



C I T Y O F  
**RENO**  
Memorandum

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**DATE:** February 19, 2025

**TO:** Leah Piccotti, Associate Planner

**FROM:** Jeff Foster, Associate Planner

**DEPT:** Development Services

**SUBJECT:** February 18, 2025 Ward 2 NAB meeting

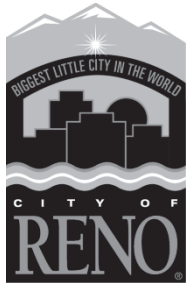
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**LDC25-00037 (Rancharra PUD Handbook Amendment & Master Plan Amendment)**

The applicant's representative, Andy Durling, made a presentation. One NAB member asked about the minimum lot size for the proposed Village 8 and what the lot and building standards would be. Another NAB member, who identified that she lives in Rancharra, said the 1 unit per acre allowance should not be changed, asked about the flood zone, and wanted more open space. Infrastructure sizing was brought up by one NAB member. CM Duerr asked about the existing allowed and proposed density and requested that the PUD handbook and CC&Rs be squared up in terms of the total number of allowed units in relation to the mechanism for the residents to take control of the HOA board. There were many public comments in opposition during the general public comment period at the beginning of the meeting and during the portion of the meeting dedicated to this item. Most comments centered on the loss of area designated as open space, the lack of formal recreation/park area/open space within the Rancharra development, and opposition to the proposed change in density from 7 to 29 lots. Multiple comments addressed congestion and circulation challenges within Rancharra and in the immediate area and requested an updated traffic analysis.

**LDC25-00038 (Arlington Office Master Plan Amendment & Zoning Map Amendment)**

The applicants briefly described their request and why it is being made. NAB members asked for clarification on the location, what is eventually proposed to be developed on the site, and if input had been solicited from neighbors. The applicants indicated they had conducted the required neighborhood meeting last week and received feedback from two neighbors who were generally supportive after providing feedback on potential concerns they had regarding parking on the street and impacts from lighting, noise and being able to look into their yard. One member of the public asked if developing the vacant site would be an improvement to the neighborhood. Overall, the NAB seemed supportive of the request.



## AGENDA

### Ward 2 Neighborhood Advisory Board Hybrid Meeting

**Moana Nursery Seminar Room  
1190 West Moana Ln., Reno, NV  
Tuesday, February 18, 2025  
5:30 PM**

#### **Members:**

Donna Keats, Chair  
David Titzel, Vice Chair  
Hal Taylor  
Stacey Shinn  
Audrey Keller

Patrick Fisher  
Roman Schomberg  
Stan Dowdy  
Mimi Fujii-Strickler

**Council Liaison:** Naomi Duerr, Ward 2 Council Member  
**Staff Liaison:** Jenifer Alvarez, Council Relations Liaison

#### **Public Notice**

This agenda has been physically posted in compliance with NRS 241 (notice of meetings) at Reno City Hall – 1 East First Street, Reno, Nevada 89501. In addition, this agenda has been electronically posted in compliance with NRS 241 at [reno.gov](http://reno.gov), and NRS 232 at [notice.nv.gov](http://notice.nv.gov). To obtain further documentation regarding posting, please contact the City Clerk's Office at 775-334-2030 or [cityclerk@reno.gov](mailto:cityclerk@reno.gov).

This meeting will be held in the Moana Nursery Seminar Room and via the Zoom video conference platform.

Members of the public wishing to attend the meeting may do so at the designated physical location or may hear, observe, and provide public comment virtually by pre-registering using the following link which will provide the Webinar ID and call-in phone number:

<https://links.reno.gov/3ZE2ZDs>

You can also join the meeting by typing [zoom.us/join](https://zoom.us/join) into your computer browser and entering the Webinar ID: 860 0083 8637. NOTE: This option will require a computer with audio and video capabilities. Alternatively, you can join the meeting by telephone only by dialing 1-669-444-9171, entering the Webinar ID: 860 0083 8637 and pressing #.

#### **Accommodation**

The City of Reno, in compliance with the Americans with Disabilities Act, wishes to make all its public meetings accessible to the public. Persons who require special accommodation or assistance in attending this meeting may contact Jenifer Alvarez at 775-229-5135 at least 48 hours in advance so that arrangements can be made.

### **Supporting Material**

Staff reports and supporting material for the meeting are available by contacting Jenifer Alvarez at 775-229-5135 or [alvarezje@reno.gov](mailto:alvarezje@reno.gov) and on the City's website at [reno.gov/meetings](http://reno.gov/meetings). Pursuant to NRS 241, supporting material is made available to the general public at the same time it is provided to the public body.

### **Order of Business**

The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration, remove items from the agenda, and/or delay discussion on or continue scheduled agenda items at any time. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

### **Public Comment**

Public comment is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to the public body for review, and entered into the record. Comments received after 4:00 p.m. on the day preceding the meeting will be provided to the public body for review prior to adjournment and entered into the record.

On specific agenda items, the presiding officer may prohibit comment if the content of comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of the other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer, see NRS 241, and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-47 (April 27, 2001); Nevada Open Meeting Law Manual, §8.05.

Other examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name-calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

### **In-Person**

Persons wishing to address the public body at the meeting shall submit a "Request to Speak" form to the staff liaison.

### **Virtual**

Pursuant to NRS 241, persons not in attendance who wish to submit public comment may do so by (1) completing the online public comment form found at [reno.gov/publiccomment](http://reno.gov/publiccomment); (2) sending an email to [nabs@reno.gov](mailto:nabs@reno.gov); or (3) during the virtual public comment period of the meeting. To provide public comment via Zoom, log in to the Zoom webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press \*9 to "Raise Hand" and \*6 to mute/unmute.

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## A. Introductory Items

- A1. **Call to Order/Roll Call**
- A2. **Public Comment** – This item is for either public comment on any action item or any general public comment and is limited to no more than three (3) minutes for each commentator.
- A3. **Approval of the Agenda (For Possible Action)** – February 18, 2025
- A4. **Approval of the Minutes (For Possible Action)** – January 21, 2025
- A5. **Council Liaison Report** – Item for general announcements and informational items only. No action may be taken on this item.
- A6. **Staff Liaison Report** – Item for general announcements and informational items only. No action may be taken on this item.

## B. Business Items

- B1. **Discussion and Feedback from the NAB on a proposed Accessory Dwelling Units (ADU) Ordinance** (For Discussion Only) - City of Reno Staff.

- C. **Development Projects (For Discussion Only)** - Following presentations by the project's developer or representative, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to complete the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (<https://forms.office.com/g/ST3BfS7UEe>) will be submitted to the Reno Planning Commission for consideration in the development review process. City of Reno planning staff will be available for questions but will not provide project presentations.

- C1. **LDC25-00039 - 3541 Brighton Fence Height Deviation (For Discussion Only):** A request has been made for a major deviation to increase the maximum allowed height of a fence within a front yard from four feet to six feet. The ±0.86 acre site is located on the south side of Ash Fork Drive, ±900 feet west of its intersection with Southampton Drive. The site is located within the Single-Family Residential – 3 units per acre (SF-3) zoning district and has a Master Plan land use designation of Single-Family Neighborhood (SF).
- C2. **LDC25-00037 - Rancharra PUD Handbook Amendment & Master Plan Amendment (For Discussion Only):** A request has been made for: 1) an amendment to the Rancharra Planned Unit Development Handbook to



change a ±7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8; and 2) a master plan amendment from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF). The site is located in the Rancharrah Planned Unit Development (PUD) zoning district, west of the intersection of Falabella Way and Silver Charm Way, east of Bartley Ranch Regional Park.

- C3. LDC25-00038 - Arlington Office Master Plan Amendment & Zoning Map Amendment (For Discussion Only):** A request has been made for: 1) a master plan amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU); and 2) a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO). The ±0.31 acre parcel is located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane.

- D. Board/Commission/Committee Member Reports and Announcements** – Limited to items that do not appear elsewhere on the agenda. No action may be taken on this item.
- E. Future Agenda Items** – Discussion of items for future agendas. No action may be taken on this item.
- F. Public Comment** – This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.
- G. Adjournment (For Possible Action)**

## Neighborhood Advisory Board

# PUBLIC COMMENT CARD

Thank you for participating in the Neighborhood Advisory Board (NAB) meeting. Please express all comments in a courteous manner. Comments heard under this item will be limited to 3 minutes per person and may pertain to matters both on and off the NABs agenda. The NAB may not take action upon any matter not agendized on today's agenda.

NAME: Blaire Colgan

DATE: 2/18/25

CONTACT PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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

### Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

### AGENDA ITEM:

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

COMMENTS: Item C2

DEVELOPMENT PROJECT FORM: [reno.gov/development/services](http://reno.gov/development/services) OR



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WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON  
Thank you for your cooperation and participation



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NAME: Suzan Lemons

DATE: 2/18/25

CONTACT PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

### AGENDA ITEM:

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

COMMENTS: B-1 - oppose

DEVELOPMENT PROJECT FORM: [reno.gov/development/services](http://reno.gov/development/services) OR



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NAME: Pat Brown

DATE: 2/18/25

CONTACT PHONE: 775-448-6419

E-MAIL: winoKenB@shglobal.net

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

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM:

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

COMMENTS: RANCH AREA -

DEVELOPMENT PROJECT FORM: [reno.gov/developmentservices](http://reno.gov/developmentservices) OR



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NAME: Jim Colgan

DATE: 2-18-25

CONTACT PHONE: 775-250-0674

E-MAIL: jamiesrcolgan@gmail.com

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

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM:

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

COMMENTS: From C2

DEVELOPMENT PROJECT FORM: [reno.gov/developmentservices](http://reno.gov/developmentservices) OR



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NAME: Roslyn Zimmerman  
 DATE: 2/17/25  
 CONTACT PHONE: 775 3763775  
 E-MAIL: renoroz@nvbell.net

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☒ No

### AGENDA ITEM:

B-1

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

COMMENTS: would like to oppose

ADUs in historical neighborhoods.



DEVELOPMENT PROJECT FORM: [reno.gov/development/services](http://reno.gov/development/services) OR

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NAME: Bill Schenck  
 DATE: \_\_\_\_\_  
 CONTACT PHONE: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

### AGENDA ITEM:

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

COMMENTS:

B2 - RAD4



DEVELOPMENT PROJECT FORM: [reno.gov/development/services](http://reno.gov/development/services) OR

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NAME: Sam B. EAM

DATE: 2/18/25

CONTACT PHONE: 214-695-0282

E-MAIL: rgbetam@mb.com

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

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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

COMMENTS: will speak in opposition

DEVELOPMENT PROJECT FORM: [reno.gov/development/services](http://reno.gov/development/services) OR



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NAME: JOSEPH STUVEIRA

DATE: 2/18/28

CONTACT PHONE: 775 376 3899

E-MAIL: J.stuveira@live.com

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

Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

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

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

DEVELOPMENT PROJECT FORM: [reno.gov/development/services](http://reno.gov/development/services) OR



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NAME: Steve Topol

DATE: 2/18/20

CONTACT PHONE: 975-924-2097

E-MAIL: sttopol@charter.net

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

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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

COMMENTS: Just want an update on the Liberty Center Club Site

DEVELOPMENT PROJECT FORM: [reno.gov/development/services](http://reno.gov/development/services) OR



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NAME: Beth Kelly

DATE: 2/18

CONTACT PHONE: \_\_\_\_\_

E-MAIL: kevin@paydial.com

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

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

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

COMMENTS: ADD

DEVELOPMENT PROJECT FORM: [reno.gov/development/services](http://reno.gov/development/services) OR



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NAME: Toni Harsh  
 DATE: 2-18-25  
 CONTACT PHONE: 775-323-6776  
 E-MAIL: toniharsh@frontier.net

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

### AGENDA ITEM: B1

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

COMMENTS: ADVISORY BOARD

DEVELOPMENT PROJECT FORM: [reno.gov/developmentservices](http://reno.gov/developmentservices) OR



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NAME: Connie Silveira  
 DATE: \_\_\_\_\_  
 CONTACT PHONE: 775 848 7961  
 E-MAIL: connieharsh@frontier.net

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

### Which NAB?

☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

### AGENDA ITEM:

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COMMENTS: General B1

DEVELOPMENT PROJECT FORM: [reno.gov/developmentservices](http://reno.gov/developmentservices) OR



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NAME: Sally Tate  
 DATE: 2/18/25  
 CONTACT PHONE: \_\_\_\_\_  
 E-MAIL: sa.tate@gmail.com

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

### AGENDA ITEM:

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

### COMMENTS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



DEVELOPMENT PROJECT FORM: [reno.gov/developmentservices](http://reno.gov/developmentservices) OR

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NAME: Molly Manoukian  
 DATE: 2/18/25  
 CONTACT PHONE: \_\_\_\_\_  
 E-MAIL: manohome@sbcglobal

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

### AGENDA ITEM:

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

### COMMENTS:

B-1 Opposition

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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NAME: Penny Whetters  
 DATE: 2-18-2025  
 CONTACT PHONE: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

### AGENDA ITEM:

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

COMMENTS: Rancher a



DEVELOPMENT PROJECT FORM: [reno.gov/developmentservices](http://reno.gov/developmentservices) OR

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# Neighborhood Advisory Board

## PUBLIC COMMENT CARD

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NAME: THOMAS TATE  
 DATE: 18 Feb 2025  
 CONTACT PHONE: 775-686-0855  
 E-MAIL: misc@tatedesign.com

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

### AGENDA ITEM:

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

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



DEVELOPMENT PROJECT FORM: [reno.gov/developmentservices](http://reno.gov/developmentservices) OR

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WHEN COMPLETED, PLEASE RETURN TO THE STAFF LIAISON  
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NAME: LEW GAGE  
 DATE: 2-18-25  
 CONTACT PHONE: 775-826-7184  
 E-MAIL: lewgage@no@gmail.com

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

### AGENDA ITEM:

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COMMENTS: FDVS  
I would like to speak  
when the issue comes  
up.

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NAME: Dan Harmon  
 DATE: 2-18-25  
 CONTACT PHONE: 775-240-6479  
 E-MAIL: dannv89509@gmail.com

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

### Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

### AGENDA ITEM:

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COMMENTS: Would like to speak  
briefly on the Fifty Five  
project MUP25-00009  
MUP25-00009

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NAME:

CHARMEN GAGE

DATE:

2-18-25

CONTACT PHONE:

826-7184

E-MAIL:

charmen\_gage@gmail.com

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

Which NAB?

☐ Ward 1

☒ Ward 2

☐ Ward 3

☐ Ward 4

☐ Ward 5

☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR

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COMMENTS:

ADUs



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NAME:

LINDA A. CROSS

DATE:

Tues, Feb 18, 2025

CONTACT PHONE:

(775) 848-8434

E-MAIL:

LACrossNbr@aol.com

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

Which NAB?

☐ Ward 1

☒ Ward 2

☐ Ward 3

☐ Ward 4

☐ Ward 5

☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

☐ IN FAVOR

☒ IN OPPOSITION

☐ NO POSITION STATED - CONCERNED

COMMENTS:

ADU - NO

PUMPS PROJECT NEEDS REDUCTION &

HEIGHT LIMIT AS ORIGINALLY SET UP

AT 55' (2 STORY)

BLM LAND - TO BE RECLAIMED FOR

"AFFORDABLE HOUSING AND AFFORDABLE

FOR THE DAMOYES' SOCCER ARENA"



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NAME:

Alicia Powers

DATE:

2/18/25

CONTACT PHONE:

775-354-5005

E-MAIL:

lucalpowers@gmail.com

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

Which NAB?

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AGENDA ITEM:

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COMMENTS:

We need more homes for folks - and homeowners need additional income from ADU Rentals.

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NAME:

BRADLEY CARLSON

DATE:

FEB 18, 2025

CONTACT PHONE:

775-772-4777

E-MAIL:

bradley.d.carlson@gmail.com

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

Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☐ Yes ☐ No

AGENDA ITEM:

B1 (A.O.C.)

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

COMMENTS:

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NAME: Dave Barrett o Karen Barrett  
DATE: 2-18-25  
CONTACT PHONE: 775-544-4051  
E-MAIL: sunbarrette@bcsglobal.net

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

## Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

## AGENDA ITEM:

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COMMENTS: ADU's



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NAME: MARY JO JOHNSON  
DATE: 2/18  
CONTACT PHONE: 775-200-4655  
E-MAIL:

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

## Which NAB?

☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4 ☐ Ward 5 ☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

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COMMENTS:



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NAME:

Sandy Bengtson

DATE:

2/18/25

CONTACT PHONE:

775 826-1275

E-MAIL:

Sandra.bengtson@gmail.com

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

Which NAB?

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DO YOU WISH TO SPEAK?

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NAME:

Bethu Dargy

DATE:

2/17/25

CONTACT PHONE:

E-MAIL:

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Which NAB?

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NAME:

Pat Jackson

DATE:

3/18/25

CONTACT PHONE:

816-716-6924

E-MAIL:

pij365@gmail.com

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

Which NAB?

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NAME:

Molly Mannukian

DATE:

CONTACT PHONE:

E-MAIL:

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DO YOU WISH TO SPEAK? ☐ Yes ☒ No

AGENDA ITEM: B1.

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

COMMENTS:



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NAME:

Teri Iaconis

DATE:

2/18/25

CONTACT PHONE:

775-852-6230

E-MAIL:

teri.iaconis@gmail.com

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

Which NAB?

☐ Ward 1

☒ Ward 2

☐ Ward 3

☐ Ward 4

☐ Ward 5

☐ Ward 6

DO YOU WISH TO SPEAK? ☒ Yes ☐ No

AGENDA ITEM: CJ

☐ IN FAVOR

☒ IN OPPOSITION

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COMMENTS:

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**From:** Sue Smith <sue@argentnevada.com>  
**Sent:** Monday, February 17, 2025 10:25 AM  
**To:** Toni Harsh; Erica Roth; Garrett Weir; Kate Marshall; Kerry Sutherland; Kevin Dory; Kit Prendergast; Margo Piscevich; Mercedes Delagarza; Perry Rosenstein; Peter Neumann; Molly and Dirk Manoukian  
**Subject:** Fwd: ADU regulations

I sent this in today.

Sue Smith  
NV Real Estate License # B028370  
Argent Commercial Real Estate  
775-323-5000  
Sent via mobile-

Begin forwarded message:

**From:** Sue Smith <sue@argentnevada.com>  
**Date:** February 17, 2025 at 10:04:47 AM PST  
**To:** Grace Mackedon <MackedonG@reno.gov>, Angela Fuss <FussA@reno.gov>  
**Subject:** ADU regulations

I have a couple of questions regarding ADU approval without any city oversight.

1. How will CC&Rs affect a person's right to build ADUs?
2. Is this new zoning category? Is this blanket up-zoning?
3. This is being done to address the missing middle? It seems like what is missing is the ability to purchase a home. This will not resolve that. The problem is the construction cost of housing and the interest rates. Investor purchases have exacerbated this.
4. What is the current vacancy rate? Is this an increase in availability? To purchase?
5. If I wanted to put an ADU on my property now what would I have to do? How much would it cost? How much time would the process take?

In conclusion, I think this will encourage investors / developers to buy up houses to put an additional unit in the back yard. The cost to put an ADU on a property is out of reach for most homeowners.

Sue Smith  
NV Real Estate License # B028370  
Argent Commercial Real Estate  
775-323-5000  
Sent via mobile-



# City of Reno ADU Update

Last Summer the City of Reno was concerned with being compliant with Nevada State Law that addressed housing affordability. As I recall, AB213 specifies that municipalities address 6 of 10 suggested improvements for housing affordability. Reno has conformed to all 10 and is in fact doing a very good job. Additionally at that time, the City modified bonus incentives and began a process to expedite building permit review for affordable housing developments. Moreover, less than a year ago City of Reno proposed upgrading single family zoning to allow for up to 4 units per lot. That proposal was delayed.

Now, it is proposed that all single family zoning lots with of a  $\frac{1}{4}$  of an acre or greater be allowed to build an Accessory Dwelling Unit (ADU). This will basically create zoning for duplexes throughout the city.

Reno is requesting our input as to how to create this ordinance. Such issues that might be considered:

- Size of lot that ADU may be built on
- Allowable lot coverage
- Building Set backs
- Fire safety
- Sewer**
- Waste management
- Water/Electricity
- Traffic
- Protection of existing CC&R's, HOA'S, Historic Districts, Neighborhood Plans, etc.**
- Short term rentals vs. affordable housing**
- Off street parking
- Number of bedrooms and bathrooms within each unit
- Fees
- Design guidelines
- Tree canopy/Urban Forestry
- Legislature
- Enforcement of the ordinance
- Insurance
- Property taxes
- Discretionary review
- Number of ADU's per acre
- Risk Management
- Schools
- ETC.

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NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

CONTACT PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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



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NAME: Linda Cross

DATE: 2/18/25

CONTACT PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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COMMENTS: CJ

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NAME: Kristine Speed

DATE: 2/18/25

CONTACT PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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COMMENTS: CJ

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NAME: Pat Brown

DATE: 2/18/25

CONTACT PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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NAME: Amy Horvath

DATE: 2/18/25

CONTACT PHONE: \_\_\_\_\_

E-MAIL: amy.horvath@gmail.com

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

Which NAB?

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