

[illegible]

## City Council Comment received from karla Werning

Mikki Huntsman <HuntsmanM@reno.gov>

Thu 7/11/2024 7:11 PM

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

**Contact Info:**

Name:

karla Werning

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

wernbird1@gmail.com

Phone Number:

7756223554

Address:

1249 Humboldt Street

A new comment has been submitted for the Reno City Council Meeting held on: 2024-07-31.

**Section:**

C Items - Public Hearing Items

**Item:**

ADUs.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

ADUs on a lot must be <600 sq ft and under 15 ft high, with all setbacks preserved, and off-street parking. The City is allowing way too many large, tall, dense infill projects which are destroying neighborhood character and quality of life for established residents and property owners.

**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

Do you wish to sign-up for Reno Connect e-newsletters?

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes

## City Council Comment received from Michaun Hayes

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 7/8/2024 6:02 PM

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

**Contact Info:**

Name:

Michaun Hayes

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

Address:

Reno NV 89523

A new comment has been submitted for the Reno City Council Meeting held on: 2024-07-31.

**Section:**

C Items - Public Hearing Items

**Item:**

ADU.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I think making it easier to add one ADU per property is a great plan to ease our local housing crisis.

**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

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons,*


No

## Fw: ADUs and short term rental issues overall

Grace Mackedon <MackedonG@reno.gov>

Mon 7/22/2024 9:08 AM

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

 1 attachments (54 KB)

ADU 2024.pdf;

See attached regarding the 7/31 meeting.

---

**From:** Sally Tate <saltate@gmail.com>

**Sent:** Monday, July 22, 2024 8:22 AM

**To:** Grace Mackedon <MackedonG@reno.gov>

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

**Subject:** ADUs and short term rental issues overall

To: all city council members, Mayor Schieve, acting city manager, planning and zoning commissioners, historical resource commission, community development department  
From: Sally P. Tate  
Date: 7/21/2024  
Re: ADUs and short term rental issues overall

I am not opposed to ADUs overall, but everyone has to look at the total picture and impact. And, to think we went through this at great length about 6 years ago.

The **focus** here is on short term rental usage, in both ADUs and homes, of which both require tight regulation.

In the identified historic district, the city should be very careful and scrutinize a project, and I am not so sure following accessory dwelling criteria is sufficient. In these old established neighborhoods, property lines are so varied, there are a lot of easements, and lots overall are small. Sewer lines run between backyard homes which date back to 1920-30s as well as power lines. Building on top of these could affect preexisting infrastructure.

Before ADUs are approved, rules governing usage of ADUs also needs to be identified as part of the package. Reno has enough hotel and motel space to handle influx of people. Neighborhoods should not become part of the short term hotel/apartment market, and all of the so called Air BnB rentals, must submit to getting a permit, as well as pay "hotel accommodation room taxes" to legitimize this enterprise. These "ST rentals" affect the neighborhoods where "neighborhood" really means something.

There are many apartments with vacancies in our city and many still are not completed or have not received final approval from the city. Why is that motel/now converted studio apartments still not available for rentals on corner of Plumb/Virginia? It has appeared ready for months! And, let's not re-hash the talk about affordable housing as part of the ticket to promote ADUs. That is a wrong direction to follow and has essentially no impact on the overall market, as already discussed.

I should note that recently, a house in our historic district was sold for almost \$1,000,000. When I thought we were welcoming new neighbors to our community, the son said, "Oh I am not your new neighbor, my mom from San Diego bought this to set up as an Air bnb." I was flabbergasted, and commented that she should read her CC and R's, as it prohibits such rental/hotel type usage and should only be used as an established single family residence. Out of town money is purchasing homes in historic regions for such high prices and their plan is to create Air BnB rentals in our quaint historic neighborhoods, where neighborhoods really mean something. Realtors beware! Is it the intention of the city to destroy these lovely neighborhoods with rentals? We must not allow the fleecing of these neighborhoods to outside landlords who don't give a crap about Reno and existing neighborhoods, but focused solely on the monetary advantage. That is why rules must be established and enforced to stop the destruction of family residences in established neighborhoods, as people are currently taking advantage of our city, with short term rentals.

To clarify, Reno is actually home to 2 National Historic Districts! That should mean something very special and the city staff should be very proud of such heritage and should treat it as such. One is the area with the oldest buildings on the UNR campus, and the second is the Newlands Historic District. If you start allowing people to come in and operate Air Bnb and short term rentals, it will destroy what currently exists. I would think that the city planners would try to make every effort to preserve this history and not destroy it, chipping it away with each new zoning change.

The Newlands District is comprised of several tracts: Marker Tract 1907, Newlands Terrace of which there are 5 separate tracts, ranging from 1920-1930, Newlands Manor 1927, Newlands Heights 1920, Riverside Heights 1903, and Rio Vista Heights 1905. Many cities embrace their historic districts and protect them. Take Pasadena as a perfect example. Even my hometown in New England with pre-revolutionary and revolutionary history and homes are respected, protected, and open to tourists for viewing during the summer.

Of all those tracts, based on research, the Newlands Manor tract has the only established and very specific CC and Rs which prohibit apartments, no tenant housing, no hotel, boarding house, etc. To operate such a short term rental and/or Air B and B in this tract, is not in accordance with our CC and R policy of which every buyer signs upon purchase of the house.

In summary,

1. ADUs should not be a side business, but built only for the “granny flat”, family only concept, or caregiver, especially in the historic district.
2. In the historic district, there should be a discretionary review as it is not as easily identifiable as you think in such old neighborhoods.
3. For those neighborhoods with specific CC and R, **NO** Air BnB or short term rentals allowed
4. ADUs should be only for additional family housing, **NOT** hotel rooms
5. Keep Short term rentals out of Historic districts
6. For any ADU, used for short term rentals, permitting, paying the hotel room tax fee is imperative. It is a business and should be treated like it is an hotel and other parameters need to be established.
7. Based on a new wave of outside private investors in our housing market, **No** House in the historic district should be set up as an short term rental/Air BnB property. We do have house rentals in the neighborhood but these are for long term leases, which is acceptable and reasonable.