

- Reno City Council Meeting - Item # B.2 Title 18 Zoning Code Clean-Up

[illegible]



Public Comment <publiccomment@reno.gov>

11/01/23 Special City Council Meeting and City of Reno Zoning Code Clean-Up

1 message

Donna Keats <dkeats@sbcglobal.net>

Tue, Oct 31, 2023 at 3:57 PM

Reply-To: Donna Keats <dkeats@sbcglobal.net>

To: reesed@reno.gov, schieveh@reno.gov, brekhushj@reno.gov, taylork@reno.gov, ebertm@reno.gov, martinezmi@reno.gov, duernn@reno.gov, publiccomment@reno.gov

To the Mayor and members of the Reno City County:

I am writing to express my concerns about the relationship between some items on the agenda for the November 1st special meeting of the Reno City Council and items currently included in the Title 18 code "cleanup".

I attended two presentations given by city staff to the NABs (Wards 1 and 2) about the Title 18 zoning code clean-up. The code update process was generally described as two separate buckets of items. The first bucket was included in the code "cleanup", and was generally described as resolving conflicting or inconsistent regulations, grammatical errors, unintended changes, etc. The second bucket was said to contain items from the list of 2021 Council priorities. Some of the Council priorities (appeals, signs, and cell towers) were included in the code cleanup. Staff said that other more complex Council priorities would be brought forth separately in subsequent initiatives, and would be addressed as code text amendments.

I've seen the same Council priority list moving forward since 2021. I have not seen Council give specific direction to staff about the priority order of the listed items. This leads me to wonder how certain items in the current code cleanup and on the Nov. 1st agenda were selected as priority items, and what criteria were applied to determine whether they would be wrapped into a "code cleanup" versus going through the public process and vetted as Title 18 text amendments.

I received the email below from staff concerning the code cleanup shortly before the first "public engagement" session. I didn't download the materials for several days. I started to read the Title 18 red-line draft, was properly horrified, and jetted down to City Hall in time to attend the first public engagement session.

Apparently no one knows about the code revisions or public engagement sessions. I went w/a friend. Only one other person showed up. I had staff's full attention for 1.5 hours.

- The Title 18 "cleanup" was presented to the NAB and in the notification email as little more than text edits and regulatory clarification. The NAB was told that more substantial changes would be part of a next step directed by Council.
- Not so, as it turns out. There are some consequential changes in the redline code cleanup, and on the Nov. 1st council agenda.

The following items on the Nov. 1st special meeting agenda are ALREADY written into the code "cleanup". They are listed in the staff report as "Initiatives Currently in Process...". The staff report says that no previous action had been taken on these items. I would like to know why many of the "initiatives in process" are already written into the code cleanup. The following items in particular caught my attention, because they are in both the code "cleanup" and on your Nov. 1st agenda.

- **Duplexes, triplexes, and 4-plexes will be allowed in single family residential zoning districts** with a conditional use permit. This can affect all single family neighborhoods in Reno, except those with HOA rules prohibiting them. It essentially eliminates single family neighborhoods, in code if not in fact, without public process- NO TRANSPARENCY.
- **Multi-family development w/fewer than 100 units will be allowed by right - meaning no public hearing for up to 100 units.** Think about projects around Virginia Lake and Lakeridge etc. Even though the public hearings didn't change the outcome, at least the public had an opportunity to speak. Public input has had an impact on other large developments in the past and it could affect future large developments **if the opportunity to speak publicly is not eliminated.**
- **Additional density bonuses will be given to market rate infill projects. The maximum density bonus will increase from 45% to 80%. Net result: the number of allowed units could exceed the density for the zoning district by 80%**

of what the project could have w/o the bonus. I haven't seen any language about how "market rate" will be defined for the purpose of getting the bonus.

- Affordable housing projects to be permitted by right (straight to building permit vs. w/an entitlement review process) - meaning **no public hearing for affordable housing projects**

• **Unlimited density bonuses** given to some affordable housing projects, & additional density bonuses given to others
A lot of things are being changed in the code cleanup - some of consequence, some not; some that make sense w/staff's explanations, and some that don't. It depends on your perspective. But regardless of your perspective, what should *not* happen is:

- a lack of transparency about this process,
- wrapping consequential use changes into a code cleanup rather than in a publicly heard "initiative" and Title 18 text amendment,
- eliminating public hearings for project sizes that people care about and have spoken about in a myriad of public hearings, and
- disregarding public process.

I request that Council consider separating the November 1st agenda items into what really is and is not an initiative, and assigning specific priorities rather than approving a "go forth" motion for everything as if it lives in the same universe of things.

Thanks for your patience in reading this.

Donna Keats
Reno resident

----- Forwarded Message -----

From: Grace Mackedon <mackedong@reno.gov>

Sent: Thursday, October 19, 2023 at 09:21:51 AM PDT

Subject: City of Reno Zoning Code Clean-Up

Dear Community Stakeholder,

You are receiving this e-mail as a community stakeholder who might be interested in learning about the proposed changes to the Title 18 Zoning Code. In terms of background information, the City of Reno adopted a new Title 18 Zoning Code in 2021. Since the adoption, City staff has kept a list of items that need to be updated or modified. This clean-up list is limited to portions of the zoning code that include the following:

- Regulations that are difficult to administer because they are unclear
- Regulations that are inconsistent or conflict with one another
- Grammatical errors
- Typographical errors

We will be hosting six separate meetings over the next few weeks to learn about the proposed changes. All six meetings will provide the same information and have been provided to give the public the most flexibility to attend whichever meeting best fits with their schedule.

- Stakeholder Meeting #1: October 23rd 6:00 p.m. - 7:30 p.m. at City Hall [1 E 1st St Reno, NV 89501](#)
- Stakeholder Meeting #2: October 30th 8:30 a.m. – 10:00 a.m. at McKinley Arts and Culture Conference Room [925 Riverside Dr. Reno, NV 89503](#)
- Stakeholder Meeting #3: October 30th 6:00 p.m. – 7:30 p.m. at O'Brien Middle School [5000 Silver Lake Blvd Reno, NV 89506](#)
- Stakeholder Meeting #4: November 2nd 11:45 a.m. – 1:15 p.m. [Virtual](#) (be sure to pre-register in advance)
- Stakeholder Meeting #5: November 6th 12:00 p.m. – 1:30 p.m. [Virtual](#) (be sure to pre-register in advance)

- Stakeholder Meeting #6: November 8th 5:30 p.m. – 7: 00 p.m. at JWood Raw Elementary School [10600 Green Pasture Dr. Reno, NV 89521](#)

You can also view the proposed changes and provide your feedback here: [Public Comment Form](#)

Link to the proposed redline changes: [Zoning Code Clean-Up \(version 10 17 2023\)](#)

Further information about the Zoning Code Clean-Up and other changes to the Zoning Code can be found on the City webpage: <https://www.reno.gov/government/departments/development-services/zoning-code/zoning-code-clean-up>



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