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[illegible]

[illegible]



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**City Council Comment received from Beth Dory**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 4/22/2025 3:59 PM

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

**Contact Info:**

Name:

Beth Dory

Commenting on behalf of:

landlord

Ward #:

Ward 2

Email Address:

kevindory@hotmail.com

Phone Number:

7753230523

Address:

122 Greenridge Dr.

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C.1 ADUs.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Dear Council Members, I'm opposed to blanket upzoning in the form of ADUs. I've been reading online posts and these are the prominent concerns: 1) Although this is the biggest land use change in the City's history and you are intending to upzone thousands of your constituents, nobody can read the blurry map provided in the staff report! In addition, the map has no street names. Why don't you send out yellow cards, post signs, have an interactive map where folks can put in their address etc., to notify your constituents? Sadly, those citizens who live in Wards 5 and 6 have not had a NAB meeting to discuss this. The City hosts fire prevention day, swim day, tennis day but NO NABs to inform 1/3 of the residents of this land use change? 2) There are over a 1.000 Airbnbs in Reno, and you have not yet

reined them in. Those STRs could go towards workforce housing, increase the supply and possibly reduce the rents. Concerning to me is that Devon Reese, Miguel Martinez and Devon's law partner's wife have all accepted \$\$\$ from Airbnb. One online poster noted, "essentially trying to play it off [ADU] as it helps elderly parents have a separate housing on some plot of land but really Airbnb knows they are getting hammered in places like south lake Tahoe and need to increase their market share somehow. Targeting Reno is on the docket. Its not about helping elder parents but helping out Airbnb and other short term rental companies." 3) Street width in many of the old neighborhoods is non-conforming. For instance, Court St. is only 26' and parking is allowed on both sides. Current City standards are 28' for parking on one side and 36' parking on both sides. Having narrow non-conforming streets and increasing density is a safety concern. 4) Grace is mis-informed when she states that guest houses are already allowed in the City, per code. They are not allowed in many old neighborhoods which have old but active CCRs. CCR's "run with the land." I own three homes that have CCRs from the 1920-to the '50's which prohibit extra units including separate guest houses. In addition, guest houses, per code can't be rented out. 5) The City should be responsible to research CCR's prior to handing out a building permit for an ADU-not the homeowner as stated in the Staff report. You know that house w/o a roof on Windy Hill? Those owners built the home which exceeded the height limit per their CCRs. Neighbors not only sued the owners but sued the County for handing out that permit. <https://www.washoecourts.com/Query/CaseInformation/CV94-05604> The City will be legally exposed should they hand out an ADU permit w/o researching if an extra unit is allowed their title documents and the neighbors sue. 6) put in the code that a current boundary survey must be completed prior to awarding an ADU permit. 7) identify residents who have illegal ADUs to either force abatement or find a way to legalize them. 8) in closing none (conveniently) on the council will personally be upzoned...very bad optics. "Never underestimate the hypocrisy politicians" James Herbert

## 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



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**City Council Comment received from Darley Jeppson**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 4/22/2025 3:30 PM

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

**Contact Info:**

Name:

Darley Jeppson

Commenting on behalf of:

Ward #:

Ward 3

Email Address:

darleyjan@gmail.com

Phone Number:

775-848-0341

Address:

2975 Susileen Drive

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

ADU's.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

ADU's in city are not an appropriate use. There should be restrictions on where they would be built. Occupancy limits parking requirements ( not on public streets). Permits requested & neighbor inputs required. This is just common sense for requiring the use of said property. Thank you.

**ACKNOWLEDGEMENTS:**

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Yes

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**Yes**



## ADU Draft Ordinance

**From** Donna Keats <dkeats@sbcglobal.net>

**Date** Mon 4/21/2025 7:12 PM

**To** Brandi Anderson <AndersonB@reno.gov>; Devon Reese <reeseD@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

My comments about the ADU ordinance are included in the public comment exhibits for this item (C.1, April 23, 2025). However, the text is scrambled and my letter is completely unintelligible.

I put a lot of thought and time into these comments. I am sending them again so that you will have a legible version in case you read the public comments.

Thank you for considering these points as you refine the content of a draft ADU ordinance.  
Donna Keats

### 1. ADUs effectively double the density in a single family zoning district

ADUs are living units. They are not tool sheds.

The impact of an ADU on a neighborhood is significantly greater than that of a tool shed.

- *ADU regulations should recognize the difference between tool sheds and living units, and mitigate impacts of doubling the density in single family neighborhoods.*

### 2. The draft ordinance primarily addresses DETACHED ADUs.

Guest quarters – *which do not have kitchens and cannot be rented* – have stronger development standards than ADUs, which are intended to be long-term dwelling units.

- *At a minimum, regulations for ADUs should mirror those of guest quarters.*

### 3. CODE CONFLICT - An attached ADU IS a duplex by definition (Title 18).

- *Attached ADUs will be allowed where duplexes are not allowed.*

Duplexes are not permitted by right in any single family residential zoning district. A CUP is required for duplexes in SF8 & SF11.

Conversely, ADUs will be allowed by right in all single family zoning districts.

- *This code conflict requires resolution prior to developing an ADU ordinance.*

The solution is not to allow duplexes everywhere or change the definition of duplex in order to allow ADUs everywhere.

The answer is to write a better ordinance.

- *Specific development/dimensional standards for attached ADUs must be included. Requirements for attached ADUs should include:*



- a. Front door not visible from same street as primary residence
  - b. Subordinate in size
  - c. Same water line and meter
  - d. Lower step-back thresholds (begin at one story, versus 24')
  - e. Transient rental prohibition
- 

4. Garage-over ADUs and Privacy Protections for existing neighborhoods

- *Privacy protections are needed to mitigate the effect of:*
    - a. *Garage-over ADUs*
    - b. *Conversion of an existing accessory structure to an ADU*
  - *Privacy protection standards should include:*
    - a. Lower threshold for step-backs (12' vs. 24') to reduce impact of a second story ADU
    - b. Limit height to below the height of principal residence
    - c. Increase setbacks
    - d. Require screening on property lines
- 

5. Include discretionary review or independent noticing requirements.

- *The administrator shouldn't be the sole arbitrator of what happens in a neighborhood.*
  - *A mechanism for noticing adjacent property owners is needed.* The notice should ask owners to check their covenants and inform the city if restrictions exist.
  - The permit process should *include an owner-affidavit stating that covenants have been reviewed* and do not contain restrictions on second living units on the property.
- 

6. Include a prohibition of short term rental/transient lodging use.

- *Include a statement prohibiting rental periods of less than 30 consecutive days.*
  - A transient lodging prohibition would give code enforcement something to work with if short term rentals become a problem in a neighborhood.
  - Prior to issuance of a COA, require owner to enter a deed restriction stating that the ADU can't be used for short term rentals.
- 

7. Incorporate a mechanism to legalize existing ADUs.

- Include an incentive or grace period to permit existing ADUs, or to grandfather non-conforming structures.
  - *Use this as a tool to bring rentals up to code and ensure tenant safety.*
-



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**City Council Comment received from Gretchen Ericson**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 4/22/2025 3:28 PM

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

**Contact Info:**

Name:

Gretchen Ericson

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

955 Twin Pines Road

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

**Section:**

B Items - Consent Agenda Items

**Item:**

C.1 ADU.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

ADU's when unregulated adds blight and nuisance to existing homeowners.

**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*

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**Yes**

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**City Council Comment received from Jean Johnson**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Mon 4/21/2025 7:32 PM

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

**Contact Info:**

Name:

Jean Johnson

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

possegirl@rapiddog.net

Phone Number:

Address:

2295 Putnam Dr, Reno 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I understand the need for ADUs in the city. I have a couple of objections. I strongly urge off street parking. Parking can be terrible in congested areas and leads to friction. Continuous street parking interferes with traffic vision, plows, street cleaners, etc. I know the city does not want this requirement. I am urging all members, especially those dwelling in HOAs to consider what it is like to fight for parking. Increased rent pricing causes several people to cram into smaller places with more cars on the street. Our public transport in no way makes up for this. The argument ment will be that fewer residential units will be available if off street parking is required. It is an actual benefit to all who live there. Perhaps some of the staff who live in more privileged and protected areas have forgotten this.

Or perhaps do not recognize the problem with sticking to this position.

**ACKNOWLEDGEMENTS:**

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Yes

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Yes



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**City Council Comment received from Krista Anderson**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 4/22/2025 3:14 PM

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

**Contact Info:**

Name:

Krista Anderson

Commenting on behalf of:

Ward #:

Ward 6

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Our counsel members should not be taking money from companies like AirB&B under the guise of creating affordable living units. Stop the growth! Our streets can't handle it!

**ACKNOWLEDGEMENTS:**

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Yes

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**No**



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**City Council Comment received from Kristina Nugent**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 4/22/2025 9:33 AM

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

**Contact Info:**

Name:

Kristina Nugent

Commenting on behalf of:

Ward #:

Ward 4

Email Address:

kristinajnugent@gmail.com

Phone Number:

Address:

14337 Durham Drive Reno, NV 89506

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C.1.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I am very excited to have ADU's be allowed within city limits however the lot size requirement is too large. It excludes many homes that would benefit from being able to build on. As someone who is part of the sandwich generation that needs to help take care of aging parents while raising children of my own we would really benefit from being able to build an ADU but will be unable to due to the lot restriction. Please reconsider the size requirement so this does not need to be revisited in 10 years.

**ACKNOWLEDGEMENTS:**

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meeting.

Yes

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No



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**City Council Comment received from Lisa O'Grady**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 4/22/2025 10:42 AM

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

**Contact Info:**

Name:

Lisa O'Grady

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

**Section:**

F Items - Ordinance Adoptions

**Item:**

C 1 ADU.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Please do not permit ADUs to be built

**ACKNOWLEDGEMENTS:**

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Yes

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No



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**City Council Comment received from Nancy Carlson**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 4/22/2025 1:38 PM

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

**Contact Info:**

Name:

Nancy Carlson

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

nmcarlson01@yahoo.com

Phone Number:

(650) 255-1435

Address:

407 Octate Circle, Reno

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

**Section:**

C Items - Public Hearing Items

**Item:**

C1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

PLEASE Stop the Addition of ADUs to properties, this can dramatically increase the population but does not plan for additional overhead services such as fire, sheriff, water usage, sewage, garbage disposal, parking, schools and teacher planning. I have seen this in California, it results in overdevelopment of our neighborhoods. PLEASE STOP! This item is promoted by Airbnb, which, along with greedy investors, is the only entity that benefits from this program.

**ACKNOWLEDGEMENTS:**

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Yes

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Yes



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**City Council Comment received from Tom Weatherby**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 4/22/2025 2:42 PM

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

**Contact Info:**

Name:

Tom Weatherby

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Shoppersearch@sbcglobal.net

Phone Number:

7758571360

Address:

5586 St Andrew's Ct.Reno Nv 89502

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

**Section:**

C Items - Public Hearing Items

**Item:**

C1ADU.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Opposed to ADU backyard mini houses that can then be rented out as Air B&Bs

**ACKNOWLEDGEMENTS:**

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Yes

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Yes