

March 27, 2024 - Reno City Council Meeting - Item # D.1 ADU Presentation

[illegible]

March 27 City Council Meeting

Art Rangel <arangel@rangelmcc.net>

Tue 3/26/2024 1:15 PM

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

My name is Art Rangel: Item 3.1 re: accessory dwelling units:

As a retired city planner, I have been a proponent of accessory dwelling units for decades for the following reasons:

- First, the homeowner can decide if he or she wants to or does not want to have an ADU on their property. In addition, the homeowner is in a good position to monitor who is living on their property.
- Secondly, unlike most affordable housing, AUD's are typically not subsidized by the government and the taxpayer.

Just as a reminder, Reno Master Plan Policy N-G.6 (Accessory Dwelling Units reads as follows:

Accessory dwelling units, where permitted, 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. Access should be oriented away from the entrance from the primary structure. Also, NRS 278.0284 provides for consistency between the city's Master Plan and local ordinances.

Art Rangel AICP
213-300-5171

City Council Comment received from Barbara Sanders

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 12:50 PM

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

Contact Info:

Name & Ward:

Barbara Sanders, Ward 5

Commenting on behalf of:

Email Address:

l-sanders@earthlink.net

Phone Number:

7757507047

Address:

1880 Coleman Dr.

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

Section:

D Items - Department Items

Item:

D.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Zoning is key here and process with public review, vital, to make projects better for all: D.1 No decisions now. Take your time, follow the process, and consult the people. ADUs are inevitable, but they will not live up to the slick photos, so there needs to be community review of proposals. Neighborhoods matter. Infrastructure matters. Compromise matters. "By right" ordinances invite higher density where it may have severe negative effects. Keep conditional use permits.

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

3/19/2024 12:19	Betty Klein	bettyklein10@gmail.com	5.3E+09
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I am against ADUs. They are unsightly, degrade neighborhoods, and don't solve the housing problem. The BLM needs to release more land to build. After all over 80% of Nevada land is Government owned. As an Real Estate investor I feel ADUs would signal an exit point for the Reno market. Read the article the Nevada Policy Institute prepared about affordable housing.

ADU/Newlands

Brenda McNulty <Brendamcnulty@att.net>

Mon 3/25/2024 10:27 AM

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

I strongly oppose this!!! Drive around the area after 5:30, and see how Gordon Ave becomes impossible to drive on!!!! Too many rentals, with too many cars!!!

Brenda McNulty

Ferrari-Lund Real Estate

NV Lic # S.04787

cell (775) 762-2009

fax (775) 747-4704



Webinar Registration City of Reno - Reno City Council Meeting - 3/27/24

City Clerk <no-reply@zoom.us>

Wed 3/27/2024 9:46 AM

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

Hi City Clerk,

Art Rangel (arangel@rangelm.net) has registered for "City of Reno - Reno City Council Meeting - 3/27/24" on: Mar 27, 2024 10:00 AM Pacific Time (US and Canada)

First Name: Art

Last Name: Rangel

Email: arangel@rangelm.net

Address: 255 N. Sierra St. # 2301

City: Reno

Zip/Postal Code: 89501

State/Province: NV

Phone: 2133005171

If you answered "Yes" to the previous question, please provide your public comment in the Question & Comments box below.:

Do you wish to provide public comment for this City Council Meeting?: Yes

Are you attending the meeting as a: Member of the public

Which Ward you live in?: Ward 5

Webinar Detail Link: <https://us06web.zoom.us/webinar/89600046250>

Comment for 3/27 city council meeting, item D1, ADUs

M Bekken <mbekken@yahoo.com>

Mon 3/25/2024 5:00 PM

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

I have a couple of comments on this item. While I am generally in favor of allowing people to built ADUs, I believe they should be for family members to live in, no more than half of the size of the existing home, require approval, and meet the neighborhood character (for example, no 2-story ADUs in a 1-story predominate neighborhood).

It was interesting to hear there was a survey available. I am on the distribution lists for council meetings and received no notification of a survey. My neighborhood did not have a NAB meeting in January where this might have been mentioned, and I do not use social media. I believe that notification of the survey should have been mailed out, as should notification of this council meeting, since the items scheduled to be heard are very important, especially the infill sections that I attended a workshop on a few months ago. These topics are very important, and everyone needs to be aware of what is being proposed.

Marijke Bekken, D.Env

Proposal to amend Building Code

Peter Neumann <pcn@att.net>

Tue 3/26/2024 2:57 PM

To: Hillary Schieve <SchieveH@reno.gov>; Devon Reese <reeseD@reno.gov>; Jenny Brekhus <BrekhusJ@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Public Comment - CC <PublicComment@reno.gov>
Cc: Karl Hall <HallK@reno.gov>; Law Offices of Thomas J. Hall <hallnevadalaw@gmail.com>; Jerry Mowbray <mowbraylaw@aol.com>; Matt Sharp <matt@mattsharpplaw.com>; Meghan Ebert <meghan@meghan4reno.com>; Kathleen Taylor <kmtaylor343@gmail.com>; Jenny Brekhus <jennybrekhus@gmail.com>; Betsy Thumann <betsythu35@gmail.com>

To the Reno City Council

From Peter Chase Neumann, 1 Elm Court, Reno, NV. 89501

Re : ITEM C-2 and D-1 of Council Meeting Agenda for March 27, 2024

Please register my objection to amending the building code as proposed.

If my understanding of the proposal is correct, it would mean that current residential property owners in the City of Reno would be subjected to the very real danger of multi-family dwellings being built in established neighborhoods currently zoned as single-family only.

And that the proposal would deprive existing property owners of their due process right to notice and an opportunity to object and present evidence in opposition to a multi-family structures being built next door.

Such a proposal is not only unfair, but clearly unconstitutional and a violation of the Rule Of Law. And if my understanding is correct, the construction of such a building in a neighborhood currently zoned for single family residential use would constitute a "taking" and subject the City of Reno to liability for inverse condemnation lawsuits. These could literally bankrupt the City.

Please do not amend the building code in any way that would diminish the right of current residential property owners to continue living in single family residential neighborhoods.

Very Truly Yours,
Peter Chase Neumann

City Council Comment received from Regan Miller

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 1:40 PM

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

Contact Info:Name & Ward:

Regan Miller, Ward 1

Commenting on behalf of:Email Address:

reganmiller69@hotmail.com

Phone Number:

775-560-4145

Address:

3315 Marthiam Ave.

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

Section:

C Items - Public Hearing Items

Item:

C.2 & D.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

The public is not fully aware of these sweeping code changes. Please table this.

ACKNOWLEDGEMENTS:

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Yes

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No

City Council Comment received from R. J. Smith

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 1:33 PM

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

Contact Info:

Name & Ward:

R. J. Smith, Ward 1

Commenting on behalf of:

Email Address:

rjsmith90@gmail.com

Phone Number:

775-932-0824

Address:

1043 Manor Dr.

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

Section:

C Items - Public Hearing Items

Item:

C.2 & D.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I'm not in favor of up zoning all of Reno except for those who live in protected, privileged communities with ironclad CCR's as the Mayor and Member Reese do.

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No

City Council Comment received from Roy Uhl

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 3:43 PM

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

Contact Info:

Name & Ward:

Roy Uhl, Ward 4

Commenting on behalf of:

Email Address:

royuhl@gmail.com

Phone Number:

7756225109

Address:

18 Chianti Way

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-27.

Section:

C Items - Public Hearing Items

Item:

C2 & D1 .

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

The current and notably past city council's neglect in not working collaboratively with County and State business planning advocates in no way now justifies any mindset in intention to disregard control measures in housing zoning codes that exist which their legislative intent for controlled growth and its housing demand had been established to ensure. There is no excuse now for any haphazard slipshod manipulation or knee jerk responses toward revising housing zoning codes—in what is tantamount to nothing less than a band aid approach—in attempt to quickly build multi family units, such as apartment or townhome compounds, that visibly clutter the skyline and eviscerates single family home neighborhood values throughout the city, and thus depreciating real estate values on the whole. The land lock City that makes for not only Reno but the entirety of the Truckee Meadows region demands professional stewardship in balancing mix use zoning challenges with a level of competency expected of civil servants that collaboratively ensures all interests but with a clear focus always favoring it's citizens long term investment for both classes of voters the labor force and the retiree.

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Yes

Adding multi family housing in single family zoned areas

Sally Walter <ohwalter@yahoo.com>

Mon 3/25/2024 5:44 PM

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

I am not in favor of allowing multifamily buildings in a single family zoned area. Reno has a planned development which is meaningless if the council allows builders to put up multifamily where ever they can fake the financial feasibility of the project. Also disregarding parking requirements is a terrible disservice to the surrounding neighborhood. Please don't allow this to be passed in Reno.


from Sally Walter
6280 Vista Occhio, 89519

4095::Voice Message From: Cisco Unity Connection Messaging System (917757507047)

Donoma Unity <DonomaUnity@reno.gov>

Tue 3/26/2024 12:55 PM

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

 1 attachments (753 KB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917757507047

Click to Call [917757507047](tel:917757507047)

Hello city council. I have been sick. Therefore. I cannot show up to decline to the meeting. But I do want you to know that I will be watching on Zoom. You can here I don't have much voice. I just want to say on item D1 on a DUI. I've been on. Outside before and I just heard you to slow down take your time and follow a process that involved the people live in neighborhoods. Neighborhoods matter. The Planning Commission is a good and conditional use permit are good ways to help people compromised and compromise. Here's the key. I understand they do use will be in a bit of both. They just will impact some neighborhoods more than others and should be also included in Hoi everybody. Should they are what they do use bring to the city. And for item c 2 again Tony without including people in the process is horrible and I have seen the buildings. They are ugly and I don't think this process help. So again do what you need to do for July, but then slow. Down on changing our Zoning for by right? Thank you very much.
(Transcription with medium confidence)

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