

[illegible]

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[illegible]



City Council Comment received from Andrew Samuelson

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



ADU IN NEIGHBORHOODS

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.



City Council Comment received from Barbara Sanders4/23/2025

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



City Council Comment received from Cecilia Bustos

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:

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Yes



Outlook

City Council Comment received from Charles Weaver

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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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

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.

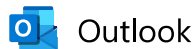
Here is a link to a one-page fact sheet on the ADU topics that Council will be discussing at this week Council meeting: [Fact Sheet on ADU Draft Ordinance for Feedback](#)

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



ADUs in Old Southwest

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



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

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



City Council Comment received from Marissa Weaver

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



Zone laws

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



Item C.1 ADU's

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



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:

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

City Council Comment received from Tracy Minor

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:**

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No