

March 27, 2024 - Reno City Council Meeting - Item # C.2 TXT24-00001

First Name	Last Name	Representing	Support	Oppose	Concerned	Total	Written or Voicemail	Ward	Address	Phone Number	Email Address	Date
			7	32	7	46						
Dawn	Elliott		1				Written			559-978-9115	mjedoe5@me.com	March 19, 2024 at 9:11 AM
Judy	Covert			1			Written				thecoverts@charter.net	March 22, 2024 at 10:59 AM
Marilyn	Johnson			1			Written		1010 Larue Ave Reno NV 89509		johnsonmarilyn1010@gmail.com	March 24, 2024 at 6:15 PM
Lori	Buchanan			1			Written	Ward 5	9135 Bay Meadows Dr., Reno NV 89523	805-558-0397	lorib777@yahoo.com	March 25, 2024 at 3:34 PM
Anna	Livingston			1			Written	Ward 2				March 25, 2024 at 3:13 PM
Jean	Johnson			1			Written	Ward 5	2295 Putnam Dr Reno 89503	661-992-7878	possegirl@rapiddog.net	March 25, 2024 at 3:02 PM
Rhonda	Shoolroy			1			Written	Ward 1	723 Manor Drive	775-322-1948	rjshoolroy@sbcglobal.net	Mon 3/25/2024 2:47 PM
Christine	Vallas				1		Written				cvallas@me.com	Mon 3/25/2024 2:19 PM
Eliza	Schreckenberger				1		Written				eeccm@comcast.net	Mon 3/25/2024 12:41 PM
Ft. Chuck	Duarte				1		Written		310 W. 2nd Street	775-329-2571	fr.chuck@stacathedral.com	Mon 3/25/2024 11:31 AM
Michael	Heaslet				1		Written	Other	3995 Mules Ear Ct Reno,NV		Mh@drheaslet.com	Mon 3/25/2024 11:36 AM
Paula	Hoskins			1			Written	Ward 3	1035 broadway blvd	775-322-7080	bluedesert41@outlook.com	March 25, 2024 at 4:02 PM
Gloria	Starr			1			Written		55 Margarita Ct Reno	775-742-7979	4jstarr@gmail.com	March 25, 2024 at 4:30 PM
Shaun	Miller			1			Written	Ward 1	1060 Golconda Reno NV	775-746-9417	shaunmullin88@outlook.com	March 25, 2024 at 10:03 PM
Cathy	Den Bleyker			1			Written		15250 Broilli Drive	510-714-5996	denbleykers@comcast.net	March 26, 2024 at 6:28 AM
Patti	Ross			1			Written	Ward 1	1575 Fairfield	775-560-6616	Rossvny@aol.com	March 26, 2024 at 6:47 AM
Pat	Wallace			1			Written		13340 Fieldcreek Ln	775-853-8724	reno1334@gmail.com	March 26, 2024 at 8:00 AM
Helaine	Greenberg			1			Written		5031 Fyvie Ct	775-829-0744	hgsunshine@aol.com	March 26, 2024 at 8:17 AM
Lori	Glover			1			Written	Ward 2			Lorihglover@gmail.com	March 26, 2024 at 9:23 AM
Janet	Legendre			1			Written	Ward 5	1161 Dutch Hollow Trail		Janetlegendre@hotmail.com	March 26, 2024 at 10:30 AM
Kelly	Carpenter			1			Written		755 Sky Canyon Dr	949-280-5655	Kellydawn888@gmail.com	March 26, 2024 at 11:17 AM
Steven	Ajajian			1			Written		755 Sky Canyon Dr Reno NV	310-386-4413	SteveAjajian@gmail.com	March 26, 2024 at 11:19 AM
Brett	Glover			1			Written	Ward 2			bglover.us@gmail.com	March 26, 2024 at 11:33 AM
Holly	Dewar			1			Written	Ward 3	4675 Rio Encantado Lane Reno NV 89502			March 26, 2024 at 12:09 PM
Michael	Gawthrop-Hutchins		1				Written	Ward 5			mgawthrop1@gmail.com	March 26, 2024 at 12:16 PM
Sally	Tate			1			Written				saltrate@gmail.com	March 26, 2024 2:59 PM
Leah	Sanders			1			Written	Ward 5	1880 Coleman	775-750-7047	leah.sanders14@gmail.com	March 26, 2024 at 12:45 PM
Gitte	Russo	American institute of Architects Northern Nevada	1				Written		3495 Lakeside Drive #15 Reno, NV 89509	775.229.4555	aiann@aiann.org	Tue 3/26/2024 11:58 AM
Roberta	Hall			1			Written	Ward 5	1990 Ives Avenue		rbhberry@yahoo.com	Tue 3/26/2024 3:54 PM
Bari	Levinson	Sierra Club	1				Written	Ward 1			barilevinson@yahoo.com	Tue 3/26/2024 3:47 PM
Roy	Uhl			1			Written	Ward 4	18 Chianti Way	7756225109	royuhl@gmail.com	Tue 3/26/2024 3:43 PM
Anonymous					1		Voicemail			7757507047		Tue 3/26/2024 12:55 PM
Art	Rangel				1		Written				arangel@rangelmc.net	Tue 3/26/2024 1:01 PM
Peter	Chase Neumann			1			Written		1 Elm Court, Reno, NV. 89501		pcn@att.net	Tue 3/26/2024 2:57 PM
John	White, Jr.			1			Written	Ward 1	205 Southridge Dr., Reno, 89509	775-322-8000	john@whitelawchartered.com	Tue 3/26/2024 2:51 PM
Linda	Simonton			1			Written	Ward 5				Tue 3/26/2024 1:16 PM
Judy	Cornelius				1		Written	Ward 4	PO Box 13235 RENO NV 89507	7757726129	judy@unr.edu	Tue 3/26/2024 1:18 PM
Michelle	Hamilton		1				Written	Ward 4	3350 Adler Court	5034496362	michelle.hamilton.us@gmail.com	Tue 3/26/2024 1:23 PM
Lisa	Rode			1			Written				llimiro@juno.com	Tue 3/26/2024 2:45 PM
Pamela	Bodenhamer			1			Written		1131 Skyline Blvd Reno, NV 89509	775-386-0048	pam@crareno.com	Tue 3/26/2024 2:37 PM
Rich	Bissett		1				Written	City of Sparks			rbissett1027@gmail.com	Tue 3/26/2024 1:46 PM
Jeff	Pucher			1			Written	Ward 5	8555 18th Hole Ct	3234227018	Skialpine50@gmail.com	Tue 3/26/2024 2:26 PM
Michelle	Hamilton		0				Written	Ward 4	3350 Adler Court	5034496362		Tue 3/26/2024 1:27 PM
RJ	Smith			1			Written	Ward 1	1043 Manor Dr.	775-932-0824	rsmith90@gmail.com	Tue 3/26/2024 1:33 PM
Lori	Riggins			1			Written	Ward 5	2280 Peavine Valley Rd			Tue 3/26/2024 1:49 PM
Brian	Thornton		1				Written	Ward 4	3350 Adler Ct.	503-449-2778	brian.thornton.nv@gmail.com	Tue 3/26/2024 1:46 PM
Regan	Miller			1			Written	Ward 1	3315 Marthiam Ave.	775-560-4145	reganmiller69@hotmail.com	Tue 3/26/2024 1:40 PM

[illegible]

City Council Comment received from Anna Livingston

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 3:13 PM

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

Contact Info:

Name & Ward:

Anna Livingston, Ward 2

Commenting on behalf of:

Email Address:

Phone Number:

Address:

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Zoning changes should be considered on a case by case basis. This broad and sweeping zoning change is irresponsible and will have unintended and/or unforeseen repercussions. The city council is elected to REPRESENT their wards. Council members are not smarter or more informed than their constituents. If the council members vote contrary to the public comments; that is contrary to what they were elected to do. Your personal opinion as a council member has no place in how you vote. You were elected to stand in proxy for the thousands who live in your district.

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

March 27 City Council Agenda

Art Rangel <arangel@rangelmcc.net>

Tue 3/26/2024 1:01 PM

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

My name is Art Rangel: Item C.2 (Title 18 Affordable Housing Initiatives)

I would like to make one point and one request:

NRS 278.0284 provides for consistency between the city's Master Plan and local ordinances. Reno Master Policy N-G.21 Transitions reads as follows: Abrupt changes in residential densities should be avoided unless they are part of an integrated plan, adequate buffers are provided, or building massing and placement provides an adequately smooth transition.

Affordable Housing is typically subsidized housing. Someone must pay that subsidy. While the proposed incentives can lead to affordably because of higher densities, it is critical that if built, these units stay affordable for the entire twenty years required by the Reno Development Code. Years ago, we city planners learned that enforceable affordability covenants must be in place and monitored over the years to assure these units stay affordable. If not, these units end up as market rate housing and not affordable to many people. I would like to hear a discussion by our Reno City Council as to how they will ensure affordability covenants will be provided and monitored in coming years. And what happens if unit owners cannot meet the affordability covenants over time. Will those units just revert to market rate, be demolished or what?

City Council Comment received from Bari Levinson

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 3:47 PM

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

Contact Info:

Name & Ward:

Bari Levinson, Ward 1

Commenting on behalf of:

Sierra Club

Email Address:

barilevinson@yahoo.com

Phone Number:

Address:

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.

Position:

In Favor

Are they speaking in person?

Yes, I will check-in with the City Clerk upon arrival.

If no, comment:**ACKNOWLEDGEMENTS:**

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Yes

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3/26/24, 4:15 PM

Mail - Public Comment - CC - Outlook

persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes

City Council Comment received from Brett Glover

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 11:33 AM

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

Contact Info:

Name & Ward:

Brett Glover, Ward 2

Commenting on behalf of:

NO

Email Address:

bglover.us@gmail.com

Phone Number:

Address:

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

Section:

C Items - Public Hearing Items

Item:

2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I was born in Reno and lived here for over 70 years. Through the years I have seen Reno go through many different growth periods, with many different proposals to address the issue of housing. The current city council has by far been the most incompetent. The current proposal to allow duplexes of various sizes to be built with in areas that are currently zones for single family residential areas is full hardy. The city needs to address how approving this proposal will affect already overburdened schools, street systems, property values that will decrease, crime rates that are increasing. How is the city, school district, water and sewer, police and fire department going to plan for what future needs are when you will have such an unknown variable with how many people live in a given area. In short how is the city going to carry out any planning. In many ways the city has a covenant with the current property owners and current zoning, people move to given neighborhoods for various reasons with the expectations that their quality of life will remain. Most people the equity in their house and property is there major worth. This proposal will decrease their property values and thus their net worth. For the reasons previously stated I am against this proposal.

ACKNOWLEDGEMENTS:

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Yes

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Yes

City Council Comment received from Brian Thornton

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 1:46 PM

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

Contact Info:

Name & Ward:

Brian Thornton, Ward 4

Commenting on behalf of:

Email Address:

brian.thornton.nv@gmail.com

Phone Number:

503-449-2778

Address:

3350 Adler Ct.

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

Section:

C Items - Public Hearing Items

Item:

2.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

The zoning changes described in the agenda under C.2 to increase density supporting infill and multi-unit housing are consistent with city's Master Plan and Sustainability and Climate Action Plan. In addition to supporting affordable housing a major need in the city, these provisions will help reduce green house gas emissions per person and potentially in absolute terms despite continued population growth in the city; increased density when combined with adequate infrastructure will increase walkability, biking, and transit practicality and smaller homes require less energy. The city should also consider requiring new construction under these rules to be electrified and not use natural gas directly. Technologies such as heat pumps and heat pump water heaters will eliminate direct combustion of natural gas reducing smog and the risk of catastrophic climate change.

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

Yes

No

City Council Comment received from Cathy Den Bleyker

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 6:28 AM

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

Contact Info:Name & Ward:

Cathy Den Bleyker, Unincorporated Washoe County

Commenting on behalf of:Email Address:

denbleykers@comcast.net

Phone Number:

5107145996

Address:

15250 Broili Drive

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

Section:

C Items - Public Hearing Items

Item:

2 Affordable Housing Initiatives.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Having just found out about this Agenda item (through Nextdoor) this morning, it seems that the public has not been properly notified and/or informed about the proposed zoning changes. I do not support destroying the character of Reno's neighborhoods by cramming in multi-family dwellings on every/any available lot in the city. Not to mention the additional stress to our schools, roads and safety services caused by building so many new dwellings. DOES THE INFRASTRUCTURE CURRENTLY EXIST TO SUPPORT SO MANY ADDITIONAL RESIDENTS? PLEASE VOTE NO. Thank you for your time and consideration.

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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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

Do not change the existing code to allow multi units

Christine Vallas <cvallas@me.com>

Mon 3/25/2024 2:19 PM

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

Please do not change the existing city codes to allow multi unit housing. Keep this type of housing where it is currently zoned and leave single family house as is. We do not need in fill on every lot.et builders build the appropriate house based on current zoning.

Thank you,

Christine Vallas

Sent from my iPhone

3/19/2024 9:11

Dawn Elliott

mjedoe5@me.com

559-978-9115

Regarding affordable housing initiatives the restriction of short term rentals is not addressed. I read in one of the studies done of Reno housing that limiting or eliminating STR's in parts of Reno would free up long term rental housing. I was shocked to see how many houses in my neighborhood of old Southwest are STR's with a simple search of VRBO and Airbnb. Restrictions could have carve outs similar to those in Measure T in South Lake that would allow primary residents to rent their properties up to 30 days per year, and allow short term rental of a room if the owner is present. As the city works to revitalize downtown having better utilized hotels would be great. Families or groups coming to Reno would be limited, but if developers see a demand eventually 2-3 bedroom suites could become available.

Rezoning for high density units in single family dwelling zones

Mary Eliza Schreckenberger <eecm@comcast.net>

Mon 3/25/2024 12:41 PM

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

Dear Sir, Madames,

It has come to my attention that the upcoming meeting on March 27th will be discussing the rezoning of several projects that will address the need for High Density Housing,(affordable housing)

As it now stands Reno has vacant apartment complexes that are literally encouraging renters to rent with offering first months free- no security deposits. DOES THIS NOT SPEAK VOLUMNS... there are not enough potential renters now. Why rezone existing neighborhoods just to generate profit to developers???

Reno needs to slow development to ensure that a Master Plan is created and adhered to so we don't lose what makes this area desirable.

You are creating density and gridlock all over this city with the approvals of mass building, warehouses, apartment complexes.

Make a plan to fill what's already here. Repurpose old vacant buildings do not rezone what is already developed.

DONT RUIN WHAT OLD RENO HAS.

Sincerely

Eliza Schreckenberger

City Council agenda item C. 2 for March 27

Father Chuck Durante <fr.chuck@stacathedral.com>

Mon 3/25/2024 11:31 AM

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

Cc: Jenny Brekhus <BrekhusJ@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>

To the City Council:

I have concerns about the recommendations of the City Planning Commission on matters under this agenda item termed “Affordable Housing Initiatives”, C.2.

While I applaud the efforts and opening avenues for affordable housing, there are many other unanswered questions that make this agenda item as a “first reading” for passage premature. My two largest concerns are the lack of definition on what constitutes an “affordable housing” project, that is, how many units out of the total must be set aside for affordable housing to qualify? Second, the establishment of a “by right” clause on these projects, even as large as 100 units, will effectively take away public review that is crucial in maintaining public support, satisfaction and acceptance. I believe the “by right” language may be included here whether or not there is even an affordable rent component.

I understand that the city is under some pressure from the Nevada Legislature to act on the cost and availability of housing, but it appears that even the Planning Commission is considering these changes to code as large or even drastic, with very little public input or awareness. I would hope that this agenda item be considered as taken under review, rather than a first reading toward passing. There is more here than the city councilmembers will be able to review or discuss in short order at the meeting and their own staff need time to process it and get questions answered.

Thank you.

Fr. Chuck Durante

310 W. 2nd Street

Reno, NV 89503

775-329-2571


Letter from AIA Northern Nevada re: ADU ordinance

AIA Northern Nevada <aiann@aiann.org>

Tue 3/26/2024 11:58 AM

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

Cc:audrey@cwarchitects.com <audrey@cwarchitects.com>;nhudson@formgrey.com <nhudson@formgrey.com>;Shannon Ferguson <shannon@onestudiodna.com>;Angela Bigotti-Chavez <abc@vwbarchitects.com>;jack@hawkinsarchitecture.com <jack@hawkinsarchitecture.com>;John Finney <aiaconstructiondesign@gmail.com>;Mark Johnson <mark@hkarchitects.com>;Elise Fett <Elise@elisefett.com>

 1 attachments (101 KB)

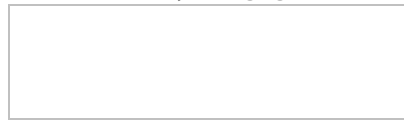
AIANN-City ADU letter_03.26.24.pdf;

Attn: City staff

Please find attached a letter from the American Institute of Architect Northern Nevada regarding the upcoming ADU ordinance for your review.

Thank you,

Gitte Russo, Managing Director



American Institute of Architects, Northern Nevada

3495 Lakeside Drive #15 | Reno, NV 89509

775.229.4555 | aiann@aiann.org | aiann.org

Nathaniel Hudson, AIA – President
Gary Williams, AIA – President-Elect
Angela Bigotti, AIA – Past-President
Marshall Cowan, AIA – Senior Director
Brad Van Woert, AIA – Treasurer
Daniella Moral, AIA – Secretary

March 26, 2024

Reno City Council
1 E 1st Street
Reno, NV 89501

Cc: Hillary Schieve, Mayor
Devon Reese, At-Large Councilmember
Jenny Brekhus, Ward 1 Councilmember
Naomi Duerr, Ward 2 Councilmember
Miguel Martinez, Ward 3 Councilmember
Meghan Ebert, Ward 4 Councilmember
Kathleen Taylor, Ward 5 Councilmember

Dear Councilmembers,

On behalf of American Institute of Architects, Northern Nevada (AIANN) chapter we encourage the Reno City Council to support the addition of accessory dwelling units (ADUs) within the City of Reno. The following considerations provide compelling reasons to support the addition of ADU's within our growing community.

ADU'S INCREASE HOUSING DENSITY

ADU's are built on land with existing utility infrastructure, therefore the cost to build a new ADU is less compared to construction on undeveloped lots. This allows for additional housing on existing parcels, which in turn limits the need for the city to allow new construction on agricultural and greenfield sites to accommodate future population growth.

Done thoughtfully, ADU's can provide smaller, affordable housing in established neighborhoods without impacting the visual appeal of the area. ADU's are much less likely to change the character and diversity of a neighborhood than the addition of an apartment building, which enhances the appeal of ADU's to the residents of the neighborhood.

ADU'S PROVIDE AFFORDABLE HOUSING OPTIONS

ADU's provide affordable rental options in single-family neighborhoods, providing ideal housing for renters looking to live in areas outside of apartment and studio settings.

ADU's can provide a comfortable living arrangement for the aging population, allowing them to stay close to family for support and relieve the burden of a mortgage on a fixed income. Likewise, this can be true for the younger population that is not yet financially able to purchase their own home. In addition to assisting with dependent family members such as aging family, ADU's support family members with disabilities, or adult children that can't afford their own housing.

Not only do ADU's provide affordable housing for the renter, but they also provide financial support to the homeowner to help cover mortgage costs and property taxes. Allowing ADU's is essential to providing new affordable housing options and to stimulate economic development in areas where the opportunity to build additional housing is limited by the lack of available property.

ADU'S SUPPORT SUSTAINABLE BUILDING

Since ADU's support the primary home on the property, they require fewer resources to build and maintain than if a new primary home was built on a new parcel. Since they are smaller, they are easier and faster to build and use less energy than

Nathaniel Hudson, AIA – President
Gary Williams, AIA – President-Elect
Angela Bigotti, AIA – Past-President
Marshall Cowan, AIA – Senior Director
Brad Van Woert, AIA – Treasurer
Daniella Moral, AIA – Secretary

larger new homes. Less land is disturbed, and fewer new utilities are required, further supporting reduction in resources. Denser neighborhoods provide greater opportunities for walkability and car independence, which can reduce greenhouse gas emissions from vehicles and have positive effects on human health.

These ADU's also offer growing and multi-generational families the opportunity to stay in their home by expanding living quarters instead of having to sell their homes and move to a larger residence. By reducing the need to relocate to accommodate larger families, less resources are expended.

With these considerations, the AIA of Northern Nevada highly supports the addition of an ADU ordinance for the City of Reno. We appreciate your consideration and are available to discuss further.

Respectfully submitted,



Nathaniel Hudson, AIA, NOMA, NCARB
President | American Institute of Architects, Northern Nevada
Principal | FormGrey Studio, Reno Nevada

City Council Comment received from Gloria Starr

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 4:30 PM

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

Contact Info:

Name & Ward:

Gloria Starr, Unincorporated Washoe County

Commenting on behalf of:

Email Address:

4jstarr@gmail.com

Phone Number:

775-742-7979

Address:

55 Margarita Ct., Reno

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I object to allowing multiple dwellings, duplexes, triplexes or four plexes in single family neighborhoods. Well planned and thought out neighborhoods make beautiful, safer cities. Your proposed multiple dwellings in single family neighborhoods will contribute to a chaotic feel of our city and show a real lack of planning by the those that allow this. Please don't do to Reno what other cities have done to their family neighborhoods. With that said, I would not object to a casita or smaller guest houses being allowed in single family neighborhoods.

ACKNOWLEDGEMENTS:

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Yes

City Council Comment received from Helaine Greenberg

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 8:17 AM

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

Contact Info:Name & Ward:

Helaine Greenberg, Unsure/Other

Commenting on behalf of:

N/A

Email Address:

hgsunshine@aol.com

Phone Number:

775 829-0744

Address:

5031 Fyvie Ct.

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

Section:

C Items - Public Hearing Items

Item:

Duplexes, etc. in single family neighborhoods.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:**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

City Council Comment received from Holly Dewar

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 12:09 PM

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

Contact Info:

Name & Ward:

Holly Dewar, Ward 3

Commenting on behalf of:

Email Address:

Phone Number:

Address:

4675 Rio Encantado Lane, Reno, NV 89502

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Leave the single-family zoned districts as is!!! Do NOT change the zoning to accommodate apartment and other multi-family buildings!

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

City Council Comment received from Janet Legendre

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 10:30 AM

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

Contact Info:Name & Ward:

Janet Legendre, Ward 5

Commenting on behalf of:Email Address:

Janetlegendre@hotmail.com

Phone Number:Address:

1161 Dutch Hollow Trail

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-26.

Section:

C Items - Public Hearing Items

Item:

C2 No change to single family residential zoning in Reno!.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Do not allow zoning to include multi family housing to be built in Single family zoned areas! We are crowded enough. If there is not space for people to come they will find a place elsewhere!

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

City Council Comment received from Jean Johnson

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 3:02 PM

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

Contact Info:

Name & Ward:

Jean Johnson, Ward 5

Commenting on behalf of:

Email Address:

possegirl@rapiddog.net

Phone Number:

6619927878

Address:

2295 Putnam Dr Reno 89503

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

Section:

C Items - Public Hearing Items

Item:

Housing density.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I want to understand the permitting process or lack thereof for housing density in the city of Reno. Will these be affordable units? What are the zoning rules? I find parking to be of highest concern. I live in a neighborhood with many rentals. With rental prices being so high several people are renting a single home. This results in cars being parked all over the street, blocking property access, snow plows, and occludes visibility resulting in more accidents. Many of them hit and runs.

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

City Council Comment received from Jeff Pucher

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 2:26 PM

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

Contact Info:

Name & Ward:

Jeff Pucher, Ward 5

Commenting on behalf of:

Email Address:

Skialpine50@gmail.com

Phone Number:

3234227018

Address:

8555 18th Hole Ct

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. Hosing.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Any changes to zoning need to be transparent and made public in multiple media. This will affect all the residents of Reno and as such we should have easier input before a decision is made.

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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3/26/24, 4:46 PM

Mail - Public Comment - CC - Outlook

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Yes

City Council Comment received from John White, Jr.

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 2:51 PM

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

Contact Info:Name & Ward:

John White, Jr., Ward 1

Commenting on behalf of:Email Address:

john@whitelawchartered.com

Phone Number:

775-322-8000

Address:

205 Southridge Dr., Reno, 89509

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 and D.3.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I am against proposals to weaken the protections provided for single family homes in zones where only single family homes are now permitted. The multi-family proposals will destroy the beauty of the neighborhoods which are now zoned for single family homes, bringing in more congestion and crime. PLEASE DO NOT CHANGE CURRENT SINGLE FAMILY HOME ZONING TO ALLOW GREATER DENSITY.

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

C-2 Public Comment

Grace Mackedon <MackedonG@reno.gov>

Fri 3/22/2024 1:33 PM

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

3/22/2024 10:59	Judy Covert	thecoverts@charter.net	<p>Comments for March 27, 2024 City Council Meeting Agenda Item C-2</p> <p>Dear City Council, March 27, 2024 City Council Meeting Agenda Item C-2</p> <p>We are opposed to the SF 3 zoning change to accept AUD's on all SF-3 zoning property. There is a process in place that will allow residents to apply if they wish to build a separate dwelling and allow public comment. By allowing in all SF3, how are you going to justify making developments with strict CCR's to comply with this when they are restricted by the codes set up when the CCR's were approved and legally formed?</p> <p>The Zoning Code Cleanup Redline is 605 pages long and has no index so that it is difficult for one to search for the particular area of change they are interested in.</p> <p>18.02.204 SF-3: Single-Family Residential (a) Purpose The SF-3 district is primarily intended to accommodate single-family detached residential uses. Secondary uses include parks, schools, community gardens, and home occupations. This zoning district functions as a transition from the large-lot zoning districts to the higher-intensity residential districts.</p> <p>On page 25 of 605 -Table 7 there is no "F" showing in the picture. F Street-facing garage 30 ft, measured from sidewalk or planned sidewalk to face of garage. It is not included in the picture . What are those dimensions or is a garage not allowed?</p> <p>Thank you for your consideration. Jim and Judy Covert Reno, NV</p>
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City Council Comment received from Kelly Carpenter

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 11:17 AM

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

Contact Info:Name & Ward:

Kelly Carpenter, Unincorporated Washoe County

Commenting on behalf of:

Person

Email Address:

Kellydawn888@gmail.com

Phone Number:

9492805655

Address:

755 Sky Canyon 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:

C2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

This is absurd. Especially to the pre existing home owners whom bought under the guise of a single family housing community. A bait & switch if you will

ACKNOWLEDGEMENTS:

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Yes

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Yes

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Yes

City Council Comment received from leah sanders

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 12:45 PM

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

Contact Info:

Name & Ward:

leah sanders, Ward 5

Commenting on behalf of:

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: 2024-03-27.

Section:

C Items - Public Hearing Items

Item:

C.2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

The city of Reno has such potential to be a wonderful place to live, work, create, innovate, travel to... And what are you thinking by removing the process to get there? Include the citizens, honor having multiple meetings, send out announcement postcards. What are you afraid of? Maybe you underestimate those of us who are in a democracy of compromise and get angry at your autocratic manner. Zoning is key here and process with public review, vital, to make projects better for all: C.2 Affordable housing is desirable and by law by July. Not so fast city council. You have a July deadline for Affordable Housing, but that does not preclude looking more carefully at the ramifications of "by right" that you are considering today. That involves allowing duplexes, triplexes, and fourplexes in single-family zoned neighborhoods. Looking ahead takes time and a cross-section of stakeholders, not just developers and council members who "just want to get it done." This should be an examination meeting, not a "first reading." There is enough time to do the right thing. I have had the privilege of hearing compromise happen at a planning commission meeting where everyone was happier and got something of what they wanted to preserve the dignity of the environment. It does take time. When new types of housing in single family zoning districts will be "by right," the right of the neighborhood to maintain itself, especially where there are smaller lots is eliminated. Details are missing. Yes, I went to

the January meeting. Design is important as anyone can see who have driven or walked by the "box projects." The consultants for Title 18 had beautiful photos of nicely designed mixed use buildings. Haven't seen one yet...yes, they may cost more, but they deliver more! Again, compromise! Please do the right thing and listen beyond developers. Consider the ramifications of what you do. There are people who can quote codes and people who can discuss profits and people who care about design and people who want to live in a vibrant city (not just a gambling place like J). Find a way to reach us all for comment. Nextdoor, postcards, RGJ, News and Review, This is Reno Thank you, Leah Sanders Reno, Nevada

ACKNOWLEDGEMENTS:

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Yes

City Council Comment received from Linda Simonton

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 1:16 PM

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

Contact Info:

Name & Ward:

Linda Simonton, Ward 5

Commenting on behalf of:

Email Address:

???

Phone Number:

Why?

Address:

No need for this

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

How can you even think that this would be appropriate? Those of us who live in single family neighborhoods worked hard to be there. We chose this life style and do not wish to have it compromised. This will affect our home values and quality of life. Please do not agree to this proposal. WE DO NOT NEED THIS. Stop trying to ruin our city with these worthless proposals!

ACKNOWLEDGEMENTS:

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Yes

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No

Do Not take away single family residence neighborhoods.

limiro@juno.com <limiro@juno.com>

Tue 3/26/2024 2:45 PM

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

If the council passes this, I will assume it is because at least some members are being paid off in one way or another as it makes no sense to abolish single-family neighborhoods.

Single family residence neighborhoods are a must for lower density areas as well as for safety. And lastly, for maintaining property values in areas where people have paid a premium price to purchase homes.

Finally, I will actively seek to replace any councilperson voting in favor of abolishing single-family neighborhoods.

Sincerely,
Lisa Rode

City Council Comment received from Lori Buchanan

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 3:43 PM

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

Contact Info:

Name & Ward:

Lori Buchanan, Ward 5

Commenting on behalf of:

Email Address:

lorib777@yahoo.com

Phone Number:

805-558-0397

Address:

9135 Bay Meadows Dr., Reno NV 89523

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I do not approve of the change of single family resident zoning to become multi-family zoning. Reno is becoming too crowded and not safe for families anymore.

ACKNOWLEDGEMENTS:

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Yes

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Yes

City Council Comment received from Lori Glover

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 9:23 AM

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

Contact Info:

Name & Ward:

Lori Glover, Ward 2

Commenting on behalf of:

None

Email Address:

Lorihglover@gmail.com

Phone Number:

Address:

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

Section:

C Items - Public Hearing Items

Item:

2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

This is a bad idea. We'll all be stuck in traffic due to congested areas created by this, and the noise & air quality levels will be negatively impacted. Property values of homes and quality of living in some areas may be unfairly affected. Please don't pass this.

ACKNOWLEDGEMENTS:

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Yes

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Yes

City Council Comment received from Lori Riggins

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 1:49 PM

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

Contact Info:

Name & Ward:

Lori Riggins, Ward 5

Commenting on behalf of:

NA

Email Address:

Phone Number:

Address:

2280 Peavine Valley Rd

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 Affordable Housing Changes.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I am opposed to allowing duplexes, triplexes, etc., and other multifamily units within single family neighborhoods.

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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3/26/24, 4:51 PM

Mail - Public Comment - CC - Outlook

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Yes

Sent from my iPhone

City Council Comment received from Michael Gawthrop-Hutchins

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 12:16 PM

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

Contact Info:

Name & Ward:

Michael Gawthrop-Hutchins, Ward 5

Commenting on behalf of:

Email Address:

mgawthrop1@gmail.com

Phone Number:

Address:

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.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I am completely in favor of all of these changes. It is long past time that the city made it easier for missing middle housing to be built. A lot of NIMBYs are going to complain about how this will "destroy" neighborhoods, when in reality, it is the opposite, this is exactly the type of thing that will save neighborhoods. We need more diverse housing and we need it in all neighborhoods, not just a few. Almost every problem that was brought up in the initial public comment could easily be solved by improving active transportation options and improved public transit, both things that will be made easier with a more diverse housing stock.

ACKNOWLEDGEMENTS:

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Yes

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Yes

No

City Council Comment received from Michael Heaslet

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 11:36 AM

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

Contact Info:

Name & Ward:

Michael Heaslet, Unsure/Other

Commenting on behalf of:

Just myself

Email Address:

Mh@drheaslet.com

Phone Number:

No

Address:

3995 Mules Ear CtReno,NV

A new comment has been submitted for the Reno City Council Meeting held on: 2024-03-25.

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

Neighborhoods that only have single dwellings should not be changed. Where new housing development is being planned, then ok to combine multiple dwellings.The Irvine Company in Irvine, CA were some of first to integrate all types of dwellings harmoniously. But to change the mix after the fact will just lead to resentment..

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

N/a

ACKNOWLEDGEMENTS:

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Yes

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Yes

City Council Comment received from Michelle Hamilton

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 1:27 PM

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

Contact Info:

Name & Ward:

Michelle Hamilton, Ward 4

Commenting on behalf of:

Email Address:

Phone Number:

5034496362

Address:

3350 Adler Court

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.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I'm writing in support of agenda item C2 which will help the City of Reno to create lively low-carbon neighborhoods and achieve their greenhouse gas reduction goals. It's no secret that there's a shortage of both affordable housing and housing for middle-income households in Reno. When we increase the density of existing neighborhoods, we also increase the attractiveness of that location to small businesses. This gets people out of their cars and walking or biking to nearby grocery stores, restaurants and parks. Carbon pollution goes down, health goes up. Win-win. To increase the density of neighborhoods, we need to allow ADUs, duplexes, triplexes and fourplexes in neighborhoods that are currently zoned as single-family.

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

City Council Comment received from Michelle Hamilton

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 1:23 PM

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

Contact Info:

Name & Ward:

Michelle Hamilton, Ward 4

Commenting on behalf of:

Email Address:

michelle.hamilton.us@gmail.com

Phone Number:

5034496362

Address:

3350 Adler Court

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

Section:

C Items - Public Hearing Items

Item:

C2.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I'm writing in support of agenda item C2 which will help the City of Reno achieve their greenhouse gas reduction goals. The City of Reno should work with NV Energy to establish a shared vision toward energy-related emissions reductions, much more local renewable energy, and energy efficiency measures. This vision should be accessible and equitable.

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

City Council Comment received from Pamela Bodenhamer

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 2:37 PM

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

Contact Info:Name & Ward:

Pamela Bodenhamer, Unsure/Other

Commenting on behalf of:Email Address:

pam@crareno.com

Phone Number:

775-386-0048

Address:

1131 Skyline Blvd Reno, NV 89509

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

Section:

C Items - Public Hearing Items

Item:

C2 and D3.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Please do NOT change single family code to include multiples.

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

City Council Comment received from Pat Wallace

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 8:00 AM

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

Contact Info:Name & Ward:

Pat Wallace, Unincorporated Washoe County

Commenting on behalf of:

myself

Email Address:

reno1334@gmail.com

Phone Number:

775-853-8724

Address:

13340 Fieldcreek Ln

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Please Do Not Throw out the Zoning Laws that are ruining our environment, and I'm not talking about air quality. Zoning laws do protect home values and prevent over building for the Valley's Infrastructure. It may make the Developers happy but they will move on to the next hot spot leaving us with massive Stacks of Apartment every mile along our roads. It's crazy talk, putting a four plex in our back yard or the corner. I assume many moved here or grew up here and love the openness. I only moved here 48 years ago so I have seen maybe 35 years of controlled growth with the needed infrastructure. We don't need to institute an old Obama idea that he couldn't get Congress to pass and the only governor I know that has adopted it is Newsom, and I've seen what it can do to quiet little towns like Camarillo. It's right up there with his other great idea to have taxpayers fund giving immigrants access to First Time home buyer Loans. Take care of your current constituents first.

ACKNOWLEDGEMENTS:

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Yes

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Yes

City Council Comment received from Patti Ross

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 6:47 AM

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

Contact Info:

Name & Ward:

Patti Ross, Ward 1

Commenting on behalf of:

Myself

Email Address:

Rossnv@aol.com

Phone Number:

7755606616

Address:

1575 Fairfield

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 .

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Opposed to multi family duplex in single family zoning. Opposed to unchecked short term rentals in neighborhoods.

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

City Council Comment received from paula hoskins

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 4:02 PM

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

Contact Info:

Name & Ward:

paula hoskins, Ward 3

Commenting on behalf of:

Email Address:

bluedesert41@outlook.com

Phone Number:

7753227080

Address:

1035 broadway blvd

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I disagree strongly on outlawing single family neighborhoods. Why would you do this? Many people want to live in single family neighborhoods. It makes Reno a great place to live.

ACKNOWLEDGEMENTS:

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Yes

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persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

No

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 Rhonda Shoolroy

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 2:47 PM

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

Contact Info:

Name & Ward:

Rhonda Shoolroy, Ward 1

Commenting on behalf of:

Email Address:

rjshoolroy@sbcglobal.net

Phone Number:

7753221948

Address:

723 Manor Drive

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

Section:

General Opening Session Comment (unassociated to an agenda item)

Item:

C2.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

I am appalled at all of the several story apartment buildings being built next to or behind single family homes and I do not want ADUs built in established single family home neighborhoods!!!! I've lived in Reno/Sparks since November 1953 & I hate what is happening to our once wonderful cities to live, work, & raise our families in. The traffic has gotten horrible, the schools have large class sizes, it takes forever to get into see a doctor, and our hospitals are almost always full. A lot of the problem is the people in our city & county governing offices ie. city council, planning commission etc. are transplants to Reno or too young to remember what "The Biggest Little City" was like!!!! Downtown was vibrant & bustling with people (residents & tourists)!!!

ACKNOWLEDGEMENTS:

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Yes

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Yes

Item C2 March 27, 2024

richard bissett <rbissett1027@gmail.com>

Tue 3/26/2024 1:46 PM

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

C.2 I am favorably disposed to Item C.2 because it allows more types of housing to be allowed within single-family zoned neighborhoods. Single family homes require a lot of land and more of these only chip away at the housing need in our community. They do not make the bigger changes provided by duplexes, triplexes and four-plexes. These later “plexes” are more affordable than single-family homes and this addresses the current high price of housing in Reno. Expediting building permits is a good idea and will result in Reno seeing finished projects in a more timely manner. There is a housing crisis in Reno and this crisis needs to be addressed in a timely manner.

Higher density developments, especially those closer to the city core, rather than in outlying areas, have the benefit of decreasing car travel and the greenhouse gases that attach to those car trips. Many single family neighborhoods already have a slower pace of life along with safe double-lane streets with many stop signs and the lack of four-lane byways. This is a conducive environment for walking and biking and other micromobility options. Adding duplexes, tri-plexes, and four-plexes should not overburden the basic character of the single-family neighborhoods.

Rich Bissett, Sparks

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.

ACKNOWLEDGEMENTS:

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Yes

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No

City Council Comment received from Roberta Hall

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 3:54 PM

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

Contact Info:

Name:

Roberta Hall

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

rbhberry@yahoo.com

Phone Number:

Address:

1990 Ives Avenue

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

A survey of 2000 citizens does not represent the citizens of Reno. Please put the proposed changes on a ballot so we can vote.

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

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.

ACKNOWLEDGEMENTS:

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Yes

Zoning changes for city council mtg and planning Dept

Sally Tate <saltate@gmail.com>

Tue 3/26/2024 3:00 PM

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

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

 1 attachments (64 KB)

ZONING CHANGES.pdf;

To: city council members, Mayor, City Manager, and all city planning commissioners
From: Sally P. Tate
Re: Major Zoning code changes
Date: 3/26/2024

Firstly, to keep things in perspective, please do not lose sight of the fact that we supposedly live in an area, governed by the people. We vote you into office, although that did not happen for several of our recent city council members. Yet, you represent US. **WE do not want our city government to dictate to us and ELIMINATE our reviews of plans and development, and substitute the “By Right” approach in any project. It should not even be considered for any neighborhood. We MUST, and I strongly state, MUST BE INFORMED of any potential plan to build, repurpose, etc.** There have been numerous incidents regarding building issues, even with some transparency, but not enough. The reported planning commission majority much retract their acceptance. So, what if it means more work on their part....it is their job. To streamline construction, appoint a contact person for each project to make it more efficient and effective. Amazing what good communication without redundancy can achieve!

I have attended a few meetings related to this issue and I am finding that what Mr. Phillips talked about is sounding great to city staff! What a disaster for all!

The consultant, Mr. Shane Phillips, who was hired, only wrote a book primarily addressing southern California and LA issues, also he talked about Seattle. Yet, is he the authority to address our city? Most of his recommendations were drawn from his book and he could not answer many questions as pertained to our specific environment. Are you saying that you want to model our city after Seattle or LA area? We are soooo different and want to remain as such. He essentially is purely academia and can not relate to a true planning job, outside of university. I have seen this so many times throughout my career. He only wanted to plug in from his cookbook approach and implement it here. And yet, so many of our city employees are embracing these policies, which is detrimental to our city and existing neighborhoods. If we wanted to live in LA or Seattle we would, but, we live in Reno and love it here, and don't want to see such monumental changes to our zoning policies. We want continued transparency and reviews and be able to give input in the early stages and throughout the process. How could you even conceive of agreeing to such a drastic change for all of us!

There is always talk about affordable housing, yet, none of these are completed and some are bankrupt. from sweet city deals and many possible plans have been delayed where developers have been given generous time lines without consequences. There are so many empty lots in downtown and yet not in fill in the near future! Yet, all the expensive homes are built without much delays and issues and all are sold. There are just too many questions to raise and I have raised the same ones in the past. Sounds like there are too many give aways for builders for affordable housing and not enough specifics about how many apartments etc. Density bonuses sounds too contrived to work, especially for larger square footage spaces.

Protect our single family housing neighborhoods, historic districts, and follow what our neighborhoods established in their CC&Rs. We also went through major discussion about ADUs a few years ago, especially in historic areas and addressed all the problems at that time at great length. Enough is enough! What areas would be exempted? Again, we do not have to conform to California or Seattle!!

Our planning codes state that buildings need to comply to existing architecture and environment. Yet, codes have been “twisted”, reinterpreted by lawyers to comply with developers desires. We need to make sure that building like on Lakeside/McCarren and on Riverside are managed with more scrutiny and follow the neighborhood plan. All the residents at Lakeside area presented an amazing case and were ignored.

We can have more building and growth but not at a sacrifice of Reno loving residents who have worked hard and sacrificed to afford a single family home and a safe environment for our families to grow, only to have our city officials destroy this dream by imposing such policies as the “**BY RIGHT**”

So, please VETO ANY “BY RIGHT” process and remove it from the negotiation table.

Continue the process to keep the residents of Reno informed!

Thank you

City Council Comment received from Shaun Miller

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 3/25/2024 10:03 PM

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

Contact Info:Name & Ward:

Shaun Miller, Ward 1

Commenting on behalf of:Email Address:

shaunmullin88@outlook.com

Phone Number:

775-746-9417

Address:

1060 Golconda Reno, NV

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:

Opposed to upzoning single family homes to include duplexes to four-plexes.

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

City Council Comment received from Steven Ajamian

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 3/26/2024 11:19 AM

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

Contact Info:Name & Ward:

Steven Ajamian , Unincorporated Washoe County

Commenting on behalf of:Email Address:

SteveAjamian@gmail.com

Phone Number:

310-386-4413

Address:

755 Sky Canyon Dr. Reno, NV 89510

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.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, comment:**ACKNOWLEDGEMENTS:**

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Yes

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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