreat on Thursday at the Lake. Otherwise I would be in Reno and presenting these comments in person.

I think accessory dwelling units (ADUs) are one of the necessary tools in the toolbox to help address the housing issue. In fact we are working in the Tahoe Basin to help get ADUs built consistent with our Regional Plan and differing Nevada and California state laws. And, I know that here in the Newlands Heights there are existing ADUs. I recognize that this is one of the highest priority implementation actions called for in the City Master Plan Implementation Chapter.

At the same time I also think there should be some guidelines that apply as they are built in the City of Reno. The provisions I request that you consider for inclusion in the ADU code and the *italicized* comments, including the Master Plan goals and policies that support the proposed guidelines, are:

1. No ADU shall be used as a short term rental. *Short term rentals (STRs) do not provide affordable housing (the rationale for their addition to the City Annexation and Land Development Code), negatively impact lodging properties in the City, and often cause noise and other impacts resulting in code compliance issues. This also implements Implementation Plan Chapter policy IMP-4.1c which calls for an ADU ordinance and design standards, taking into account unit size, parking requirements, design and character, **tenure limitations**, and other compatibility considerations. This proposed guideline does not address using primary residences as STRs but I suggest that issue be addressed at some point in the future. At a minimum, it seems like a revenue source the City should consider to cover City costs for compliance and other services.*
2. The square footage of the ADU shall not exceed 25% of the square footage of the primary residence. *This implements Master Plan policy N-G.6 which states that accessory dwelling units should be located in the rear of a regular lot or side of a corner lot and be **subordinate to the primary structure in terms of scale**. This also implements Implementation Plan Chapter policy IMP-4.1c which calls for an ADU ordinance and **design standards**, taking into account **unit size**, parking requirements, design and character, tenure limitations, and other compatibility considerations.*

3. The height of the ADU shall not exceed the height of the primary residence. *This also implements Master Plan policy N-G.6 which states that accessory dwelling units should be located in the rear of a regular lot or side of a corner lot and be **subordinate to the primary structure in terms of scale**. This also implements Implementation Plan Chapter policy IMP-4.1c which calls for an ADU ordinance and **design standards**, taking into account unit size, parking requirements, **design and character**, tenure limitations, and **other compatibility considerations**.*
4. The roof pitch of the ADU shall match the roof pitch of the primary residence. *This implements Implementation Plan Chapter policy IMP-4.1c which calls for an ADU ordinance and **design standards**, taking into account unit size, parking requirements, **design and character**, tenure limitations, and **other compatibility considerations**.*
5. The exterior building façade and roof materials must be the same or similar to those of the primary residence. *This also implements Implementation Plan Chapter policy IMP-4.1c which calls for an ADU ordinance and **design standards**, taking into account unit size, parking requirements, **design and character**, tenure limitations, and **other compatibility considerations**.*
6. The construction of an ADU shall result in the same or an increase in the tree canopy on the parcel. *This will maintain the character of the neighborhood in which it is located and is consistent with Master Plan Citywide Policies Chapter policy GP 7.7 which calls for increasing the tree canopy and green infrastructure in the City.*
7. The parcel upon which an ADU is constructed must have sidewalks on all sides fronting a street and no parking for an ADU can block any portion of a sidewalk. *This will maintain the character of neighborhoods with sidewalks, improve the walkability in neighborhoods that lack sidewalks, and is consistent with Master Plan Citywide Policies Chapter policy GP 7.7 which calls for increasing the tree canopy and green infrastructure in the City. This also implements Implementation Plan Chapter policy IMP-4.1c which calls for an ADU ordinance and **design standards**, taking into account unit size, **parking requirements**, **design and character**, tenure limitations, and **other compatibility considerations**.*

I also want to take this opportunity to commend certain staff to you. Some of the neighbors and I met with Melisa Hafey and Megan Berner from the City Manager's Office. They were very helpful regarding the process for getting properties on the City Historic Register. Grace Mackedon from the Department of Development Services provided assistance on how I should get code provisions like those listed above considered. Finally, I especially want to commend Angela Fuss. She has provided information on this and other issues and is, in my opinion, a great asset to the City.

I appreciate your consideration of these proposals and look forward to continuing to work with you and your staff to continue to improve our City.

Best,

John Hester



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**City Council Comment received from Marissa Weaver**

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

**Date** Wed 4/16/2025 10:23 AM

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

**Contact Info:**

Name:

Marissa Weaver

Commenting on behalf of:

N/a

Ward #:

Sparks

Email Address:

Marissa.varni@gmail.com

Phone Number:

5305759228

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

F Items - Ordinance Adoptions

**Item:**

N/a.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I am in favor of allowing ADU's to be added to existing properties in Reno. Many young people like myself are struggling to be able to buy a house (even with working full time with a masters degree) and there are many aging adults/parents that would benefit from living near their children. It would benefit the people in the community to allow ADU's so that multigenerational families can live together for social, emotional and financial benefits.

**ACKNOWLEDGEMENTS:**

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



meeting.

Yes

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Yes

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Yes



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## Zone laws

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

**Date** Wed 4/16/2025 2:08 PM

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

Air B &B in residential areas are a nuisance.

The current council is blatantly disrespecting and disregarding the community interests.

Sent from my iPhone



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**Item C.1 ADU's**

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**From** Philip Justis <philjustis@icloud.com>

**Date** Sun 4/20/2025 5:13 PM

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

I am in favor of allowing more adu's which will help reduce the housing crisis in Reno but they should be restricted to not be used as any type of airbnb! Any adu's should be used for use as granny units, college students rentals or other longer term rentals only.

The short term rentals like airbnb's too often create problems for the neighborhoods around them with noise complaints, parking problems and general disruptions.

Thank you

Phil Justis

260 E Parr Blvd

Reno 89512

775-741-9346

Sent from my iPad



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**City Council Comment received from Ron Bell**

---

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

**Date** Sun 4/13/2025 12:31 PM

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

**Contact Info:**

Name:

Ron Bell

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

ronbellrealtor@hotmail.com

Phone Number:

775 750 5256

Address:

2390 Homestead PL Reno NV 89509

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

**Section:**

E Items - Ordinance Introductions

**Item:**

ADU.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Hi, hopefully not too late to comment on ADU's. This has probably already come up, but if it is to be done, absolutely no short term rentals with an enforcement mechanisms. STR's create housing shortages for locals and we have plenty of hotels to accommodate visitors. Thanks

**ACKNOWLEDGEMENTS:**

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Yes

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**Yes**



Outlook

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**City Council Comment received from Tracy Minor**

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

**Date** Sun 4/20/2025 5:42 PM

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

**Contact Info:**

Name:

Tracy Minor

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

Lakeridge Tennis Site.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:****ACKNOWLEDGEMENTS:**

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

Yes

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*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.*

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No



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**City Council Comment received from Beth Dory**

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

**Date** Tue 4/22/2025 3:59 PM

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

**Contact Info:**

Name:

Beth Dory

Commenting on behalf of:

landlord

Ward #:

Ward 2

Email Address:

kevindory@hotmail.com

Phone Number:

7753230523

Address:

122 Greenridge Dr.

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C.1 ADUs.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Dear Council Members, I'm opposed to blanket upzoning in the form of ADUs. I've been reading online posts and these are the prominent concerns: 1) Although this is the biggest land use change in the City's history and you are intending to upzone thousands of your constituents, nobody can read the blurry map provided in the staff report! In addition, the map has no street names. Why don't you send out yellow cards, post signs, have an interactive map where folks can put in their address etc., to notify your constituents? Sadly, those citizens who live in Wards 5 and 6 have not had a NAB meeting to discuss this. The City hosts fire prevention day, swim day, tennis day but NO NABs to inform 1/3 of the residents of this land use change? 2) There are over a 1.000 Airbnbs in Reno, and you have not yet



reined them in. Those STRs could go towards workforce housing, increase the supply and possibly reduce the rents. Concerning to me is that Devon Reese, Miguel Martinez and Devon's law partner's wife have all accepted \$\$\$ from Airbnb. One online poster noted, "essentially trying to play it off [ADU] as it helps elderly parents have a separate housing on some plot of land but really Airbnb knows they are getting hammered in places like south lake Tahoe and need to increase their market share somehow. Targeting Reno is on the docket. Its not about helping elder parents but helping out Airbnb and other short term rental companies." 3) Street width in many of the old neighborhoods is non-conforming. For instance, Court St. is only 26' and parking is allowed on both sides. Current City standards are 28' for parking on one side and 36' parking on both sides. Having narrow non-conforming streets and increasing density is a safety concern. 4) Grace is mis-informed when she states that guest houses are already allowed in the City, per code. They are not allowed in many old neighborhoods which have old but active CCRs. CCR's "run with the land." I own three homes that have CCRs from the 1920-to the '50's which prohibit extra units including separate guest houses. In addition, guest houses, per code can't be rented out. 5) The City should be responsible to research CCR's prior to handing out a building permit for an ADU-not the homeowner as stated in the Staff report. You know that house w/o a roof on Windy Hill? Those owners built the home which exceeded the height limit per their CCRs. Neighbors not only sued the owners but sued the County for handing out that permit. <https://www.washoecourts.com/Query/CaseInformation/CV94-05604> The City will be legally exposed should they hand out an ADU permit w/o researching if an extra unit is allowed their title documents and the neighbors sue. 6) put in the code that a current boundary survey must be completed prior to awarding an ADU permit. 7) identify residents who have illegal ADUs to either force abatement or find a way to legalize them. 8) in closing none (conveniently) on the council will personally be upzoned...very bad optics. "Never underestimate the hypocrisy politicians" James Herbert

## ACKNOWLEDGEMENTS:

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Yes

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Yes

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No



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**City Council Comment received from Darley Jeppson**

---

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

**Date** Tue 4/22/2025 3:30 PM

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

**Contact Info:**

Name:

Darley Jeppson

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

darleyjan@gmail.com

Phone Number:

775-848-0341

Address:

2975 Susileen Drive

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

ADU's.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

ADU's in city are not an appropriate use. There should be restrictions on where they would be built. Occupancy limits parking requirements ( not on public streets). Permits requested & neighbor inputs required. This is just common sense for requiring the use of said property. 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**

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**Yes**



## ADU Draft Ordinance

**From** Donna Keats <dkeats@sbcglobal.net>

**Date** Mon 4/21/2025 7:12 PM

**To** Brandi Anderson <AndersonB@reno.gov>; Devon Reese <reeseD@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

My comments about the ADU ordinance are included in the public comment exhibits for this item (C.1, April 23, 2025). However, the text is scrambled and my letter is completely unintelligible.

I put a lot of thought and time into these comments. I am sending them again so that you will have a legible version in case you read the public comments.

Thank you for considering these points as you refine the content of a draft ADU ordinance.  
Donna Keats

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

ADUs are living units. They are not tool sheds.

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

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

### 2. The draft ordinance primarily addresses DETACHED ADUs.

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

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

### 3. CODE CONFLICT - An attached ADU IS a duplex by definition (Title 18).

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

Duplexes are not permitted by right in any single family residential zoning district. A CUP is required for duplexes in SF8 & SF11.

Conversely, ADUs will be allowed by right in all single family zoning districts.

- *This code conflict requires resolution prior to developing an ADU ordinance.*

The solution is not to allow duplexes everywhere or change the definition of duplex in order to allow ADUs everywhere.

The answer is to write a better ordinance.

- *Specific development/dimensional standards for attached ADUs must be included. Requirements for attached ADUs should include:*

- a. Front door not visible from same street as primary residence
  - b. Subordinate in size
  - c. Same water line and meter
  - d. Lower step-back thresholds (begin at one story, versus 24')
  - e. Transient rental prohibition
- 

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

- *Privacy protections are needed to mitigate the effect of:*
    - a. *Garage-over ADUs*
    - b. *Conversion of an existing accessory structure to an ADU*
  - *Privacy protection standards should include:*
    - a. Lower threshold for step-backs (12' vs. 24') to reduce impact of a second story ADU
    - b. Limit height to below the height of principal residence
    - c. Increase setbacks
    - d. Require screening on property lines
- 

5. Include discretionary review or independent noticing requirements.

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

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

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

7. Incorporate a mechanism to legalize existing ADUs.

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



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**City Council Comment received from Gretchen Ericson**

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

**Date** Tue 4/22/2025 3:28 PM

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

**Contact Info:**

Name:

Gretchen Ericson

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

955 Twin Pines Road

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

**Section:**

B Items - Consent Agenda Items

**Item:**

C.1 ADU.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

ADU's when unregulated adds blight and nuisance to existing homeowners.

**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*

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**Yes**

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**City Council Comment received from Jean Johnson**

---

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

**Date** Mon 4/21/2025 7:32 PM

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

**Contact Info:**

Name:

Jean Johnson

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

possegirl@rapiddog.net

Phone Number:

Address:

2295 Putnam Dr, Reno 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I understand the need for ADUs in the city. I have a couple of objections. I strongly urge off street parking. Parking can be terrible in congested areas and leads to friction. Continuous street parking interferes with traffic vision, plows, street cleaners, etc. I know the city does not want this requirement. I am urging all members, especially those dwelling in HOAs to consider what it is like to fight for parking. Increased rent pricing causes several people to cram into smaller places with more cars on the street. Our public transport in no way makes up for this. The argument ment will be that fewer residential units will be available if off street parking is required. It is an actual benefit to all who live there. Perhaps some of the staff who live in more privileged and protected areas have forgotten this.



Or perhaps do not recognize the problem with sticking to this position.

**ACKNOWLEDGEMENTS:**

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Yes

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Yes



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**City Council Comment received from Krista Anderson**

---

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

**Date** Tue 4/22/2025 3:14 PM

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

**Contact Info:**

Name:

Krista Anderson

Commenting on behalf of:

Ward #:

Ward 6

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Our counsel members should not be taking money from companies like AirB&B under the guise of creating affordable living units. Stop the growth! Our streets can't handle it!

**ACKNOWLEDGEMENTS:**

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

Yes

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**No**



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**City Council Comment received from Kristina Nugent**

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

**Date** Tue 4/22/2025 9:33 AM

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

**Contact Info:**

Name:

Kristina Nugent

Commenting on behalf of:

Ward #:

Ward 4

Email Address:

kristinajnugent@gmail.com

Phone Number:

Address:

14337 Durham Drive Reno, NV 89506

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C.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 very excited to have ADU's be allowed within city limits however the lot size requirement is too large. It excludes many homes that would benefit from being able to build on. As someone who is part of the sandwich generation that needs to help take care of aging parents while raising children of my own we would really benefit from being able to build an ADU but will be unable to due to the lot restriction. Please reconsider the size requirement so this does not need to be revisited in 10 years.

**ACKNOWLEDGEMENTS:**

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

meeting.

Yes

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Yes

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No



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**City Council Comment received from Lisa O'Grady**

---

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

**Date** Tue 4/22/2025 10:42 AM

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

**Contact Info:**

Name:

Lisa O'Grady

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

**Section:**

F Items - Ordinance Adoptions

**Item:**

C 1 ADU.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Please do not permit ADUs to be built

**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*

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No



---

**City Council Comment received from Nancy Carlson**

---

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

**Date** Tue 4/22/2025 1:38 PM

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

**Contact Info:**

Name:

Nancy Carlson

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

nmcarlson01@yahoo.com

Phone Number:

(650) 255-1435

Address:

407 Octate Circle, Reno

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

**Section:**

C Items - Public Hearing Items

**Item:**

C1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

PLEASE Stop the Addition of ADUs to properties, this can dramatically increase the population but does not plan for additional overhead services such as fire, sheriff, water usage, sewage, garbage disposal, parking, schools and teacher planning. I have seen this in California, it results in overdevelopment of our neighborhoods. PLEASE STOP! This item is promoted by Airbnb, which, along with greedy investors, is the only entity that benefits from this program.

**ACKNOWLEDGEMENTS:**

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



meeting.

Yes

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Yes

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Yes



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**City Council Comment received from Tom Weatherby**

---

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

**Date** Tue 4/22/2025 2:42 PM

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

**Contact Info:**

Name:

Tom Weatherby

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Shoppersearch@sbcglobal.net

Phone Number:

7758571360

Address:

5586 St Andrew's Ct.Reno Nv 89502

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C1ADU.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Opposed to ADU backyard mini houses that can then be rented out as Air B&Bs

**ACKNOWLEDGEMENTS:**

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

Yes

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Yes

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Yes

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NAME: Jori Benjamin  
ADDRESS: 4813 Lakeside Terr. W  
CONTACT PHONE: 916 858 2078  
E-MAIL: joribenjamin@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 C.1

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

COMMENTS: The language and consideration  
of ADU needs to be studied  
in depth.

☐ 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



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NAME: DONNA KEAT

ADDRESS: \_\_\_\_\_

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 C-1 ADMS

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

COMMENTS: Letter Submitted

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

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# RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME:

ADDRESS:

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

☐ IN FAVOR

☐ IN OPPOSITION

☐ NO POSITION STATED - CONCERNED

COMMENTS:

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NAME: Kaila Bailey

ADDRESS: 5650 Rigging Court

CONTACT PHONE: 775-823-8811

E-MAIL: April@snr.realtor

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

Sierra Nevada Realtors

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER Ward 6

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM C1

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

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

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NAME: GARRETT GARDON  
ADDRESS: 1 E. Liberty St. #300  
CONTACT PHONE: 775-762-6765  
E-MAIL: ggardon@lewis-roa.com

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

SIERRA NEVADA REALTORS

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

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM C1

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

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

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NAME:

MARGO PISCZAK

ADDRESS:

3745 Falcon Way

CONTACT PHONE:

775-825-4108

E-MAIL:

Margo-Pisczak@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

C1

☐ 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.

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



# RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME: Jack Hawkins

ADDRESS: 5201 CHENEY ST

CONTACT PHONE: 775-848-8309

E-MAIL: Jack@HawkinsArchitecture.com

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

MUSKE

☐ WARD 1 ☐ WARD 2 ☒ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM C

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

COMMENTS: AGENDA ITEM #1 ADU Proposal

☐ 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

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NAME: AUDREY DE LA CRUZ

ADDRESS: 4670 BRITTANY COURT

CONTACT PHONE: 775-287-2563

E-MAIL: audreyldelacruz@gmail.com

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

AIA

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER \_\_\_\_\_

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM C.I

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

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

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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:

*Molly Manoukian*

ADDRESS:

CONTACT PHONE:

E-MAIL:

*manohome@sbcglobal.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

*C-1 ADA*

☐ IN FAVOR

☒ IN OPPOSITION

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NAME:

Beth Dory

ADDRESS:

CONTACT PHONE:

E-MAIL:

KevinDory@hotmail.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

☐ IN FAVOR

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