



## Public Comment

The following includes correspondence received over the course public outreach for Housing Package 2.5. Staff continued to communicate with some commentors to answer questions and discuss concerns. Some of the comments relate to changes and topics that are no longer proposed as part of Housing Package 2.5.

**From:** [Joe Arterburn](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Affordable housing  
**Date:** Tuesday, June 18, 2024 4:49:12 PM

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[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Just wanted to give you a quick e-mail to let you know I am absolutely against this amendment. Single family homes in the Spanish springs area only. When we moved to the Spanish springs area it was an acre minimum per lot. That slowly disappeared and now you're talking about sprawl. We don't need more "diversity" in our area. And we absolutely don't need apartments. Enough is enough!!

Joe Arterburn  
(775) 742-4945

**From:** [Holly Lenz](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Housing Affordability Package 2.5  
**Date:** Tuesday, June 18, 2024 8:27:12 PM

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[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am writing regarding the Housing Affordability Package 2.5. I am highly opposed to this. The North Valleys does not need higher density. Even with the current zoning, the infrastructure cannot keep up with the building. I have seen ridiculous growth and its results in Reno throughout my life. Nevada does not have enough water to keep up with it. Please just stop.

The economy seems to be on a downturn to me, job availability is declining, and I suspect the housing market will collapse in the near future. There is really no need for loads more houses.

If you truly want affordable housing, offer permits for people to park their RVs long term at houses with appropriate accommodations and space instead of forcing them into RV parks. RVs are temporary and can be moved if they are no longer needed. You might also consider putting apartments on the second story of warehouses since there are so many being built.

Holly Lenz

Sent from my iPhone

**From:** [Pat Davison](#)  
**To:** [Oakley, Katherine](#); [Bronczyk, Christopher](#)  
**Subject:** Fw: Housing Affordability Package 2.5  
**Date:** Wednesday, June 19, 2024 11:54:17 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Kat and Chris - I will not be able to attend Monday's meeting (6/24) but hoping there will be a zoom mtg on Wednesday 6/26???

And wow - just took a quick look before leaving for a camping trip. Have two thoughts off the top of my head: 1) the changes should be broken up into two or three parts just because of the numerous sections affected and 2) the CABs should hear about these changes at their next round of monthly meetings.

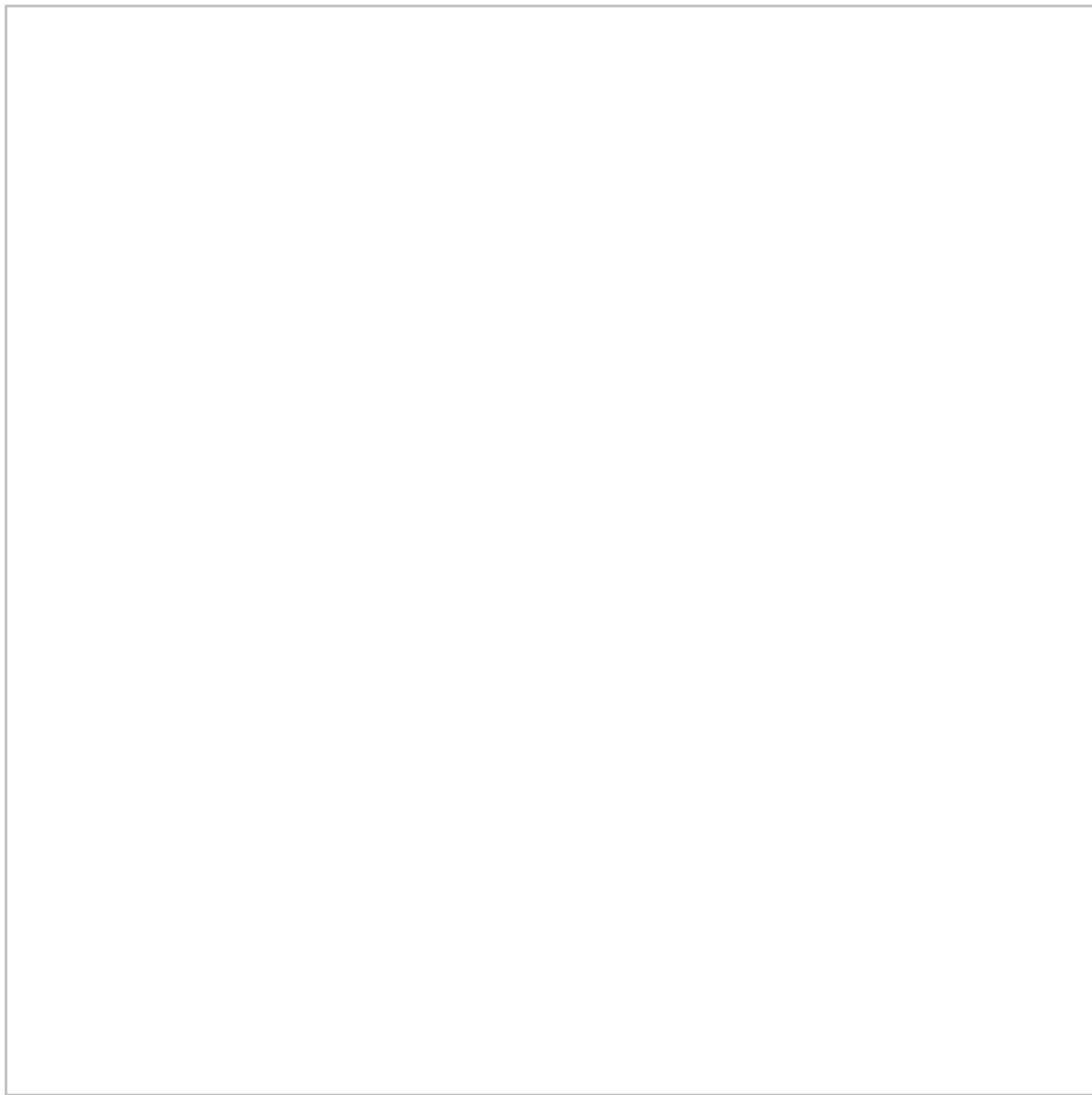
I will not see emails until Monday morning so hoping you both had a great Juneteenth and will have a wonderful weekend -pat

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

**From:** Washoe County <communications@washoecounty.gov>  
**To:** "pat.davison@att.net" <pat.davison@att.net>  
**Sent:** Tuesday, June 18, 2024 at 04:01:48 PM PDT  
**Subject:** Housing Affordability Package 2.5

## **NOTICE OF NEIGHBORHOOD MEETING**

*Washoe County has been notified of a new neighborhood meeting*



You are invited to attend a community workshop to discuss possible changes to Washoe County's housing regulations. This is your opportunity to review proposed code changes, ask questions and provide feedback prior to submittal of a formal public hearing takes place.

**Housing Affordability Package 2.5**

Monday, June 24, 2024

5:00 PM - 6:00 PM PDT

1001 E 9th St, Reno, Nevada, 89512;

Human Resources Conference Room (Room A210),

Second Floor, at the top of the stairs in Building A

**Project Description:**

The proposed amendments will include amendments to Article 208 North Valleys Area, to remove the 2-story height limit; Article 214 Southwest Truckee Meadows Area, to remove the 2-story height limit for commercial structures; Article 216 Spanish Springs Area, to remove the 2-story height limit within commercial centers; Article 300 Regulations of Uses: Title and Contents to add Article 313 Residential Use Types; Article 302 Allowed Uses to add triplex, quadplex, cottage courts, multi-family minor, multi-family major, guest quarters, and bunkhouses to the use table, to modify allowances for duplexes, and to reorganize the residential use type table; Article 304 Use Classification System to add definitions of guest quarters, multi-family minor, multi-family major, middle housing, and bunkhouses, to modify the definitions of attached accessory dwelling unit, detached accessory dwelling unit, minor accessory dwelling unit, and detached accessory structure, and to reorganize the residential uses; Article 306 Accessory Uses and Structures to remove lot coverage requirements from 306 and relocate them to Article 406 to specify their applicability to all buildings, to modify deed restriction requirements for detached accessory structures and guest quarters, to add accessory dwelling unit requirements for duplexes, triplexes, and quadplexes, and to add requirements for guest quarters; Article 310 Temporary Uses and Structures to add allowances for medical professionals other than doctors to sign affidavit for the Care of the Infirm use type and to specify the requirements for annual renewal; Article 313 Residential Uses to add development standards for cottage court developments and bunkhouses; Article 402 Density/Intensity Standards to add a density bonus for small units; Article 406 Building Placement Standards to modify minimum lot width, lot size, and rear yard setbacks for certain residential and urban regulatory zones, to modify residential densities for some housing types in some regulatory zones, and to add the lot coverage requirements from Article 306; Article 408 Common Open Space Development to add common open space restriction for drainage facilities and findings related to the benefit provided by common open space development; Article 410 Parking and Loading, to update off-street parking requirements for middle housing types and bunkhouses, to modify existing parking requirements for duplexes, and to add alleyway standards; Article 412 Landscaping to exempt middle housing types from landscaping requirements; Article 432 Open Space Standards to add dog park and pocket park options for residential open space and to reduce the trigger for open space requirements from 12 units to 5 units; and Article 902 Definitions, to add definitions related to middle housing, to modify other housing definitions, and to correct references to

the new master plan.

Click [HERE](#) to access the proposed amendments and [HERE](#) to access the quick info guide.

If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Kat Oakley, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) or Chris Bronczyk, 775.328.3612, [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>



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This email was sent to [pat.davison@att.net](mailto:pat.davison@att.net)  
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Washoe County · 1001 E 9th Street · Reno, NV 89512 · USA

**From:** [carolocats@charter.net](mailto:carolocats@charter.net)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Travel trailers  
**Date:** Wednesday, June 19, 2024 3:47:49 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Would you consider adding travel trailers to be hooked up (1) on a third acre lots in your zone changes?

With the economy and high rents it would save a family member from becoming homeless.

Thank you

Carol Schmorde

[carolocats@charter.net](mailto:carolocats@charter.net)



**From:** [Daniel Walker](#)  
**To:** [Oakley, Katherine](#); [Bronczyk, Christopher](#)  
**Cc:** [Daniel Walker](#)  
**Subject:** Housing Affordability Package 2.5 - All Districts  
**Date:** Wednesday, June 19, 2024 10:59:18 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Attn: Kat Oakley, Chris Bronczyk,

Please consider rescheduling this Community Workshop to a different date. The current meeting date is during the Reno Rodeo. There will be NO PARKING available for anyone to attend your Workshop.

Daniel Walker  
7280 Rutherford Dr, Reno, NV 89506

**From:** [lee972@charter.net](mailto:lee972@charter.net)  
**To:** [Oakley, Katherine](#)  
**Cc:** [Bronczyk, Christopher](#)  
**Subject:** Human Offordability Package 2.5  
**Date:** Thursday, June 20, 2024 8:38:33 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please send me all the amendments to Article 208 North Valleys Area..  
Will any of these Article 208 amendments affect any of the present Golden Valley parcels ?  
If so, how ?

If passed, how will each of the proposed Articles to Article 300 (302, 304, 306, 310, 313, 316, 402,406,408,410,412, 422, & 902) affect any of the present Golden Valley parcels ?  
If so, how ?

SEND TO ME ALL THAT YOU CAN.  
ASAP, PLEASE !!

Send what you can to my email address.  
Anything else to my home address..

.  
Thanks very much,

Ron Lee  
3470 Brave Lane  
Reno, NV 89506  
[lee972@charter.net](mailto:lee972@charter.net)

**From:** [Oakley, Katherine](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: June 24 2024 Meeting (Washoe County's housing regulations.)  
**Date:** Thursday, June 20, 2024 7:54:52 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**Kat Oakley**  
**Senior Planner, Planning & Building Division | Community Services Department**  
[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

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1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

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**From:** Linda Nunes <[missynunes@gmail.com](mailto:missynunes@gmail.com)>  
**Sent:** Wednesday, June 19, 2024 11:21 AM  
**To:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
**Subject:** June 24 2024 Meeting (Washoe County's housing regulations.)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

I am unable to find "Housing Regulations" within the Washoe County website. Please direct me to the proper website/page(s), or should it read "Washoe County's Code Enforcement?"

Thank You, Linda Nunes

**From:** [Oakley, Katherine](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: The new proposals  
**Date:** Thursday, June 20, 2024 7:54:44 AM

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Kat Oakley  
Senior Planner, Planning & Building Division | Community Services Department  
[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628  
My working hours: Monday-Friday 8:00am to 5:00pm  
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-----Original Message-----

From: glynn cartledge <[glynncartledge@gmail.com](mailto:glynncartledge@gmail.com)>  
Sent: Tuesday, June 18, 2024 6:55 PM  
To: Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
Subject: The new proposals

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, I have one quick question. Are these proposals only for the North Valley or are they going to be consistent throughout the city regardless of location? Thank you and I hope to hear from you soon. Have a good rest of your day. Glynn Cartledge.  
Sent from my iPhone

**From:** [Oakley, Katherine](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: proposed Washoe County housing regulation  
**Date:** Thursday, June 20, 2024 7:54:21 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**Kat Oakley**  
**Senior Planner, Planning & Building Division | Community Services Department**  
[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

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**From:** Mary Anne Geiger <magsparks@charter.net>  
**Sent:** Wednesday, June 19, 2024 1:08 PM  
**To:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Subject:** proposed Washoe County housing regulation

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Does the North Valleys Area include homes in the Eagle Canyon neighborhood across from Spanish Springs high School?

Thank you.

Sent from [Mail](#) for Windows

**From:** [Oakley, Katherine](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: Housing Affordability Package 2.5  
**Date:** Thursday, June 20, 2024 7:54:12 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**Kat Oakley**  
**Senior Planner, Planning & Building Division | Community Services Department**  
[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

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---

**From:** Alicia Barber <[aliciambarber@gmail.com](mailto:aliciambarber@gmail.com)>  
**Sent:** Thursday, June 20, 2024 7:30 AM  
**To:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
**Subject:** Re: Housing Affordability Package 2.5

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, Kat -

I received this notice about the neighborhood meeting regarding Housing Affordability Package 2.5, and I'm wondering if you can direct me to any online information providing context for this. I see the links to the redline draft and the info sheet, but they don't provide a sense of why these amendments are being proposed now, what has led up to it, what public bodies have made decisions to introduce these potential changes, etc.

Could you point me toward some online resource that provides that kind of information?  
Thanks so much for your help.

Alicia Barber

On Tue, Jun 18, 2024 at 4:00 PM Washoe County  
<[communications@washoecounty.gov](mailto:communications@washoecounty.gov)> wrote:

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You are invited to attend a community workshop to discuss possible changes to Washoe County's housing regulations. This is your opportunity to review proposed code changes, ask questions and provide feedback prior to submittal of a formal public hearing takes place.

## **Housing Affordability Package 2.5**

Monday, June 24, 2024

5:00 PM - 6:00 PM PDT

1001 E 9th St, Reno, Nevada, 89512;

Human Resources Conference Room (Room A210),  
Second Floor, at the top of the stairs in Building A

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to add common open space restriction for drainage facilities and findings related to the benefit provided by common open space development; Article 410 Parking and Loading, to update off-street parking requirements for middle housing types and bunkhouses, to modify existing parking requirements for duplexes, and to add alleyway standards; Article 412 Landscaping to exempt middle housing types from landscaping requirements; Article 432 Open Space Standards to add dog park and pocket park options for residential open space and to reduce the trigger for open space requirements from 12 units to 5 units; and Article 902 Definitions, to add definitions related to middle housing, to modify other housing definitions, and to correct references to the new master plan.

Click [HERE](#) to access the proposed amendments and [HERE](#) to access the quick info guide.

If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Kat Oakley, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) or Chris Bronczyk, 775.328.3612, [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>



**From:** [Oakley, Katherine](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: new regs  
**Date:** Thursday, June 20, 2024 7:53:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**Kat Oakley**  
**Senior Planner, Planning & Building Division | Community Services Department**  
[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

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Have some kudos to share about a Community Services Department employee or experience?

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**From:** Mike Kelly <mkmickey47@gmail.com>  
**Sent:** Wednesday, June 19, 2024 6:19 PM  
**To:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Subject:** new regs

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Will you let me know when the new regs are adopted & let us know in real simple terms  
And make an example to make it clearer. Thank you . Mike

Sent from [Mail](#) for Windows

**From:** [Oakley, Katherine](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** FW: Ruining Spanish Springs  
**Date:** Thursday, June 20, 2024 7:52:53 AM

---

Kat Oakley  
Senior Planner, Planning & Building Division | Community Services Department  
koakley@washoecounty.gov | Direct Line: 775.328.3628  
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-----Original Message-----

From: Roger Ferguson <[1jarhead@reagan.com](mailto:1jarhead@reagan.com)>  
Sent: Wednesday, June 19, 2024 5:20 PM  
To: Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
Subject: Ruining Spanish Springs

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

The commission has already screwed the pooch with the apartments on Pyramid Highway and now you want to take any and all freedoms we have and give it to low income housing!! OMG, what the hell are you thinking and what is wrong with you? We all knew that as soon as you tried to allow Spanish Springs well #10 that you all were lying to us current residents. Are you really so ignorant that you thought we wouldn't be able to figure out what you are up to?

I hope with all my heart that the homeless druggies and mentally ill move in to be your next door neighbor. Or better yet, take your property and divide it up so they will have a place to build a shack.

As my departed mother used to say "what goes around comes around". Maybe you could house a few in your home and that would make you feel better I know if you did I would feel better. Just how worthless can a group of people be, that's pertaining to you and your crew by the way.

May you rot in hell for trying to ruin what is left of this once beautiful community.

Please respond so I can talk about you at the meetings.

Roger Ferguson  
Spanish Springs resident.

Sent from my iPhone

**From:** [RC](#)  
**To:** [Oakley, Katherine](#); [Bronczyk, Christopher](#)  
**Cc:** [Hill, Alexis](#); [Clara Andriola](#); [Herman, Jeanne](#); [Garcia, Mariluz C.](#); [Clark, Michael](#)  
**Subject:** Housing Affordability Package 2.5 - All Districts  
**Date:** Thursday, June 20, 2024 10:12:44 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello all,

You all must not be aware that the logistics for this meeting are being heavily thrashed on the Nextdoor social media app. A date, time and location has been chosen in which the optics are highly suspect.

1. Location and Date: 1001 E. 9th Street. The area is under HEAVY construction and coincides with the Reno Rodeo making parking a logistical nightmare. The optics on this choice for a meeting that is being held for the public benefit are highly questionable.
2. Time: 5pm. Exactly when people are getting off work and stuck in traffic. Getting across town to this meeting would take 45 minutes or more without the rodeo. Again, poor optics.

Please don't forget it is an election year and some receiving this email could use extra brownie points as opposed to highly suspect optics. The people are aware of how the BCC vote will go on this as we know who is indebted to whom. We also know that one's past voting history is the most likely predictor of one's future vote.

Kindly exert some discretion and do a better job of playing the game please and consider the need for better optics.

Sincerely,  
Reva Crump, M.S.

**From:** [Mike Kelly](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** 5th wheel  
**Date:** Thursday, June 20, 2024 11:24:05 AM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Id like to see Rv over 30 feet allowed for permanent housing if say you have ¼ ac or more..even if you don't have a stick house on property....Hell I see homeless tents all over the place.

With out a peep from anyone

Sent from [Mail](#) for Windows

## Oakley, Katherine

---

**From:** pattybaldi <pattybaldi@yahoo.com>  
**Sent:** Thursday, June 20, 2024 12:44 PM  
**To:** Oakley, Katherine  
**Subject:** Housing Authority Changes

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Not sure what all of this means, but allowing building of more than 2 stories sounds like more apartment housing? The Reno Sparks does not need anymore apartments! Our traffic is already bad in this area and high density housing adds even more traffic.

Thank you.

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone

## Oakley, Katherine

---

**From:** Stephen and Diane Lewis <LewisSandD@charter.net>  
**Sent:** Thursday, June 20, 2024 12:16 PM  
**To:** Oakley, Katherine  
**Subject:** RE: Housing Affordability Package 2.5 - June 26, 2024

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms. Oakley:

Since the third notice of the Housing Affordability workshop doesn't show "Amended Notice" like the second notice changing to Zoom, are there two meetings 24 and 26 June or just one on the 26<sup>th</sup>?

Thanks

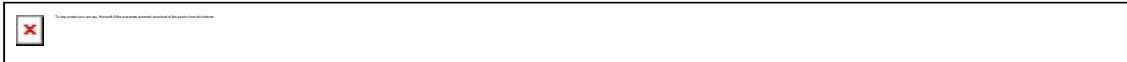
Stephen Lewis

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**From:** Washoe County [mailto:communications@washoecounty.gov]  
**Sent:** Thursday, June 20, 2024 11:04 AM  
**To:** lewissandd@charter.net  
**Subject:** Housing Affordability Package 2.5 - June 26, 2024

## NOTICE OF COMMUNITY WORKSHOP

*Washoe County has been notified of a new neighborhood meeting*



You are invited to attend a virtual community workshop to discuss possible changes to Washoe County's housing regulations. This is your opportunity to review proposed code changes, ask questions, and provide feedback prior to finalization of the amendments and a formal public hearing.

### Housing Affordability Package 2.5

Wednesday, June 26, 2024

5:00 PM - 6:00 PM PDT

Zoom Meeting:

<https://washoecounty-gov.zoom.us/j/95225387074>



Or One tap mobile:

+16694449171

**Project Description:**

The proposed amendments will include amendments to Article 208 North Valleys Area, to remove the 2-story height limit; Article 214 Southwest Truckee Meadows Area, to remove the 2-story height limit for commercial structures; Article 216 Spanish Springs Area, to remove the 2-story height limit within commercial centers; Article 300 Regulations of Uses: Title and Contents to add Article 313 Residential Use Types; Article 302 Allowed Uses to add triplex, quadplex, cottage courts, multi-family minor, multi-family major, guest quarters, and bunkhouses to the use table, to modify allowances for duplexes, and to reorganize the residential use type table; Article 304 Use Classification System to add definitions of guest quarters, multi-family minor, multi-family major, middle housing, and bunkhouses, to modify the definitions of attached accessory dwelling unit, detached accessory dwelling unit, minor accessory dwelling unit, and detached accessory structure, and to reorganize the residential uses; Article 306 Accessory Uses and Structures to remove lot coverage requirements from 306 and relocate them to Article 406 to specify their applicability to all buildings, to modify deed restriction requirements for detached accessory structures and guest quarters, to add accessory dwelling unit requirements for duplexes, triplexes, and quadplexes, and to add requirements for guest quarters; Article 310 Temporary Uses and Structures to add allowances for medical professionals other than doctors to sign affidavit for the Care of the Infirm use type and to specify the requirements for annual renewal; Article 313 Residential Uses to add development standards for cottage court developments and bunkhouses; Article 402 Density/Intensity Standards to add a density bonus for small units; Article 406 Building Placement Standards to modify minimum lot width, lot size, and rear yard setbacks for certain residential and urban regulatory zones, to modify residential densities for some housing types in some regulatory zones, and to add the lot coverage requirements from Article 306; Article 408 Common Open Space Development to add common open space restriction for drainage facilities and findings related to the benefit provided by common open space

development; Article 410 Parking and Loading, to update off-street parking requirements for middle housing types and bunkhouses, to modify existing parking requirements for duplexes, and to add alleyway standards; Article 412 Landscaping to exempt middle housing types from landscaping requirements; Article 432 Open Space Standards to add dog park and pocket park options for residential open space and to reduce the trigger for open space requirements from 12 units to 5 units; and Article 902 Definitions, to add definitions related to middle housing, to modify other housing definitions, and to correct references to the new master plan.

If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Kat Oakley, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) or Chris Bronczyk, 775.328.3612, [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

---

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Washoe County · 1001 E 9th Street · Reno, NV 89512 · USA

## Oakley, Katherine

---

**From:** Tom Motherway <tjm2nd@gmail.com>  
**Sent:** Thursday, June 20, 2024 1:10 PM  
**To:** Oakley, Katherine  
**Subject:** ArrowCreek

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Kat, will any of the proposed changes affect the densities in ArrowCreek? There are some lots that haven't been built on because of limits on overall densities under County restrictions, without regard to HOA limits. Thank you, tjm

T J M

Tom Motherway

C: 775-287-1807

## Oakley, Katherine

---

**From:** Ned Bruen <contento555@icloud.com>  
**Sent:** Thursday, June 20, 2024 11:31 AM  
**To:** Oakley, Katherine  
**Subject:** North Valleys Amendment regarding height limits!

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Are you serious? A community meeting to amend the two-story height limit for north valleys? I'm sure you have noticed at the foot of red rock Road the cluttered tenements have already doubled your so-called height restriction, who are you kidding? And have these builders and construction companies before they were approved told they must foot the bill to widen 395? And how about that offramp at red rock? Once those tenements are filled, that will be a mess, have the construction companies been told the offramp must be reconfigured and completed at their expense. We all know Washoe county will approve anything no matter how it will affect the poor saps who must contend with an impossible traffic situation as long as there are dollars involved for those who profit the most, which are definitely NOT the average citizen.

## Oakley, Katherine

---

**From:** Marsy Kupfersmith <renotigertiger@yahoo.com>  
**Sent:** Thursday, June 20, 2024 11:26 AM  
**To:** Oakley, Katherine  
**Subject:** Housing Affordability Package 2.5

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hi Ms. Oakley. I received two different dates for the Housing Affordability Package 2.5. Is it June 24 and June 26?

Thanks,  
Marsy

## Oakley, Katherine

---

**From:** renolil@nvcbell.net  
**Sent:** Tuesday, June 18, 2024 5:59 PM  
**To:** Oakley, Katherine

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Unfortunately I can't be at this meeting, but, rampant building has to stop! Reno is the fastest warming city in the nation (per the DRI) due to "urban sprawl". The zone changes encourage more and more building. Please prevent this.

Linda Colon

## Oakley, Katherine

---

**From:** len cobelis <lencobelis1@hotmail.com>  
**Sent:** Thursday, June 20, 2024 2:53 PM  
**To:** Oakley, Katherine  
**Subject:** North Valleys section 208

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

SOOOOOOOO, when the apartments at Red Rock Rd and 395 were approved and built, being wellllll over 2 stories, the approving authority and builder violated Section 208!?

If these changes were being accomplished in small parts, WE might all be able to understand what the He\_\_ was happening and why!?

We became a big city over the past 10 - 12 years, with no thought of the people who already lived here and loved it here.

The freeway North 395 could and should have been widened years before, or at least during the BOOM of houses, apartments, people and those who now live on the side of roads in broken down trailers, RVs, and tents!?

We all love the fact that we became like all other cities in the country with vast amounts of homeless, since many are now priced out of a reasonable living!?

Please, try to do something that makes sense for all of us, not the crazy left which primarily affects middle and lower income folks in a destructive way!

## Oakley, Katherine

---

**From:** Bronczyk, Christopher  
**Sent:** Thursday, June 20, 2024 3:02 PM  
**To:** Oakley, Katherine  
**Subject:** FW: North Valley

FYI



**Chris Bronczyk**  
Senior Planner, Planning & Building Division | Community Services Department  
[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512

---

**From:** len cobelis <lencobelis1@hotmail.com>  
**Sent:** Thursday, June 20, 2024 3:00 PM  
**To:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Subject:** North Valley

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Please, ask K Oakley for the e-mail I sent a few minutes ago, it is long and detailed.

One thing I forgot is a question of conscience, which is: Do you feel at all sorry for the vast numbers of people who the lack of planning and advanced thought has affected?

We have more people who are adversely affected with drugs, guns, knives, and death by varied means due to the lack of care and planning 10 - 12 years ago.

Please, do things with far more care!



## Oakley, Katherine

---

**From:** kobehal <inmangregory@gmail.com>  
**Sent:** Thursday, June 20, 2024 3:14 PM  
**To:** Oakley, Katherine  
**Subject:** buildings that are higher than two stories

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Kate,

I am too sick to make it to the "Housing Affordability" meeting. Having lived in downtown Reno since 2012, having more buildings that are higher than two stories will change the look and feel of our community. Thanks for keeping me posted.

Concerned Citizen,  
Gregory R. Inman

*DH by Gregorio*

[inmangregory@gmail.com](mailto:inmangregory@gmail.com)

775-384-1888

## Oakley, Katherine

---

**From:** Dane HILLYARD <daneo@me.com>  
**Sent:** Thursday, June 20, 2024 3:06 PM  
**To:** Oakley, Katherine  
**Subject:** Washoe county land use changes

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please keep me updated on anything to do with land use ordinance changes. Thank you!

Dane Hillyard  
Greenstreet Development Inc.

Daneo@icloud.com

## Oakley, Katherine

---

**From:** Stacie Huggins <shuggins@WoodRodgers.com>  
**Sent:** Thursday, June 20, 2024 3:18 PM  
**To:** Oakley, Katherine; Bronczyk, Christopher  
**Subject:** FW: Housing Affordability Package 2.5 - public workshop

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Kat and Chris – can you please give me some background on what is driving the proposed changes noted below? I’m guessing it may have something to do with the changes to NRS during the last Legislature but I’d appreciate your feedback.

Thanks!

Begin forwarded message:

**From:** Washoe County <[communications@washoecounty.gov](mailto:communications@washoecounty.gov)>  
**Subject:** Housing Affordability Package 2.5  
**Date:** June 18, 2024 at 3:58:37 PM PDT  
**Reply-To:** Washoe County <[communications@washoecounty.gov](mailto:communications@washoecounty.gov)>

# **NOTICE OF NEIGHBORHOOD MEETING**

*Washoe County has been notified of a new neighborhood meeting*

You are invited to attend a community workshop to discuss possible changes to Washoe County's housing regulations. This is your opportunity to review proposed code changes, ask questions and provide feedback prior to submittal of a formal public hearing takes place.

## **Housing Affordability Package 2.5**

Monday, June 24, 2024

5:00 PM - 6:00 PM PDT

1001 E 9th St, Reno, Nevada, 89512;

Human Resources Conference Room (Room A210),

Second Floor, at the top of the stairs in Building A

## **Project Description:**

The proposed amendments will include amendments to Article 208 North Valleys Area, to remove the 2-story height limit; Article 214 Southwest Truckee Meadows Area, to remove the 2-story height limit for commercial structures; Article 216 Spanish Springs Area, to remove the 2-story height limit within commercial centers; Article 300 Regulations of Uses: Title and Contents to add Article 313 Residential Use Types; Article 302 Allowed Uses to add triplex, quadplex, cottage courts, multi-family minor, multi-family major, guest quarters, and bunkhouses to the use table, to modify allowances for duplexes, and to reorganize the residential use type table; Article 304 Use Classification System to add definitions of guest quarters, multi-family minor, multi-family major, middle housing, and bunkhouses, to modify the definitions of attached accessory dwelling unit, detached accessory dwelling unit, minor accessory dwelling unit, and detached accessory structure, and to reorganize the residential uses; Article 306 Accessory Uses and Structures to remove lot coverage requirements from 306 and relocate them to Article 406 to specify their applicability to all buildings, to modify deed restriction requirements for detached accessory structures and guest quarters, to add accessory dwelling unit requirements for duplexes, triplexes, and quadplexes, and to add requirements for guest quarters; Article 310 Temporary Uses and Structures to add allowances for medical professionals other than doctors to sign affidavit for the Care of the Infirm use type and to

specify the requirements for annual renewal; Article 313 Residential Uses to add development standards for cottage court developments and bunkhouses; Article 402 Density/Intensity Standards to add a density bonus for small units; Article 406 Building Placement Standards to modify minimum lot width, lot size, and rear yard setbacks for certain residential and urban regulatory zones, to modify residential densities for some housing types in some regulatory zones, and to add the lot coverage requirements from Article 306; Article 408 Common Open Space Development to add common open space restriction for drainage facilities and findings related to the benefit provided by common open space development; Article 410 Parking and Loading, to update off-street parking requirements for middle housing types and bunkhouses, to modify existing parking requirements for duplexes, and to add alleyway standards; Article 412 Landscaping to exempt middle housing types from landscaping requirements; Article 432 Open Space Standards to add dog park and pocket park options for residential open space and to reduce the trigger for open space requirements from 12 units to 5 units; and Article 902 Definitions, to add definitions related to middle housing, to modify other housing definitions, and to correct references to the new master plan.

Click [HERE](#) to access the proposed amendments and [HERE](#) to access the quick info guide.

If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Kat Oakley, 775.328.3628, [koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) or Chris Bronczyk, 775.328.3612, [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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**Stacie Huggins** | Principal Planner

**Wood Rodgers, Inc.** | [www.woodrogers.com](http://www.woodrogers.com) |

775.823.4068 Main

775.823.5258 Direct

775.250.8213 Mobile

775.823.4066 Fax

[shuggins@WoodRodgers.com](mailto:shuggins@WoodRodgers.com)

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## Oakley, Katherine

---

**From:** Joe Arterburn <joesbobcat89@icloud.com>  
**Sent:** Tuesday, June 18, 2024 4:43 PM  
**To:** Oakley, Katherine  
**Subject:** Housing affordability

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Just wanted to give you a quick e-mail to let you know I am absolutely against this amendment. Single family homes in the Spanish springs area only. When we moved to the Spanish springs area it was an acre minimum per lot. That slowly disappeared and now you're talking about sprawl. We don't need more "diversity" in our area. And we absolutely don't need apartments. Enough is enough!!

Joe Arterburn  
(775) 742-4945

## Oakley, Katherine

---

**From:** Steve Bridgman <winosteve5@gmail.com>  
**Sent:** Thursday, June 20, 2024 2:01 PM  
**To:** Oakley, Katherine  
**Subject:** New Master Plan

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

What a load of horse shit! We are crowded enough! Neighborhoods are full and there is no place to park on our streets as it is. Do you want to allow motorhomes and trailers to park in front of people's homes? Think about the safety of children. Do you want to raise the height limit on buildings? We have mountains here to see. It would help if you built them a community somewhere north of Reno. The crime is getting so bad now that you will be adding more. You will also bring down property values. Two stories should be the limit for all buildings, except for downtown. Build as high as you want down there. Oh, wait a minute that would affect tourism. Yet you want to put low-income units in our backyards! Put them in Carson ( the low-income units). There is plenty of vacant land that way. If these decisions were made by people who went to school here you might as well close them down and build there. I am a disabled veteran and am unable to attend these functions. Sure hope you can share my thoughts with the geniuses at the meeting. Now get out there and have a wonderful day.



## Oakley, Katherine

---

**From:** Mike Evans <mevans@silveradohomes.com>  
**Sent:** Friday, June 21, 2024 7:54 AM  
**To:** Oakley, Katherine  
**Subject:** Housing Affordability Package 2.5

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Good Morning Kat,

I wanted to attend this workshop but unfortunately I am going to be traveling at the time it is held. Will the meeting be recorded and available for viewing afterwards?

Thank you.

Regards,

Mike Evans  
VP Planning and Development  
Silverado Homes Nevada, Inc.  
5525 Kietzke Lane, Suite 102  
Reno, NV 89511  
P: 775-691-1535  
E: [mevans@silveradohomes.com](mailto:mevans@silveradohomes.com)

## Oakley, Katherine

---

**From:** Scott Hutcherson <scotthutcherson@gmail.com>  
**Sent:** Friday, June 21, 2024 6:00 AM  
**To:** Oakley, Katherine  
**Subject:** Housing Affordability Package 2.5

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Good morning,

Is there a website available to review the entire proposal, where all the specific charges are listed in detail? For example, several building height restrictions may be removed but are they being replaced with higher restrictions?

You know better than I that this proposal will stir up a lot of interest and nothing wastes more time and energy than arguing about changes that aren't actually included in the proposal.

Thank you for your time.

## Oakley, Katherine

---

**From:** Joe Arterburn <joesbobcat89@icloud.com>  
**Sent:** Thursday, June 20, 2024 9:21 PM  
**To:** Oakley, Katherine  
**Subject:** Re: Housing affordability

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

So how does anything in this amendment address affordable housing then since it is called “housing affordability 2.5. And why would we want buildings taller than two story. How about addressing the quality of life that this proposal will have on the residents that live out here.

JOE'S BOBCAT  
Landscaping & Excavation  
Services  
(775) 742-4945

> On Jun 20, 2024, at 3:52 PM, Oakley, Katherine <KOakley@washoecounty.gov> wrote:  
>  
> Hello,  
>  
> Thank you for reaching out about the proposed code amendments. We are available if you would like to discuss any of the proposed changes. There are no changes that would expand allowances for multifamily apartments in the Spanish Springs Planning Area, so hopefully that addresses one of your concerns.  
>  
> Best,  
>  
>  
> Kat Oakley  
> Senior Planner, Planning & Building Division | Community Services Department  
> koakley@washoecounty.gov | Direct Line: 775.328.3628  
> My working hours: Monday-Friday 8:00am to 5:00pm  
> Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
> Planning Division: 775.328.6100 | Planning@washoecounty.gov  
> CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
> 1001 East Ninth Street, Reno, NV 89512  
>  
> Have some kudos to share about a Community Services Department employee or experience?  
> Submit a Nomination  
>  
>  
> -----Original Message-----  
> From: Joe Arterburn <joesbobcat89@icloud.com>  
> Sent: Tuesday, June 18, 2024 4:43 PM

> To: Oakley, Katherine <KOakley@washoecounty.gov>

> Subject: Housing affordability

>

> [NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

>

> Just wanted to give you a quick e-mail to let you know I am absolutely against this amendment. Single family homes in the Spanish springs area only. When we moved to the Spanish springs area it was an acre minimum per lot. That slowly disappeared and now you're talking about sprawl. We don't need more "diversity" in our area. And we absolutely don't need apartments. Enough is enough!!

> Joe Arterburn

> (775) 742-4945

>

## Oakley, Katherine

---

**From:** Gail Allison <gallison71@icloud.com>  
**Sent:** Thursday, June 20, 2024 1:26 PM  
**To:** Oakley, Katherine  
**Subject:** Affordable housing

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Kate,  
I was just going to volunteer to help with interior design if you need someone. I have been a designer for 30 years and thought I would like to help in that department if you needed any input.  
Best,  
Gail Allison  
Sent from my iPhone

## Oakley, Katherine

---

**From:** Planning Counter  
**Sent:** Thursday, June 20, 2024 2:48 PM  
**To:** Bronczyk, Christopher; Oakley, Katherine  
**Subject:** FW: A new Service Request has been created [Request ID #165421] (Planning Commission/Board of Adjustment) - Washoe County, NV

---

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Thursday, June 20, 2024 2:44 PM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #165421] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Can you provide some clarity for this citizen?

Respectfully,



### Washoe311 Service Center

Communications Division | Office of the County Manager

[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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---

**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Sent:** Thursday, June 20, 2024 9:35 AM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #165421] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

# Washoe County, NV

A new service request has been filed.

## Service Request Details

**ID** 165421

**Date/Time** 6/20/2024 9:35 AM

**Type** Planning Commission/Board of Adjustment

**Address** 750 QUINTERO LN, Sparks

**Origin** Control Panel

**Comments** Re: Housing Affordability Package 2.5

Spanish Springs Area, to remove the 2-story height limit within commercial centers; Article.

Which area in Spanish Springs, streets, nearby are we talking about?

Sent from Outlook

**Submitter** Chutter, Melody  
750 quintero Ln.  
Sparks, NV 89441  
775-425-0829  
[sealion20@hotmail.com](mailto:sealion20@hotmail.com)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Bronczyk, Christopher  
**Sent:** Thursday, June 20, 2024 3:43 PM  
**To:** Oakley, Katherine  
**Subject:** FW: A new Service Request has been created [Request ID #165485] (Planning Commission/Board of Adjustment) - Washoe County, NV

I misspoke on this one, I have not responded to this yet – this one may be better suited for you to respond to?



**Chris Bronczyk**  
Senior Planner, Planning & Building Division | Community Services Department  
[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512

---

**From:** Planning Counter <[Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)>  
**Sent:** Thursday, June 20, 2024 3:23 PM  
**To:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>  
**Subject:** FW: A new Service Request has been created [Request ID #165485] (Planning Commission/Board of Adjustment) - Washoe County, NV



**Eric M. Young. Senior Planner.**  
Planning & Building | Community Services Department  
[eyoung@washoecounty.us](mailto:eyoung@washoecounty.us) | Office: 775.328.3613  
Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
For Building call (775) 328-2020  
For Planning call (775) 328-6100  
Email: [Building@washoecounty.us](mailto:Building@washoecounty.us)  
Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)

---

**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Sent:** Thursday, June 20, 2024 3:17 PM  
**To:** Planning Counter <[Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)>  
**Subject:** FW: A new Service Request has been created [Request ID #165485] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

Respectfully,





**Washoe311 Service Center**

**Communications Division | Office of the County Manager**

[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Sent:** Thursday, June 20, 2024 3:03 PM

**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Subject:** A new Service Request has been created [Request ID #165485] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

# Washoe County, NV

A new service request has been filed.

## Service Request Details

<b>ID</b>	165485
<b>Date/Time</b>	6/20/2024 3:03 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Area - Washoe County
<b>Origin</b>	Control Panel
<b>Comments</b>	Re: Housing Affordability Package 2.5 - June 26, 2024

Hello... just a general question: how will adding more large apartment buildings and types of housing that allow more population density solve the housing affordability problems in Washoe county? The cost per unit of these new apartments, duplexes and townhomes still remains prohibitively high. More new

construction that adds to areas that are already becoming overburdened doesn't seem to be a good solution.

Sent from my iPhone

**Submitter** Washoe County, NV  
[paulsen.kimberly@gmail.com](mailto:paulsen.kimberly@gmail.com)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Ben Nelson <ben.nelson@kidder.com>  
**Sent:** Friday, June 21, 2024 10:26 AM  
**To:** Oakley, Katherine  
**Cc:** Ted Stoever  
**Subject:** Housing Affordability Meeting

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Kat,

Ted Stoever and I would like to attend this meeting on Monday 6/24, do we have to register or anything?

Thanks!

**Ben Nelson, ccim**  
Senior Vice President | Shareholder

**KIDDER MATHEWS**

50 West Liberty Street, Suite 900, Reno, NV 89501  
T 775.470.8873 | C 775.741.6260 | LIC N° S.0170734  
[ben.nelson@kidder.com](mailto:ben.nelson@kidder.com) | [vcard](#) | [profile](#) | [kidder.com](http://kidder.com)



## Oakley, Katherine

---

**From:** RC <unolabrat@gmail.com>  
**Sent:** Friday, June 21, 2024 10:33 AM  
**To:** Oakley, Katherine; Bronczyk, Christopher  
**Subject:** Housing Affordability Package 2.5

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hello,

Can you please send me a link or title I can search on the internet as to where I can locate the Articles listed of this Housing Affordability Package 2.5 so that I can read the Articles this is referenceing please?

Thank you,  
Reva Crump

## Oakley, Katherine

---

**From:** Sea Lion <sealion20@hotmail.com>  
**Sent:** Friday, June 21, 2024 11:57 AM  
**To:** Oakley, Katherine  
**Subject:** Re: Spanish springs commercial center question (Washoe 311 #165421)

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

The zoning limits the heights, We already fought the apartment complex at the calle De plata and pyramid hwy, We will fight it again, the removal of heights will allow people to put in apartments which we fought with an attorney, it is stated and stipulated from the past meetings and it was stopped. You are destroying our area for more crime, We have water usage drying up, The crowding of cars this is turning into Downtown LA. Noisy traffic, this is interfering with our nature, wildlife preservation.

Sent from [Outlook](#)

---

**From:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Sent:** Friday, June 21, 2024 5:26 PM  
**To:** sealion20@hotmail.com <sealion20@hotmail.com>  
**Cc:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** Spanish springs commercial center question (Washoe 311 #165421)

Hello,

We received your question about commercial centers in Spanish Springs. Commercially zoned land in Spanish Springs is generally where commercial centers are allowed. That land can be found near the intersection of Pyramid Hwy and Eagle Canyon Dr, the intersection of Pyramid Hwy and Calle de la Plata, and the intersection of Pyramid Hwy and Ingenuity Dr. All regulatory zoning districts have underlying height limits as well, so if the two story height limit is removed for that use type, the height limit for the zoning district will still apply. Let me know if I can assist with anything else.

Thank you,



**Kat Oakley**

**Senior Planner, Planning & Building Division | Community Services Department**

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



## Oakley, Katherine

---

**From:** Claire Evans <cevens@summitnv.com>  
**Sent:** Friday, June 21, 2024 10:59 AM  
**To:** Oakley, Katherine  
**Subject:** Neighborhood meeting

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hi Kat! I got the emails about the housing affordability 2.5 package but am slightly confused about the neighborhood meeting on Monday.. The first email on Wednesday listed a conference room, but on Thursday we got a zoom link. Is it going to be hybrid or just a zoom meeting?

Thanks!  
Claire

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

Claire Evans P.E., WRS, CFM  
Associate | Engineer

t: 775-787-4324



## Oakley, Katherine

---

**From:** Washoe311  
**Sent:** Friday, June 21, 2024 10:42 AM  
**To:** Planning Counter  
**Subject:** FW: A new Service Request has been created [Request ID #165440] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



**Washoe311 Service Center**

**Communications Division | Office of the County Manager**

[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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---

**From:** Washoe311 <Washoe311@washoecounty.gov>

**Sent:** Thursday, June 20, 2024 11:28 AM

**To:** Washoe311 <Washoe311@washoecounty.gov>

**Subject:** A new Service Request has been created [Request ID #165440] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

# Washoe County, NV

A new service request has been filed.



## Service Request Details

**ID** 165440

**Date/Time** 6/20/2024 11:28 AM

**Type** Planning Commission/Board of Adjustment

**Address** Area - Washoe County

**Origin** Control Panel

**Comments** Re: Housing Affordability Package 2.5

This should not be an option at all. Force rent rates to be capped . Although it's too late. The middle class has no where in northern Nevada anymore. I am a fourth generation Nevada who cannot buy or rent due to the housing issue and all this will do is make more low income housing who h most people who work won't qualify for. As well as open the door for more OUT of STATE development companies to destroy our housing market further . It now cost more to live in Northern Nevada than norther. California. This will only make things worse !

**Submitter** Washoe County, NV  
[sheene1985@yahoo.com](mailto:sheene1985@yahoo.com)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Washoe311  
**Sent:** Friday, June 21, 2024 10:42 AM  
**To:** Planning Counter  
**Subject:** FW: A new Service Request has been created [Request ID #165428] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



**Washoe311 Service Center**

**Communications Division | Office of the County Manager**

[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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---

**From:** Washoe311 <Washoe311@washoecounty.gov>

**Sent:** Thursday, June 20, 2024 9:44 AM

**To:** Washoe311 <Washoe311@washoecounty.gov>

**Subject:** A new Service Request has been created [Request ID #165428] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

# Washoe County, NV

A new service request has been filed.

### Service Request Details

**ID** 165428

**Date/Time** 6/20/2024 9:44 AM

**Type** Planning Commission/Board of Adjustment

**Address** Area - Washoe County

**Origin** Control Panel

**Comments** Re: Housing Affordability Package

But this won't override existing HOA restrictions  
on Guest units...right?

**Submitter** Washoe County, NV  
[ali.fidd@gmail.com](mailto:ali.fidd@gmail.com)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Washoe311  
**Sent:** Friday, June 21, 2024 10:43 AM  
**To:** Planning Counter  
**Subject:** FW: A new Service Request has been created [Request ID #165426] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



### Washoe311 Service Center

#### Communications Division | Office of the County Manager

[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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---

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Thursday, June 20, 2024 9:43 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** A new Service Request has been created [Request ID #165426] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

## Washoe County, NV

A new service request has been filed.

### Service Request Details

**ID** 165426

**Date/Time** 6/20/2024 9:43 AM

**Type** Planning Commission/Board of Adjustment

**Address** Area - Washoe County

**Origin** Control Panel

**Comments** Re: Housing Affordability Package 2.5

Do we have better things to do besides than to change definitions and wordage? What does this have to do with affordability? Try actually making our housing affordable rather than playing word games at the taxpayers expense?

**Submitter** Washoe County, NV  
[rbyrns514@gmail.com](mailto:rbyrns514@gmail.com)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Washoe311  
**Sent:** Friday, June 21, 2024 10:43 AM  
**To:** Planning Counter  
**Subject:** FW: A new Service Request has been created [Request ID #165424] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



### Washoe311 Service Center

#### Communications Division | Office of the County Manager

[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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---

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Thursday, June 20, 2024 9:42 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** A new Service Request has been created [Request ID #165424] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

## Washoe County, NV

A new service request has been filed.

### Service Request Details

**ID** 165424

**Date/Time** 6/20/2024 9:42 AM

**Type** Planning Commission/Board of Adjustment

**Address** 582 SPRING MEADOWS DR, Sparks

**Origin** Control Panel

**Comments** Re: Housing Affordability Package 2.5

None of that helps but it will California residents.  
How bout taking care of the locals first but  
money is more important. Part of the problem not  
solution.

**Submitter** Buster, Cory  
582 Spring Meadows Dr  
Sparks, NV 89434  
775-303-0320  
[metsguy75@gmail.com](mailto:metsguy75@gmail.com)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Washoe311  
**Sent:** Friday, June 21, 2024 10:43 AM  
**To:** Planning Counter  
**Subject:** FW: A new Service Request has been created [Request ID #165420] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the citizen feedback received by Washoe311. Let us know if we can provide additional information.

Respectfully,



### Washoe311 Service Center

#### Communications Division | Office of the County Manager

[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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---

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Thursday, June 20, 2024 9:34 AM  
**To:** Washoe311 <Washoe311@washoecounty.gov>  
**Subject:** A new Service Request has been created [Request ID #165420] (Planning Commission/Board of Adjustment) - Washoe County, NV

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

## Washoe County, NV

A new service request has been filed.



### Service Request Details

**ID** 165420

**Date/Time** 6/20/2024 9:34 AM

**Type** Planning Commission/Board of Adjustment

**Address** Area - Washoe County

**Origin** Control Panel

**Comments** Re: Housing Affordability Package 2.5

I vote NO NO NO to all of it!! We don't need more growth with no room for infrastructure! Any commissioner voting for this crap is an enemy to the citizens living here!!

**Submitter** Washoe County, NV  
[bpalica@yahoo.com](mailto:bpalica@yahoo.com)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Judith Miller <pupfarm1@gmail.com>  
**Sent:** Friday, June 21, 2024 3:07 PM  
**To:** Oakley, Katherine  
**Subject:** Proposed revisions to the development code (housing affordability package)

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Dear Ms. Oakley,

- 1) Are there any documents containing draft language for the proposed amendments? If so can you please advise how I can obtain them?
- 2) Since the TRPA Tahoe Area Plan now contains land use, density and other provisions for development in the area, do any of these proposed regulations apply (other than perhaps setting precedents) to parcels within the Tahoe Area Plan boundaries?

Thank you for your assistance.

Best regards,

Judith Miller

## Oakley, Katherine

---

**From:** Dan Telliano <d00ver@ymail.com>  
**Sent:** Thursday, June 20, 2024 5:40 PM  
**To:** Oakley, Katherine  
**Subject:** Re: Housing restrictions

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

The north valleys as limited shopping, food and entertainment. For the volume of people up here those type of zones and building encouragement would be welcome. Giant ware houses just block views and add more large trucks to roads that are already overwhelmed. Not sure if any of the people who do planning/ development for this area actually live up here. High density housing (especially with almost no amenities ) will lead to even worse road and safety issues. Housing up her should be restricted to a max of 1 home per 1/4 acre. I've heard some developers want 10 per acre that is irresponsible development. Historically 1/3, 1/2, 1, 5, and 10 acre parcels are the norm. That should be maintained. There are not enough jobs up here to justify further large apartment complex's without getting better roads and more amenities to justify that. Downtown and other metro areas are better for those buildings as rapid transit, jobs, and walking are all much better options. Up here you drive everywhere. Please do not allow that type of building up here other than greed and profit it doesn't make sense to put that up here. Large warehouse buildings should be capped at this point. It's not conducive to the rural lifestyle that this area has always been and as far as I know it still is.

Thank you for your time.

Sent from my iPhone

> On Jun 20, 2024, at 4:23 PM, Oakley, Katherine <KOakley@washoecounty.gov> wrote:

>

> Hello,

>

> Thank you for reaching out and for your interest in the code amendments. The proposed changes won't expand any commercial zoning or allowances in North Valleys, nor will it expand them into the rural residential area. Based on your email, it sounds like you're interested in more retail type commercial uses. Is it large warehouses that you would like to see limited? Let me know if you'd like to discuss the amendments further; we'd be interested in hearing your thoughts and understanding them better.

>

> Best,

>

>

> Kat Oakley

> Senior Planner, Planning & Building Division | Community Services Department

> koakley@washoecounty.gov | Direct Line: 775.328.3628

> My working hours: Monday-Friday 8:00am to 5:00pm

> Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

> Planning Division: 775.328.6100 | Planning@washoecounty.gov

> CSD Office Hours: Monday-Friday 8:00am to 4:00pm

> 1001 East Ninth Street, Reno, NV 89512

>

> Have some kudos to share about a Community Services Department employee or experience?

> Submit a Nomination

>

>

> -----Original Message-----

> From: Dan Telliano <d00ver@ymail.com>

> Sent: Thursday, June 20, 2024 11:07 AM

> To: Oakley, Katherine <KOakley@washoecounty.gov>

> Subject: Housing restrictions

>

> [NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

>

> I am against removing height restrictions over two stories in North Valleys. We already have much too much large commercial buildings with no road improvements, not to mention this is still considered rural residential. Please stop putting these huge buildings up here. Keep them in USA parkway corridor where they belong. Let's make north valleys a nice place to live not huge warehouses with a scattering of mobile homes, no retail and high density housing. Affordable housing should be pushed into the city. This sprawl that seems to be going on is not sustainable. Please stop this.

> Sent from my iPhone

>

## Oakley, Katherine

---

**From:** ANN BURGESS <annburgess47@gmail.com>  
**Sent:** Friday, June 21, 2024 8:20 PM  
**To:** Oakley, Katherine  
**Subject:** Affordable Housing

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, I don't see what any of the discussion has to do with affordable housing. Something has to be done for the folks that are paying outrageous amounts at Siegel Suites and get yelled at when they go to RENO HOUSING AUTHORITY for help.

Thank you, ann burgess

Sent from my iPad

## Oakley, Katherine

---

**From:** Kenneth Krater <ken@kcgmv.com>  
**Sent:** Saturday, June 22, 2024 8:17 AM  
**To:** Oakley, Katherine  
**Subject:** [httpswww.washoecounty.govcsdplanning\\_and\\_developmentboard\\_commissionplanning\\_commission2024Files61724\\_redline\\_WDCA24-0](httpswww.washoecounty.govcsdplanning_and_developmentboard_commissionplanning_commission2024Files61724_redline_WDCA24-0)

**[NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Why not 20' alley? That is what was historically used.

39 of 67

Come Farm

Produce Sales

Sources: Sedway Cooke

**Section 110.410.32 Alleyways  
provide rear access to homes  
requirements:**

**(a) Twenty-six (26)-foot**

**(b) Refer to Article 436**



Ken

## Oakley, Katherine

---

**From:** Kenneth Krater <ken@kcgnev.com>  
**Sent:** Saturday, June 22, 2024 8:12 AM  
**To:** Oakley, Katherine  
**Subject:** [httpswww.washoecounty.govcsdplanning\\_and\\_developmentboard\\_commissionplanning\\_commission2024Files61724\\_redline\\_WDCA24-0](httpswww.washoecounty.govcsdplanning_and_developmentboard_commissionplanning_commission2024Files61724_redline_WDCA24-0)

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

And on density bonuses, what if a portion of the units on a project meet the density bonus size requirements. For example, a 100 unit project where say 20 units are less than 1,200 sq ft?

As a side note, developers seldom take advantage of density bonuses because they have a certain product segmentation in mind and maximize the number of these units such that no room is left for additional units.

To me, you need to mandate say 10% ADU's for larger lot single family (1/4 acre or larger lots). Controversial for sure, but this is the best way in my opinion to generate more affordable housing with minimal impacts to a community.

Ken

through the special use perm  
per the number of employees

## Article 402 Density/Intensity

Section 110.402.15 Small Unit Density  
and create more attainable housing,  
residential and middle housing devel  
Table 110.406.05.1.

- (a) 30 percent density increase v
- (b) 40 percent density increase v
- (c) 50 percent density increase v
- (d) In no case may these density  
overall density increase great

## Article 406 Building Placeme

\*Note (not included in ordinance)

Ken

## Oakley, Katherine

---

**From:** Kenneth Krater <ken@kcgnev.com>  
**Sent:** Saturday, June 22, 2024 8:04 AM  
**To:** Oakley, Katherine  
**Subject:** [httpswww.washoecounty.govcsdplanning\\_and\\_developmentboard\\_commissionplanning\\_commission2024Files61724\\_redline\\_WDCA24-0](httpswww.washoecounty.govcsdplanning_and_developmentboard_commissionplanning_commission2024Files61724_redline_WDCA24-0)

**[NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Kat, on cottages, I'd delete the 4' sidewalk reference and just mandate compliance with ADA requirements.

On parking, not sure your intent but I think your language will be problematic in trying to provide parking on many sites.

Thanks!

Ken

- space shall be completed prior to the construction of the cottage. The common open space shall:
  - (1) Have a minimum average width of 10 feet.
  - (2) Be composed of one or more areas. The following amenities are also permitted:
    - (i) Shaded seating area
    - (ii) Shared garden area
- (e) A minimum of 60% of the cottage shall be facing common open space.
- (f) Pedestrian pathways four (4) feet wide shall be provided to connect parking to the cottage.
- (g) Parking shall not be placed between the cottage and development is accessed or left.

**Section 110.313.10 Bunkhouse Development**  
following standards:

- (a) Bunkhouses shall be located in areas of employment, or transportation will be specific



Ken

## Oakley, Katherine

---

**From:** Ron Aryel <Ron@Renocenterforhealth.com>  
**Sent:** Monday, June 24, 2024 6:27 PM  
**To:** Oakley, Katherine; Bronczyk, Christopher; Hill, Alexis; Clara Andriola; Garcia, Mariluz C.; Brown, Eric P.  
**Subject:** Housing Affordability Package 2.5 presentation tonight

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Kat and Cris, Legislators, Manager Brown,

I attended the Housing Affordability 2.5 Zoom meeting today. Kat, thank you for your thorough presentation and for fielding questions about a rather complex topic.

I support these proposals as a means for increasing the number of housing units as well as diversifying them by size, which will introduce housing at lower rent.

I think these proposals are sensible and are unlikely to change the nature or character of the neighborhoods. Increasing the number of housing units would also make the neighborhood more transit-friendly, even though density does not appreciably change. Raising the number of floors within a 35 foot height limit will not have deleterious effects. I would argue that you should raise the height limit from 35 feet to 65 feet, especially along commercial thoroughfares.

I have lived in neighborhoods that have changed density significantly and the quality of life did not worsen at all.

I agree that we need to invest in more infrastructure (water, sewer, gas, electricity) but the proposed changes are not large enough to make a difference. As density increases in the future, that may change. Some commenters seem not to have understood that existing infrastructure in the North Valleys was built in anticipation of housing that has not yet been built.

I would like to see more investments in public transportation in the area, and I commend the speaker who first brought it up.

I do have a concern. Kat, you specifically mentioned that Homeowners Associations can enforce restrictions that are more stringent than the county's. I asked during the meeting if that could lead to Homeowners' Associations passing regulations to essentially, to veto the County's decision and intent. Could homeowners defy the County by forming an HoA? Is an ordinance needed to prevent this? You replied, correctly, that a lawyer would have to answer these questions. I think it is important that this be addressed. It is not appropriate for a private party (HoA) to veto a governmental decision, reflecting the interests and will of the people acting through our government.

Thank you,

Ron M. Aryel, M.D., M.B.A.

35 Livermore Drive  
Reno NV 89519-2122  
816-769-3583.

## Oakley, Katherine

---

**From:** Chris <ldukesparks@charter.net>  
**Sent:** Monday, June 24, 2024 5:33 PM  
**To:** Oakley, Katherine  
**Subject:** Meeting

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

What about traffic for the bunk houses? What is the parking requirements.?

Medical for RV? This seems wide open based on the requesting persons "needs". What definition is used for this "need"

Sent from my iPhone

## Oakley, Katherine

---

**From:** Steve Metcalf <srm666@gmail.com>  
**Sent:** Monday, June 24, 2024 5:07 PM  
**To:** Oakley, Katherine  
**Subject:** Washoe County Planning Commission & Community Hearings should be on the Washup County YouTube Channel.

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Kat, why are today's meeting and the Washoe County Planning Commission on 6 August not being broadcast on the Washoe County YouTube channel at <https://youtube.com/@washoecountytv> •? Changes in housing regulations in one area affect all areas of the city given the mobility in living situations of our citizens.

Steve Metcalf  
Reno, NV 89509  
srm666@gmail.com

## Oakley, Katherine

---

**From:** Davi Burke <burkedavi@yahoo.com>  
**Sent:** Tuesday, June 25, 2024 10:34 AM  
**To:** Oakley, Katherine  
**Subject:** Proposed Amendments Spanish Spring & North Valleys

Dear Ms. Oakley,

Could you please send me the map you were presenting in your meeting yesterday or your presentation so I can review the impact on our communities.

Thank you,  
Davi Burke

Sent from Yahoo Mail. [Get the app](#)

## Oakley, Katherine

---

**From:** Teresa Gearhart <wmgsmom@yahoo.com>  
**Sent:** Monday, June 24, 2024 6:23 PM  
**To:** Oakley, Katherine; Bronczyk, Christopher  
**Subject:** Zoom - Washoe County Density Question

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I'm sorry but my iPhone would not allow me to unmute.

If more dense housing is allowed in the county will it make it ripe for incorporation into the city?

Infrastructure will not expand immediately.

Police and fire are already strained.

Will density be mixed where different income levels are living in the same neighborhood.

Why is the county feeling responsible for providing affordable housing.

Nothing will change with developers. They want to make \$\$\$.

Thank you.

Teresa Gearhart

[Sent from Yahoo Mail for iPhone](#)

## Oakley, Katherine

---

**From:** Kevin Goss <kgoss@rangefrontwheels.com>  
**Sent:** Thursday, June 27, 2024 7:58 AM  
**To:** Oakley, Katherine  
**Subject:** Housing Affordability Package 2.5 - June 26, 2024

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Hi Kat:

Thanks for putting on the neighborhood meeting last night. My screen computer locked up when the second question was being asked. Not sure if that was a Zoom issue or something local. Anyway, I have a question about the area covered by the changes. When Chris answered the first question he said the changes did not impact the city of Reno area. I have a map from the county website of the Southwest Truckee area but it is not clear to me which part is in the city and which part is unincorporated Washoe County. Will you point me to a map that shows the distinction?

Thanks,  
Kevin



**Kevin Goss**

**Owner**

**Mobile** 775-384-7241

**Web** <http://www.rangefrontwheels.com>

**Email** [kgoss@rangefrontwheels.com](mailto:kgoss@rangefrontwheels.com)

1031 Railroad Street Suite 102B, Elko, NV  
89801





## Oakley, Katherine

---

**From:** Planning Counter  
**Sent:** Wednesday, June 26, 2024 11:18 AM  
**To:** Oakley, Katherine; Bronczyk, Christopher  
**Subject:** FW: A new Service Request has been created [Request ID #165862] (Planning Commission/Board of Adjustment) - Washoe County, NV

FYI



**Chris Bronczyk**  
Senior Planner, Planning & Building Division | Community Services Department  
[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

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CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512

---

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Wednesday, June 26, 2024 10:59 AM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #165862] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the inquiry submitted to Washoe311. Let us know if we can provide additional information.

Thank you,

Respectfully,



**Washoe311 Service Center**  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512



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**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Sent:** Wednesday, June 26, 2024 10:58 AM

**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Subject:** A new Service Request has been created [Request ID #165862] (Planning Commission/Board of Adjustment) - Washoe County, NV

# Washoe County, NV

A new service request has been filed.

## Service Request Details

**ID** 165862

**Date/Time** 6/26/2024 10:58 AM

**Type** Planning Commission/Board of Adjustment

**Address** Area - Washoe County

**Origin** Control Panel

**Comments** RE: Housing Affordability Package 2.5 - July 1, 2024

I am interested in the proposed change of height restriction for buildings in the North Valleys. I want residential areas to remain residential. That is, single story remain single story.

Please send me the change language for this change, and any explanatory diagrams. (I could not attend the workshop scheduled for 6/24/24.)

--Nancyann Leeder

**Submitter** Leader, Nancyann  
Washoe County, NV  
775-972-1093  
[npleeder@charter.net](mailto:npleeder@charter.net)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Planning Counter  
**Sent:** Wednesday, June 26, 2024 11:17 AM  
**To:** Oakley, Katherine; Bronczyk, Christopher  
**Subject:** FW: A new Service Request has been created [Request ID #165860] (Planning Commission/Board of Adjustment) - Washoe County, NV

FYI



**Chris Bronczyk**  
Senior Planner, Planning & Building Division | Community Services Department  
[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

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---

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Wednesday, June 26, 2024 10:47 AM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #165860] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,

Respectfully,



**Washoe311 Service Center**  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Sent:** Wednesday, June 26, 2024 10:46 AM

**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Subject:** A new Service Request has been created [Request ID #165860] (Planning Commission/Board of Adjustment) - Washoe County, NV

# Washoe County, NV

A new service request has been filed.

## Service Request Details

**ID** 165860

**Date/Time** 6/26/2024 10:46 AM

**Type** Planning Commission/Board of Adjustment

**Address** 201 CRAMPTON ST, Reno

**Origin** Control Panel

**Comments** Re: Housing Affordability Package 2.5 - July 1, 2024

Is this the best format you could come up with for the project description? If your intention is to get residents to ignore it, you've succeeded.

**Submitter** Iratcabal, Gary  
201 Crampton Street  
Reno, NV 89502  
775-771-8919  
[iratcabalg@gmail.com](mailto:iratcabalg@gmail.com)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** Planning Counter  
**Sent:** Wednesday, June 26, 2024 9:07 AM  
**To:** Bronczyk, Christopher; Oakley, Katherine  
**Subject:** FW: A new Service Request has been created [Request ID #165839] (Planning Commission/Board of Adjustment) - Washoe County, NV

FYI



**Chris Bronczyk**  
Senior Planner, Planning & Building Division | Community Services Department  
[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

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CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
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---

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Wednesday, June 26, 2024 8:48 AM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #165839] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,

Respectfully,



**Washoe311 Service Center**  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Sent:** Wednesday, June 26, 2024 8:40 AM

**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Subject:** A new Service Request has been created [Request ID #165839] (Planning Commission/Board of Adjustment) - Washoe County, NV

# Washoe County, NV

A new service request has been filed.

## Service Request Details

**ID** 165839

**Date/Time** 6/26/2024 8:40 AM

**Type** Planning Commission/Board of Adjustment

**Address** 2130 KINNEY LN, Reno

**Origin** Control Panel

**Comments** Re: Housing Affordability Package 2.5 - July 1, 2024

Regardless of what the actual people want you will do as you so choose.  
So by changing the existing guidelines you want to "propose" rather than adopt changes you have already decided to adopt.

**Submitter** LILLEY, CHARLES S  
2130 KINNEY LN  
RENO, NV  
[clilley317@comcast.net](mailto:clilley317@comcast.net)

[View in QAlert](#)

Washoe County, NV

## Oakley, Katherine

---

**From:** len cobelis <lencobelis1@hotmail.com>  
**Sent:** Tuesday, June 25, 2024 4:07 PM  
**To:** Oakley, Katherine  
**Subject:** Re: North Valley response

I do greatly appreciate your time and your responses. They do help me learn, even at 72!?

Are there any coordination efforts between the city and county to ensure that what is being built makes some semblance of sense beyond ArtTown?

I wrote to the city when they asked for comments on the 395 Red Rock Road apartment projects. I got no response from anyone and they were built as a danger and an eyesore!  
The other major problem with the location of building is that the hill IMMEDIATELY next to the apartments has burned twice in the past few years. The fire danger to these low income residents will be horrendous and terrifying! I grew up in a low income area of Philly, PA (The City of No Brotherly Love) and most low income folks can't afford any insurance, let alone all that they have being burned!

Perhaps you can send this to the city folks - Where is any semblance of care for these no artsy folks when the city permits small low income apartments in a fire hazard area.

Thanks again for the responses!

Len

---

**From:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Sent:** Friday, June 21, 2024 4:00 PM  
**To:** len cobelis <lencobelis1@hotmail.com>  
**Cc:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Subject:** RE: North Valley response

Hello,

Diversity in this context refers to having a wider variety of housing types. Right now, the code defines single family attached and detached, duplex, and multifamily. Part of the proposal is to add housing types such as triplex, quadplex, and cottage courts, which diversifies the housing types we allow. It's not related to income restricted affordable housing or any characteristics of the residents.

The City of Reno and unincorporated Washoe County have separate planning jurisdictions, which is standard across the country. You can find their planning website here: [Planning and Engineering Applications | City of Reno](#).

“Middle housing” refers to housing types in between single family detached and multifamily—including duplexes, triplexes, quadplexes, and cottage courts—that tend to be less expensive than single family detached homes but compatible with that style of development. Enabling more of these housing types can help increase their supply and thus broaden the range of housing opportunities for county residents.

The meetings next week are one opportunity to engage with us. Chris and I are also available to meet with people individually or correspond via email to answer any questions people might have and to talk through the amendments.

Best,



**Kat Oakley**

**Senior Planner, Planning & Building Division | Community Services Department**

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

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Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

---

**From:** len cobelis <lencobelis1@hotmail.com>  
**Sent:** Friday, June 21, 2024 8:47 AM  
**To:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Subject:** North Valley response

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

What does "DIVERSITY" have to do with housing?

I can understand that low income housing is quite necessary: yet, putting low income folks out this far from Reno and jobs makes no sense whatsoever!

Can these lower income folks afford the gas and vehicle wrecks in the winter (N395 is famous for winter wrecks with a freeway that isn't being fixed in totality)!

Aren't we all God's Children?

Soooo, the city of Reno doesn't have to comply with Washoe County Regulations! WHY????? Aren't they within Washoe County?

Please, be specific and tell me specifically how the City Of Reno doesn't have to comply with Washoe County Laws / Regs.

If you have seen the apartments recently built at Red Rock Rd and 395 you might ask "why are the colors so awful compared to the rest of that area?"!

Bottom Line:

Apartments like those at 395 and Red Rock Road aren't going to fix the problems of diversity or low income when they are so far out of range of the Reno job markets.

I have read some the changes and they don't solve the problems of "missing-middle housing" at all. Perhaps you can be specific and specifically tell how they help the lower and middle income levels.



As I said in my 1<sup>st</sup> e-mail to you:

1. What is the point of having meetings, or me going to meetings, when all of the changes are so many and so diverse that it would take weeks for the average person and your staff to go into all of those changes. A few hours of meetings is absolutely absurd!
2. The changes also cover virtually all of Washoe County which is huge. If just 10 people from each area came to your meetings, they all wouldn't be able to ask questions and get reasonable answers in a few hours, or fit in anything other than a relatively large hall!

I still wonder how the City of Reno can violate Washoe County regs / laws?

Please, if you don't answer anything else, tell me how diversity is affected by housing!?

Low and middle income folks have always had tough times with housing, which is why we have some many people living in broken down RVs, cars and tents as far north as Red Rock Rd.

The problems they have aren't new and unless the City of Reno, or Washoe County takes over some empty warehouses or the like, these folks still won't have a place to call home!

All building expenses are way above the norm of past decades now.

The problems are Bidens with his energy policies. Everything on this planet moves on fossil fuels, especially for the low and middle income folks! They can't afford EVs as many of us higher income earners can't afford them!

## Oakley, Katherine

---

**From:** tammy holt <tholt1212@sbcglobal.net>  
**Sent:** Thursday, June 27, 2024 4:26 PM  
**To:** Oakley, Katherine; Bronczyk, Christopher  
**Subject:** Housing Affordability Package 2.5

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I believe this Idea is too invasive for the North Valley's especially Lemmon Valley.

Our traffic is HORRINDOUS, most the time it takes 45 90 minutes to minutes to get to from Lemmon Valley to Reno or reverse in the evening.  
Lemmon Valley was always designated as RURAL and DARK SKIES. That will render both those designations null and void

**278.160** is about the development restrictions after a population of 700,000 residents. Meaning open space and preservation of wetlands plus other items. I believe the number is extremely high with the consumption of and massive development in the current years by City of Reno, Sparks and Washoe County and then they can say well we didn't know. There needs to be better checks and balance on the approval process by the Cities and County.

We need open space all there is WAY TOO much development at current.

High Desert mean droughts... where will all the water come from. Currently maxed from the Truckee.

Reclamation facilities .... are at max capacity

Time to stop the stupidity!!!

## Oakley, Katherine

---

**From:** Babs H. W. <bmhwhisman@gmail.com>  
**Sent:** Thursday, June 27, 2024 6:53 PM  
**To:** Oakley, Katherine  
**Subject:** BAD Proposed zoning changes

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We found it very difficult to get the notices & get on the web site, to join the citizen opposition to ALL your planned changes!

We are opposed to any changes to the code. SHAME ON YOU; ILLEGAL;

Harris Ranch; 1 EMERGENCY EXIT for to be 1450 cars+; 650 homes. Dangerous added conjection; in or out

1 lane each direction & on Pyramid!

YEALD sign vs STOP @ ALAMOS DR & KINGS RIVER ( How did they change & annex our Road, Put their Harris signs on our private property?)

30 RESIDENTS Vs 1450!

Too much leaneancy to builders with out providing in advance, required safety added infrastructure, open spaces, +. You leave it to us to fight for funds to get it much later. SADLY

1 death per day on Pyramid now!

In 5 yrs, 10 acer min desired rural COUNTRY RANCHES became now incroaching; 5, 2, 1, & now LESS THAN 1/4 acer, SINGLE FAMILY

NOT MULTI "CA STAC N PAC" MULTI FAMILY LOW income, ( Section 8, illegals. Parolees, +) RESIDENCES, dogs + !!

AND NOW WE PAY FOR THEIR INFRASTRUCTURE, DUST, LITES & NOISE?! Screwed in Retirement also? NO more corruption!

Low cost housing this far out without public transportation is deliberate unwise homogenizing our Hi end Country (no longer) homes!

WE DONT WANT IT HERE!

MORE DANGER, CRIME & CONJESTION

We BOTH were career & still in SERVICE, stood for JUSTICE, investigated/JAILED thefts. SWORN TO FOLLOW LAW, CARRIED guns & stood before to PROTECT as public SERVANS.

☆☆WHY DO YOU/ THEY, SERVE BUILDERS INSTEAD ??☆☆

Additionally look at Silver Springs STEAD, flooding " water Management " to see why we're opposed to pumping into & out of our aquifers.

VOTE NO MORE IN SPANISH SPRINGS!

Ret. LCDR CARL & INVEST. MRS Barb Hallanger- WHISMAN

925 683 6105

## Oakley, Katherine

---

**From:** Breena Conlin <conlin.breena@gmail.com>  
**Sent:** Friday, June 28, 2024 12:20 PM  
**To:** Oakley, Katherine  
**Subject:** Housing Affordability Package 2.5

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Kat,

I didn't hear this is the session, but maybe I missed it. Is there any incentives for home owners? I have a detached 368 square foot home on my property with it's own address. It has a bathroom and kitchen. It was rented out, but the tennant passed and really thrashed the home. it has been vacant for over a year as I can't afford to remodel it. I would, but it's currently just a shell.

It sounded like it was geared to open up opportunities for commercial builders, just wondered if there are incentives for residential owners.

Thanks,

Breena

## Oakley, Katherine

---

**From:** Richard Fennimore <richardfennimore@yahoo.com>  
**Sent:** Saturday, June 29, 2024 2:49 PM  
**To:** Oakley, Katherine; Richard Fennimore; Bronczyk, Christopher; Jeanies527@Yahoo.com  
**Subject:** Re: Housing Affordability 2.5

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Hi Kat,

Thanks for the explanation and information on those who would be reviewers and approvers of this amendment. It sounds like the increase in density from these changes will not be significant ("**the is no increase in the density**") except in larger projects which will have their own review process. In my mind this amendment could potentially increase the density by 15-20% which would overburden any existing system.

Best regards, Richard and Gloria

---

**From:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Sent:** Friday, June 28, 2024 12:11 PM  
**To:** Richard Fennimore <richard.fennimore1950@outlook.com>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Jeanies527@Yahoo.com <jeanies527@yahoo.com>; Richard Fennimore <richardfennimore@yahoo.com>  
**Subject:** RE: Housing Affordability 2.5

Hi Richard and Gloria,

Thank you for attending the meeting earlier this week and for reaching out with your questions and concerns. We know that infrastructure is a big concern for many residents of Washoe County, which is why we made sure to discuss the proposed changes with all of our partner agencies who provide and regulate infrastructure. Because there is no increase in the density allowed by each zoning district, and because any big developments will still be required to have a site-specific discretionary review, all agencies we spoke to said they did not have any concerns about the amendments. They have planned for the residential densities reflected by the current zoning, and any increases from things like the small unit density bonus with either be so small as to have a negligible impact (on the order of one or two units), or they would be part of a bigger development that would have a dedicated review.

In terms of people who you can talk to about the adequate consideration of infrastructure, I would point you towards the Washoe County Planning Commission, who is the first body to review and vote on whether or not the amendments should be approved and adopted. You can find information on the Planning Commissioners here: [Planning Commission \(washoecounty.gov\)](https://www.washoecounty.gov/planning/). I hope this is helpful and let us know if we can provide any other information.

Best,



**Kat Oakley**

**Senior Planner, Planning & Building Division | Community Services Department**

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

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Have some kudos to share about a Community Services Department employee or experience?

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---

**From:** Richard Fennimore <[richard.fennimore1950@outlook.com](mailto:richard.fennimore1950@outlook.com)>

**Sent:** Wednesday, June 26, 2024 2:38 PM

**To:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>; Jeanies527@Yahoo.com; Richard Fennimore <[richardfennimore@yahoo.com](mailto:richardfennimore@yahoo.com)>

**Subject:** Housing Affordability 2.5

To: Washoe County Senior Planners:

Dear Kat and Chris,

June 26, 2024

I wanted you to know I enjoyed the zoom meeting last Monday.

I asked a question (messaging) on infrastructure concerns with regard to the impact of the code amendments proposed. It seems like the issues have not been fully addressed. It is importance since it will impact the quality and financial life in the Spanish Springs area. There are many parts of the existing infrastructure that cannot be upgraded to accommodate additional population density: sewage / wastewater, water, gas, electrical (depending on the existing transmission lines), neighborhood streets, to name just some of them.

So as not to negatively impact those neighborhoods and the community as a whole, these all need to be studied as a complete system to determine limiting factors which would make nice neighborhoods into a nightmare. This is probably my biggest concern that this type of study has not been evaluate as a system and presented to the affected communities for review input and approval.

We have lived in Spanish Springs for over 21 years now. We have brought up our children here. Today, many of us who live in the Spanish Springs area fight the traffic daily which has become a nightmare. The solution is in process but the final the solution is years away from relieving this burden. The impact of the code amendments will make that issue even worse and may overwhelm even the "solution" presently in process.

What I am looking for is someone to appeal this issue to make sure it is considered and reviewed before the implementation of the code amendments. Who is the best candidate(s) for this presentation? County Commissioners, state representatives, governor, ?

Let me know. I know I am not alone in this concern.

Kindest regards, Rich Fennimore

Richard & Gloria Fennimore

795 Encanto Drive  
Sparks, NV  
89441  
cell phone: 775-527-1228



## Oakley, Katherine

---

**From:** Pat Davison <pat.davison@att.net>  
**Sent:** Tuesday, July 2, 2024 2:30 PM  
**To:** Oakley, Katherine; Bronczyk, Christopher  
**Subject:** davison comments/questions for your review

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Hi Kat and Chris - thanks for the presentation last night. Here are some questions/thoughts for your consideration - a couple of these I touched on in my verbal comments at the microphone:

Questions:

- Does the County have any approved triplexes or quadplexes?
- How many 5 unit developments has the County approved in the last five years?
- Can you add a statement to the staff report that indicates development costs may increase as a result of the new open space requirement for projects with five units or more?
- Do you see more triplexes and quadplexes being built to avoid the open space requirement that will kick in at 5 units?
- Can 2-4 unit cottage courts be exempt from the open space requirement to match the proposed general open space requirement that now kicks in at 5 units? This is what I was trying to say last night, not sure it was very clear. Reasons are consistency, fairness, keep costs down.
- Can a Tiny House housing type (detached, **primary** dwelling unit less than 500 SF) be in Missing Middle housing as its own type and not as an accessory dwelling unit?
- Can Single Family (detached, smaller size) also fit into Missing Middle - would depend on project description from developer as to which code sections apply?
- Can "second units" be added to definition for Attached Accessory Dwelling Unit? See proposed code section 110.304.15(c)(1) - page 14 of the pdf. It is shown in the definition for Detached Accessory Dwelling Units 110.304.15 (c)(2) but not in (c)(1).
- Definition for Tiny House in Article 902 (page 64 of pdf) says 400 SF or less but isn't a Tiny House less than 500 SF?
- When are definitions for income levels going to be added to article 902?

Please confirm these statements if accurate or correct them if wrong:

- these Dev Code changes apply to market rate housing - not for subsidized housing. Code changes for subsidized housing (first time home buyer assistance, developer incentives, deed restrictions, etc.) will be done in the future.
- duplex in LDS and HDU see no change to required approval process
- duplex in MDS, HDS, LDU, MDU, NC is being changed with process becoming easier
- Current Multi-family definition incorporates triplex and quadplex even though not specifically mentioned in Table 110.302.05.1 or described in text for section 110.304.15 (a)(5)
- Proposed Common Open Space types (Dog Park and Pocket Park) are not open to the public

Please confirm hierarchy/organization of Table 110.302.05.1 shown on pages 4-5 of pdf plus a couple of questions:  
Family Residential - 3 types

- Multi-Family Minor
- Multi-Family Major
- Single Family Detached

Missing Middle - 5 types

- Duplex
- Triplex
- Quadplex
- Cottage Court
- Single Family Attached

Accessory Residential - 5 types in text but only 4 are shown on Table????

- Attached Accessory Dwelling Unit
- Detached Accessory Dwelling Unit
- Minor Accessory Dwelling Unit
- Detached Accessory Structure
- Guest Quarters

Short Term Rental - 3 types

- Tier 1
- Tier 2
- Tier 3

Bunkhouse - 1 type

Manufactured Home parks - 1 type

Group Home - 1 type

Non-Municipal Air Strips & Glider Ports - why is it here? shown in Table but not in text

Personal Landing Field - why is it here? shown in Table but not in text

That's it from me - let me know if you need more explanation for anything and hope you both are staying cool! pat

## Oakley, Katherine

---

**From:** Pat Davison <pat.davison@att.net>  
**Sent:** Thursday, July 11, 2024 2:43 PM  
**To:** Bronczyk, Christopher; Oakley, Katherine  
**Subject:** Re: davison comments/questions for your review

### This Message Is From an External Sender

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Hi Kat - thanks so much for the info. Wow - I am very surprised that only two multi-family projects have been approved in the last five years outside the Tahoe Basin and no tris or quads. Had some follow-ups - see those in [blue](#).

Also went through the density bonus changes - please correct me if my calculations are wrong - I only used MDS at the 800 SF and 1000 SF sizes:

MDS Density (Dev Code Table 110.406.05.1) = 3 du/ac if detached  
5 du/ac if attached

3 du/ac detached @ 800 SF per unit with 50% DB = 1.5 additional du = total allowed 4.5 du/ac  
5 du/ac attached @ 800 SF per unit with 50% DB = 2.5 additional du = total allowed 7.5 du/ac

3 du/ac detached @ 1000 SF per unit with 40% DB = 1.2 additional du = total allowed 4.2 du/ac  
5 du/ac attached @ 1000 SF per unit with 40% DB = 2.0 additional du = total allowed 7.0 du/ac

I have heard developers say that density bonus are so much trouble with public opposition that they ignore them and seek other types of incentives (reduce parking, fee deferral/reduction, etc). I am very supportive of the County creating other incentives to motivate developers and not rely on density bonuses and look forward to more of that in the future.

Hope this all makes sense. please let me know if you have any questions for me. pat

On Thursday, July 11, 2024 at 11:37:05 AM PDT, Oakley, Katherine <koakley@washoecounty.gov> wrote:

Hi Pat,

Hope you're surviving the heat okay. Some responses to your questions are below in red. Please let me know if you want to call to discuss anything.

Best,



**Kat Oakley**

**Senior Planner, Planning & Building Division | Community Services Department**

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628

**My working hours: Monday-Friday 8:00am to 5:00pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

---

**From:** Pat Davison <pat.davison@att.net>  
**Sent:** Tuesday, July 2, 2024 2:30 PM  
**To:** Oakley, Katherine <KOakley@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Subject:** davison comments/questions for your review

Hi Kat and Chris - thanks for the presentation last night. Here are some questions/thoughts for your consideration - a couple of these I touched on in my verbal comments at the microphone:

Questions:

OK - Does the County have any approved triplexes or quadplexes? **There are some housing types of this variety in the Tahoe Basin but none that we know of in the Valley.**

OK - How many 5 unit developments has the County approved in the last five years? **No specific 5 unit developments have been approved, however the following multi-family projects have been approved: Ridges at Sun Valley and Chocolate Drive, both of which**

are affordable housing developments of 200 and 240 units respectively. There have also been a couple of approved multifamily projects in the Tahoe Basin, one of which was condominiums (attached single family), and the other which was condominiums and some multifamily affordable housing as part of the Waldorf Astoria development.

THANK YOU! - Can you add a statement to the staff report that indicates development costs may increase as a result of the new open space requirement for projects with five units or more? **Yes, we can address the costs vs benefits of the change.**

Now I understand. Very important note that multi-family is only allowed in the Urban regulatory zone, I did not realize that! - Do you see more triplexes and quadplexes being built to avoid the open space requirement that will kick in at 5 units? **We doubt that will be a big factor. Any development with 5 or more units on a parcel that isn't a cottage court is multifamily, and multifamily is only allowed in the Urban Regulatory zones. There are very few on-the-ground urban regulatory zones in the county, and they are generally developed as multifamily or manufactured home parks. I don't recall having seen a multifamily development of less than 200 units either. Triplexes and quadplexes, in contrast, would be allowed in some of the suburban zones, where multifamily can't be developed.**

Still a little concerned that 2-4 cottage court developments will be deterred but willing to watch and see what happens after this change is approved - Can 2-4 unit cottage courts be exempt from the open space requirement to match the proposed general open space requirement that now kicks in at 5 units? This is what I was trying to say last night, not sure it was very clear. Reasons are consistency, fairness, keep costs down. **We include an open space requirement for all cottage court developments because the open space is an essential part of the development style. Without the shared open space, cottage courts would just be a bunch of houses on one parcel. By requiring open space, we support the community feel and also general provision of yard/recreation space. We don't anticipate this will be a barrier, because a 2 unit cottage court development would require a lot size with ample space for the open space. The open space doesn't need to be super developed; a grassy area, picnic area, etc could qualify.**

I stand corrected. Saw the change from earlier this year that describes a Minor Accessory Dwelling Unit, is detached "under 500 square feet" (110.304.15(a)(8)) so thought the under 500 SF was standard cutoff for tiny home but now understand that it is not per your reference to NRS. People see tiny houses on HGTV, read about them in the media, or see the ads for tiny homes by storage building sellers. Like to capitalize on/use an idea that has public recognition and positive appeal plus can be a quicker and more cost effective solution than traditional stick built. Some attention to this in the future to somehow incorporate detached tiny homes as primary dwellings without making the tiny home dependent on an RV park zoning sounds great to me. Have some concerns about density bonus, see above - Can a Tiny House housing type (detached, **primary** dwelling unit less than 500 SF) be in Missing Middle housing as its own type and not as an accessory dwelling unit? **Tiny homes are defined in NRS as a home under 400 sf. It is essentially a type of stick built housing per the state definition, which we're trying to be consistent with. A tiny home as most people think of it actually falls under the definition of recreational vehicle under Nevada State Law, and we can't treat them differently than that. For that reason, future amendment packages may modify our regulations for recreational vehicle parks, because any tiny home development would necessarily fall in that category. We are trying to get at the small unit idea through the small unit density bonus, which would include "tiny homes" (aka small stick built homes). I think what you're suggesting would be defining tiny home as a middle use type, which we have discussed, but we thought the density bonus could provide a similar benefit while not further confusing the subject of what a "tiny home" is in Washoe County. Interested to hear your thoughts on why you think making it a use type in its own right would be a better approach.**

I give high praise to whomever at your end thought of the "missing middle" concept to generate developer interest and remove barriers. The public opposition could also be lessened with a better understanding that not all single family detached units will be McMansions or other unaffordable units at the high end of the market. My concern is that even a project with smaller single family detached units gets viewed negatively right off the bat because the County is not calling it a "missing middle" project. I could see where a developer may want to plan and promote their project as filling the "missing middle" shortage with smaller, detached single family units but is corrected by the County every time they say that and then the public is confused. This is a point I will probably bring up at the Planning Commission meeting - Can Single Family (detached, smaller size) also fit into Missing Middle - would depend on project description from developer as to which code sections apply? **We thought about this too. Fundamentally, missing middle is in the middle of detached single family and multifamily, so it default excludes that. However, we recognize that small single family dwellings—or "starter homes"—could be an important part of our housing strategy and have been discussing options to support them. The density bonus is the first step in that direction. What we've heard from talking to consultants who work in the development world is that the barriers to small lot development are not actually density, but rather are the cost and space requirements of infrastructure such as road, drainage, etc. We are looking into options for addressing that barrier, but it is very complicated and not something that we'll be able to include in this set of amendments.**

OK - Can "second units" be added to definition for Attached Accessory Dwelling Unit? See proposed code section 110.304.15(c)(1) - page 14 of the pdf. It is shown in the definition for Detached Accessory Dwelling Units 110.304.15 (c)(2) but not in (c)(1). **I don't see a problem with doing that. Ultimately, the list of possibilities are just examples, but we like to be consistent when possible.**

YES now I understand what is going on with the NRS definition and treatment as an RV - Definition for Tiny House in Article 902 (page 64 of pdf) says 400 SF or less but isn't a Tiny House less than 500 SF? **The definition we put in our code is directly from NRS.**

Agree that the current aff hous def is fine as is, was thinking of the income levels (extremely low, very low, low, moderate, above moderate) - When are definitions for income levels going to be added to article 902? **The definition of affordable housing is currently in 902 and consistent with state law. We reviewed it and did not think any changes were necessary.**

Please confirm these statements if accurate or correct them if wrong: **THANK YOU for the answers!**

- these Dev Code changes apply to market rate housing - not for subsidized housing. Code changes for subsidized housing (first time home buyer assistance, developer incentives, deed restrictions, etc.) will be done in the future. **These changes can apply to market rate or deed restricted housing. Amendments specifically supporting deed restricted affordable housing will be done in the future, that is correct.**

- duplex in LDS and HDU see no change to required approval process **Correct.**

- duplex in MDS, HDS, LDU, MDU, NC is being changed with process becoming easier **Correct.**

- Current Multi-family definition incorporates triplex and quadplex even though not specifically mentioned in Table 110.302.05.1 or described in text for section 110.304.15 (a)(5) **Correct.**

- Proposed Common Open Space types (Dog Park and Pocket Park) are not open to the public **They can be private or publicly accessible. They are not dedicated as county maintained public facilities.**

Please confirm hierarchy/organization of Table 110.302.05.1 shown on pages 4-5 of pdf plus a couple of questions: **THANK YOU for the answers and adding Minor ADU!**

Family Residential - 3 types **Correct**

- Multi-Family Minor
- Multi-Family Major
- Single Family Detached

Missing Middle - 5 types **Correct**

- Duplex
- Triplex
- Quadplex
- Cottage Court
- Single Family Attached

Accessory Residential - 5 types in text but only 4 are shown on Table???? **Correct. I believe Minor ADU is not in 302 since it is technically a sub-type of detached ADU, but we see no problem adding it and will do so for clarity/consistency.**

- Attached Accessory Dwelling Unit
- Detached Accessory Dwelling Unit
- Minor Accessory Dwelling Unit
- Detached Accessory Structure
- Guest Quarters

Short Term Rental - 3 types **correct**

- Tier 1
- Tier 2
- Tier 3

Bunkhouse - 1 type **correct**

Manufactured Home parks - 1 type **correct**

Group Home - 1 type **correct**

Non-Municipal Air Strips & Glider Ports - why is it here? shown in Table but not in text **This is a part of the code that has been there for a long time and we aren't familiar with the exact history of it. There is one airplane-oriented subdivision in Washoe County with landing strips and all, so I suspect it's related to that. It's strange that they aren't in 304, but it falls far enough outside of the scope of our amendments that we aren't intending to address it at this time, to maintain the focus of the amendments.**

Personal Landing Field - why is it here? shown in Table but not in text **Same as above.**

That's it from me - let me know if you need more explanation for anything and hope you both are staying cool! pat

## Oakley, Katherine

---

**From:** Sea Lion <sealion20@hotmail.com>  
**Sent:** Tuesday, July 23, 2024 9:21 PM  
**To:** Oakley, Katherine  
**Cc:** Mullin, Kelly D.; Bronczyk, Christopher  
**Subject:** Re: County housing package 2

### This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

After doing research on this. We the people of Spanish Springs, and the word is getting around fast. WE DON'T WANT THIS!  
We didn't move out here and this is going to be a major affect. Your removal of cap and other things, is opening a can of worms.  
And the discrepancies involved here, that is all I am going to say at this time. But we have thousand and thousands on board, that do not want this.

Sent from Outlook

---

**From:** Oakley, Katherine <KOakley@washoecounty.gov>  
**Sent:** Monday, July 15, 2024 11:43 PM  
**To:** Sea Lion <sealion20@hotmail.com>  
**Cc:** Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Subject:** RE: County housing package 2

Hello,

Please see the attached map of Spanish Springs with blue and orange outlines (the lines are hand drawn and approximate). The blue denotes the areas that are medium density suburban, low density suburban, and low density rural. These areas, with the change for housing package 2, would be subject to the more streamlined review process for mother-in-law units that are in place for most of the County. The orange areas show the neighborhood commercial zoning, which would be changed to align with the rest of neighborhood commercial in Washoe County and allow residential uses with approval of a special use permit. Major streets are labeled on the map. I hope this provides some clarity on the applicability of the Package 2 amendments.

Best,



From: Sea Lion <sealion20@hotmail.com>  
Sent: Monday, July 15, 2024 3:10 PM  
To: Mullin, Kelly D. <KMullin@washoecounty.gov>; Washoe 311 Public Records Requests <washoe311-PRR@washoecounty.gov>; Munoz, Julie <JMunoz@washoecounty.gov>; Stockton, Howard <HStockton@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>  
Subject: Fw: County housing package 2

We want the boundary lines by street that is legible on a map. Not a generic color coded map that is too vague to tell. People did not receive the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow

We want the boundary lines by street that is legible on a map. Not a generic color coded map that is too vague to tell.

People did not receive the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow along with the 2.5. We asked for the boundary lines which we did not get promptly and it appears we are getting the runaround.

We need the boundary lines by street in clear details, if you cannot do this, then please get someone whom is able to do this in a timely manner. like today.

Sent from Outlook

---

From: Davi Burke <burkedavi@yahoo.com>  
Sent: Monday, July 15, 2024 9:56 PM  
To: Sea Lion <sealion20@hotmail.com>  
Subject: Fw: County housing package 2

Sent from Yahoo Mail. Get the app

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

From: Mullin, Kelly D. <kmullin@washoecounty.gov>  
To: burkedavi@yahoo.com <burkedavi@yahoo.com>  
Sent: Friday, July 12, 2024 at 04:40:22 PM PDT  
Subject: County housing package 2

Davi, thank you for your time this afternoon. Here's the link to the staff report and other materials for Housing Package 2 (agenda item 23 on Tuesday's Board meeting). If you're interested in the redlines, they're in Exhibit A. (I've also attached a PDF of the staff report for easier reference.)

[https://urldefense.com/v3/ https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search= ;!!KDQzAAmjlQ!Y7Q745sgJ5qMCfecT\\_Jn9WNI PSD1INHy9hOi3B7r2-HWu0Ntgw6ZltoKAkRGZIMRkKQ3jjSdeyUjR0qqghCZYEzM6ro\\$](https://urldefense.com/v3/https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search=;!!KDQzAAmjlQ!Y7Q745sgJ5qMCfecT_Jn9WNI PSD1INHy9hOi3B7r2-HWu0Ntgw6ZltoKAkRGZIMRkKQ3jjSdeyUjR0qqghCZYEzM6ro$)

If you have any questions or would like to chat further, please don't hesitate to reach out.

Have a great weekend.

Kelly

Visit us online at <http://www.washoecounty.us/csd>

For Building, call 775.328.2020 or email [building@washoecounty.gov](mailto:building@washoecounty.gov)

For Planning, call 775.328.6100 or email [planning@washoecounty.gov](mailto:planning@washoecounty.gov)

Have some kudos to share about a Community Services Department employee or experience?

Submit a nomination for a WASHOE STAR.

**From:** [Sea Lion](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Re: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????  
**Date:** Tuesday, August 27, 2024 4:30:36 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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We do not want this around calle de plata/pyramid hwy where apartments are to still be built, We were told this wasn't going to happen and yet we are getting different stories. We fought this before and we still don't want it then and we don't want it now. This time we have the whole area with a lot more people against this than the last time.

Sent from [Outlook](#)

---

**From:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Sent:** Tuesday, August 27, 2024 11:26 PM  
**To:** Sea Lion <sealion20@hotmail.com>  
**Subject:** RE: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

Article 302 is the overall use tables allowed within the County. It only specifically touches on what uses are allowed within specific regulatory zones. I'm not entirely sure what you mean by purple area being mapped out and needing to be removed?



There are commercially zoned areas within the Spanish Springs planning area which show up as purple on a map, maybe this is what you are referring to?



**Chris Bronczyk**

**Senior Planner, Planning & Building Division | Community Services Department**

[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

---

**From:** Sea Lion <sealion20@hotmail.com>

**Sent:** Tuesday, August 27, 2024 4:22 PM

**To:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>

**Subject:** Re: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

also there is a concern about the 302 which there is going to be a meeting about this as we were told we are mapped out in our area calle de plata/pyramid so this purple area also need to be removed.

Sent from [Outlook](#)

---

**From:** Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>  
**Sent:** Tuesday, August 27, 2024 11:11 PM  
**To:** Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>; Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>; Davi Burke <[burkedavi@yahoo.com](mailto:burkedavi@yahoo.com)>; Davi Burke <[burkedavi@yahoo.com](mailto:burkedavi@yahoo.com)>  
**Cc:** Mullin, Kelly D. <[KMullin@washoecounty.gov](mailto:KMullin@washoecounty.gov)>  
**Subject:** RE: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

Hello,

Kat is currently out of office until Thursday this week, and has been out of office for some time now.

Article 216 is not part of Package 2.5. It has been removed and is not part of the proposal at all.



**Chris Bronczyk**  
**Senior Planner, Planning & Building Division | Community Services Department**  
[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512

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**From:** Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>  
**Sent:** Tuesday, August 27, 2024 4:06 PM  
**To:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>; Davi Burke <[burkedavi@yahoo.com](mailto:burkedavi@yahoo.com)>; Davi Burke <[burkedavi@yahoo.com](mailto:burkedavi@yahoo.com)>  
**Cc:** Mullin, Kelly D. <[KMullin@washoecounty.gov](mailto:KMullin@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>  
**Subject:** Re: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

Everytime I call kat message machine says out of the office, no one has responded to my last email or calls.

Sent from [Outlook](#)

---

**From:** Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>  
**Sent:** Tuesday, August 27, 2024 10:58 PM  
**To:** Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>; Davi Burke <[burkedavi@yahoo.com](mailto:burkedavi@yahoo.com)>  
**Cc:** Mullin, Kelly D. <[KMullin@washoecounty.gov](mailto:KMullin@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>

**Subject:** Re: County housing package 2. I DONT READ ITS BEEN TAKING OFF THE TABLE?????

[https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/planning\\_commission/2024/Files/WDC24-0004\\_Housing2.5\\_sr.pdf](https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2024/Files/WDC24-0004_Housing2.5_sr.pdf)

Where does it say 216 in 2.5 been taken off the table? I see proposed. Where does it say it has been removed????

also the 302, it doesn't say what was discussed on this about it being map out in our area.

There are a lot of discrepancies

here. I need to see in writing as I don't find this.

Sent from Outlook

---

From: Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>

Sent: Monday, July 15, 2024 11:43 PM

To: Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>

Cc: Mullin, Kelly D. <[KMullin@washoecounty.gov](mailto:KMullin@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>

Subject: RE: County housing package 2

Hello,

Please see the attached map of Spanish Springs with blue and orange outlines (the lines are hand drawn and approximate). The blue denotes the areas that are medium density suburban, low density suburban, and low density rural. These areas, with the change for housing package 2, would be subject to the more streamlined review process for mother-in-law units that are in place for most of the County. The orange areas show the neighborhood commercial zoning, which would be changed to align with the rest of neighborhood commercial in Washoe County and allow residential uses with approval of a special use permit. Major streets are labeled on the map. I hope this provides some clarity on the applicability of the Package 2 amendments.

Best,

From: Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>

Sent: Monday, July 15, 2024 3:10 PM

To: Mullin, Kelly D. <[KMullin@washoecounty.gov](mailto:KMullin@washoecounty.gov)>; Washoe 311 Public Records Requests <[washoe311-PRR@washoecounty.gov](mailto:washoe311-PRR@washoecounty.gov)>; Munoz, Julie <[JMunoz@washoecounty.gov](mailto:JMunoz@washoecounty.gov)>; Stockton, Howard <[HStockton@washoecounty.gov](mailto:HStockton@washoecounty.gov)>; Davi Burke <[burkedavi@yahoo.com](mailto:burkedavi@yahoo.com)>  
Subject: Fw: County housing package 2

We want the boundary lines by street that is legible on a map. Not a generic color coded map that is to vague to tell. People did not receive the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow  
We want the boundary lines by street that is legible on a map. Not a generic color coded map that is to vague to tell.

People did not receive the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow along with the 2.5. We asked for the boundary lines which we did not get promptly and it appears we are getting the runaround.

We need the boundary lines by street in clear details, if you cannot do this, then please get someone whom is able to do this in a timely manner. like today.

Sent from Outlook

---

From: Davi Burke <[burkedavi@yahoo.com](mailto:burkedavi@yahoo.com)>  
Sent: Monday, July 15, 2024 9:56 PM  
To: Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>  
Subject: Fw: County housing package 2

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From: Mullin, Kelly D. <[kmullin@washoecounty.gov](mailto:kmullin@washoecounty.gov)>  
To: [burkedavi@yahoo.com](mailto:burkedavi@yahoo.com) <[burkedavi@yahoo.com](mailto:burkedavi@yahoo.com)>  
Sent: Friday, July 12, 2024 at 04:40:22 PM PDT  
Subject: County housing package 2

Davi, thank you for your time this afternoon. Here's the link to the staff report and other materials for Housing Package 2 (agenda item 23 on Tuesday's Board meeting). If you're interested in the redlines, they're in Exhibit A. (I've also attached a PDF of the staff report for

easier reference.)

<https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search=>

If you have any questions or would like to chat further, please don't hesitate to reach out.

Have a great weekend.

Kelly

Visit us online at [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Building, call 775.328.2020 or email [building@washoecounty.gov](mailto:building@washoecounty.gov)

For Planning, call 775.328.6100 or email [planning@washoecounty.gov](mailto:planning@washoecounty.gov)

Have some kudos to share about a Community Services Department employee or experience?

Submit a nomination for a WASHOE STAR.



**From:** [Sea Lion](#)  
**To:** [Oakley, Katherine](#); [Mullin, Kelly D.](#); [Bronczyk, Christopher](#); [Davi Burke](#)  
**Subject:** 2.5 changes still has 302 in it  
**Date:** Wednesday, August 21, 2024 8:14:27 AM  
**Attachments:** [purple circle on the map.png](#)

---

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[Report Suspicious](#)

2.5 only 216 has been changed/removed, not the 302, People wanted this off the table as well 302 needs to be removed, I asked for you to send the comment link for people to oppose this, or do I have them bombard on all your emails. I have no problem everyone is waiting for the words from us. As they want the 302 removed. We don't want these permits or whatever wording you want to use to allow apartments in our area. I have sent you the links showing we didn't want this when we fought this as Village of the Peak, and we don't want this now. I need to know about the September 3 planning commission meeting, as WE HAVE SOOO MANY PEOPLE NOW that talking about filling the room against the 302 the majority of our area do not want 302. We have not changed our minds from years ago to now. WE DO NOT WANT THIS! this is going to be a a major backlash as there are a lot of people very upset about this.

I NEED TO HAVE THE COMMENT LINK TO THIS 302. WHEN YOU SAID THE 2.5 WAS OFF THE TABLE IT WAS NOT ENTIRELY CORRECT THE 302 WAS PART OF THAT 2.5 THAT NEEDS TO BE OFF THE TABLE AS WELL AND NOT PRESENTED EITHER FOR FUTURE PROJECT!!! You are going to end up with the whole Spanish Spanish Springs knowing about this as more and more people is passing this information.

We fought this when the case was Village of the Peak

The county speaking out of both sides of their mouth.

[https://urldefense.com/v3/\\_\\_https://www.google.com/search?client=firefox-b-1-d&q=2014\\*MPA12-001\\*village\\*at\\*the\\*peak\\*\\_\\_:\\_KysrKysr!!KDQzAAmjIQ!YHR-0fsXUOrjDwCqSrwsWKKawVAqXTGt\\_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqRmw5987Q\\$](https://urldefense.com/v3/__https://www.google.com/search?client=firefox-b-1-d&q=2014*MPA12-001*village*at*the*peak*__:_KysrKysr!!KDQzAAmjIQ!YHR-0fsXUOrjDwCqSrwsWKKawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqRmw5987Q$)

on the same page there is another statement also that says multi-use family were expressly prohibited in spanish springs area plan.

You might let the attorney know we have fought against the apartments when we

were called Village at the Peak back in 2013? 2014  
against the developer who wanted to put apartments/condos there. The county knew  
we didn't want this then, and know we still don't want this.  
It is on record. We fought this back then, it is already on record and the washoe  
county needs to be reminded of this that we still don't want this.

30. Appeal Case No. AX12-003: Appeal of the Planning Commission Action of no  
approval for Master Plan Amendment Case No. MPA12-001 (Village at the Peak). To  
consider an appeal of the Planning Commission's decision in case number MPA12-  
001 (Village at the

[https://urldefense.com/v3/\\_\\_https://washoe-nv.granicus.com/MediaPlayer.php?view\\_id=6&clip\\_id=1213\\_!!KDQzAAmjlQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt\\_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqT4aFXPvg\\$](https://urldefense.com/v3/__https://washoe-nv.granicus.com/MediaPlayer.php?view_id=6&clip_id=1213_!!KDQzAAmjlQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqT4aFXPvg$)

[https://www.washoecounty.gov/bcc/board\\_committees/2013/clerk\\_minutes/BCC%20-%202013-02-12%20R%20Minutes.pdf](https://www.washoecounty.gov/bcc/board_committees/2013/clerk_minutes/BCC%20-%202013-02-12%20R%20Minutes.pdf)  
My statement on page 47

[https://urldefense.com/v3/\\_\\_https://washoe-nv.granicus.com/MediaPlayer.php?view\\_id=6&clip\\_id=1618\\_!!KDQzAAmjlQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt\\_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqTyyj0b4Q\\$](https://urldefense.com/v3/__https://washoe-nv.granicus.com/MediaPlayer.php?view_id=6&clip_id=1618_!!KDQzAAmjlQ!YHR-0fsXUOrjDwCqSrwSWKkawVAqXTGt_479rijs0MAVgl3ejb4dwWL-os05nre55U6yxClvSABv1UfxH9wUYqTyyj0b4Q$)

[https://www.washoecounty.gov/csd/planning\\_and\\_development/applications/files-planning-development/comm\\_dist\\_four/mpa12-001\\_2014.pdf](https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_four/mpa12-001_2014.pdf)

[https://www.washoecounty.gov/bcc/board\\_committees/2013/clerk\\_minutes/BCC%20-%202013-02-12%20R%20Minutes.pdf](https://www.washoecounty.gov/bcc/board_committees/2013/clerk_minutes/BCC%20-%202013-02-12%20R%20Minutes.pdf)  
My statement on page 47  
Dan herman also statement on the same page.

PAGE 48 FEBRUARY 12, 2013

Dan Herman said he did not receive notice of this meeting, even though he  
had been on the mailing list for the last 15 years. He stated multi-use family dwellings  
were expressly prohibited in the Spanish Springs Area Plan. He said he was offended  
by  
the developer's request to change/alter the character statement in the Spanish  
Springs  
area because the community should drive any changes, not a developer. He stated  
this  
was a huge change from the existing standards of three houses per acre up to nine  
houses  
per acre for the Applicant's property. He said the project was not in compliance with  
the  
Regional Plan. He said the project was located in the unincorporated area of Washoe  
County, but it would be more appropriate for the Cities of Sparks or Reno. He said the

request to change the Spanish Springs Master Plan would set a precedent for any developer to make changes in all of the other area Master Plans. He said there was no transitional zone with other properties, there was little compatibility with the surrounding properties, and the project tripled the allowed density

[https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/planning\\_commission/2014/files/091614agam2.pdf](https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2014/files/091614agam2.pdf)

Sent from Outlook

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From: Oakley, Katherine <KOakley@washoecounty.gov>  
Sent: Thursday, August 15, 2024 8:42 PM  
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>  
Subject: RE: changes to the 2.5. Please put in writing what was discussed

Hello,

Yes, no problem. As I said on the phone, the changes in package 2.5 will apply to all areas of the county based on regulatory zoning district. In general, most changes in terms of allowed uses are happening in the suburban regulatory zones and the neighborhood commercial regulatory zone. These regulatory zoning districts exist throughout Washoe County, including in Spanish Springs. The change specific to the two-story height limit of commercial centers in Spanish Springs has been removed from consideration and will not move forward.

Regarding neighborhood commercial specifically, right now people can build triplexes, quadplexes, and multifamily in neighborhood commercial with approval of a special use permit. If package 2.5 were adopted, people could build up to a fourplex on a parcel without a special use permit. Any division of land or bigger multifamily development would continue to require a discretionary review, such as a special use permit. I didn't mention this on the phone, but the maximum residential density in neighborhood commercial is 5 dwelling units per acre. That is true now and would not

change with the adoption of package 2.5.

Best,

From: Sea Lion <sealion20@hotmail.com>  
Sent: Thursday, August 15, 2024 1:15 PM  
To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>  
Subject: changes to the 2.5. Please put in writing what was discussed

Please put in writing what we discussed on the phone about the tri plexes, 4 plexes and the modification of the 2.5 to our Spanish Springs area please. . Sent from Outlook From: Oakley, Katherine <KOakley@washoecounty.gov> Sent: Wednesday,

Please put in writing what we discussed on the phone about the tri plexes, 4 plexes and the modification of the 2.5 to our Spanish Springs area please..

Sent from Outlook

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From: Oakley, Katherine <KOakley@washoecounty.gov>  
Sent: Wednesday, August 14, 2024 7:57 PM  
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: RE: Affordable housing 3.0 and 3.5

In the Washoe County Development Code, almost all regulations apply to the entire county. Only articles within Division Two, Area Plan Regulations, have rules specific to different areas of the county such as Spanish Springs. When I say changes will apply county-wide, what I mean is that they will be made to the regulations that apply to all areas of the county, not just one area in particular.

Hope this helps,

From: Sea Lion <sealion20@hotmail.com>  
Sent: Wednesday, August 14, 2024 12:51 PM

To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: Re: Affordable housing 3.0 and 3.5

what does that mean? I like more clarification, Sent from Outlook From: Oakley, Katherine <KOakley@washoecounty.gov> Sent: Wednesday, August 14, 2024 7:49 PM To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@washoecounty.gov>;  
what does that mean? I like more clarification,

Sent from Outlook

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From: Oakley, Katherine <KOakley@washoecounty.gov>  
Sent: Wednesday, August 14, 2024 7:49 PM  
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: RE: Affordable housing 3.0 and 3.5

Changes under package 3, as with the majority of previous housing-related code amendments, will be to regulations that apply county-wide.

From: Sea Lion <sealion20@hotmail.com>  
Sent: Wednesday, August 14, 2024 12:38 PM  
To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: Re: Affordable housing 3.0 and 3.5

Spanish Springs is not going to be included on that correct???????? Sent from Outlook From: Oakley, Katherine <KOakley@washoecounty.gov> Sent: Wednesday, August 14, 2024 7:37 PM To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly  
Spanish Springs is not going to be included on that correct????????

Sent from Outlook

---

From: Oakley, Katherine <KOakley@washoecounty.gov>  
Sent: Wednesday, August 14, 2024 7:37 PM  
To: Sea Lion <sealion20@hotmail.com>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: RE: Affordable housing 3.0 and 3.5

Hello,

Package 3 and other future housing-related code amendments are being developed. There is currently no draft language. When those amendments are ready to move forward, there will be a public outreach process similar to that for Package 2.5. You can keep an eye out for upcoming public workshops here: Neighborhood Meetings ([arcgis.com](http://arcgis.com)). Public notice will also be sent out to those who have signed up for county email lists.

Best,

From: Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>  
Sent: Wednesday, August 14, 2024 12:31 PM  
To: Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>; Mullin, Kelly D. <[KMullin@washoecounty.gov](mailto:KMullin@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>  
Subject: Affordable housing 3.0 and 3.5

I need to know about checking on this 3.0 and 3.5 affordable housing please. What the information on this?? Sent from Outlook From: Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)> Sent: Wednesday, August 14, 2024 3:44 PM To: Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>;  
I need to know about checking on this 3.0 and 3.5 affordable housing please. What the information on this??

Sent from Outlook

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From: Oakley, Katherine <[KOakley@washoecounty.gov](mailto:KOakley@washoecounty.gov)>  
Sent: Wednesday, August 14, 2024 3:44 PM  
To: Sea Lion <[sealion20@hotmail.com](mailto:sealion20@hotmail.com)>; Mullin, Kelly D. <[KMullin@washoecounty.gov](mailto:KMullin@washoecounty.gov)>; Bronczyk, Christopher <[CBronczyk@washoecounty.gov](mailto:CBronczyk@washoecounty.gov)>  
Subject: RE: County housing package 2

Hello,

In terms of the Spanish Springs-specific change originally proposed as part of Package 2.5, no, it is not being considered for a future amendment as part of the housing-related code amendment series. And yes, the proposed amendments would allow employee housing through approval of a special use permit. The special use permit is discretionary and goes through a public hearing process. During this process, potential impacts to things such as traffic, water, and sewer are assessed, and mitigated as appropriate. The Board of Adjustment would be able to approve or deny the permit request based on considerations such as facilities impacts.

Hope this is helpful,

From: Sea Lion <sealion20@hotmail.com>  
Sent: Tuesday, August 13, 2024 4:03 PM  
To: Oakley, Katherine <KOakley@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: Re: County housing package 2

Ok, here some questions. You left this open for the future? as we did not want this now and we don't want this in the future either for consideration? I notice employee housing could be approved in special session? this will increase traffic

Ok, here some questions. You left this open for the future? as we did not want this now and we don't want this in the future either for consideration?

I notice employee housing could be approved in special session? this will increase traffic water and sewer needs?

Sent from Outlook

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From: Oakley, Katherine <KOakley@washoecounty.gov>  
Sent: Tuesday, August 13, 2024 10:11 PM  
To: Sea Lion <sealion20@hotmail.com>; Davi Burke <burkedavi@yahoo.com>  
Subject: RE: County housing package 2

Hello,

I'm not sure I understand your question. Are you asking if there are other Spanish Springs-specific items? If that is the case, there are not. Let me know if there is something else you are wondering about.

Best,

From: Sea Lion <sealion20@hotmail.com>  
Sent: Tuesday, August 13, 2024 2:29 PM  
To: Oakley, Katherine <KOakley@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>  
Subject: Re: County housing package 2

Thank you for the removal of that two story heigh limit and we like to not have to deal

with this in the future either. There are way too many people that will be keeping an eye on this, so I need more clarification if there were any other things  
Thank you for the removal of that two story heigh limit and we like to not have to deal with this in the future either. There are way too many people that will be keeping an eye on this, so I need more clarification if there were any other things that was on this that needs to be removed.

Sent from Outlook

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From: Oakley, Katherine <KOakley@washoecounty.gov>  
Sent: Tuesday, August 13, 2024 9:13 PM  
To: Sea Lion <sealion20@hotmail.com>  
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: RE: County housing package 2

Hello,

Attached is a document summarizing the changes we made to Package 2.5 based on public input. One of the changes is that the proposed amendment regarding the two-story height limit in Spanish Springs for commercial centers has been removed from consideration. Package 2.5 therefore now contains no changes specific to the Spanish Springs area. Please let us know if you have any questions about the changes.

Best,

From: Sea Lion <sealion20@hotmail.com>  
Sent: Tuesday, August 13, 2024 6:16 AM  
To: Oakley, Katherine <KOakley@washoecounty.gov>  
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: Re: County housing package 2

We need the updated revised 2.5, and we had a meeting, you have just gave something the people whom are very very upset about this. We have thousands going into the millions that is not happy with what you guys are doing. Send a copy, but you

We need the updated revised 2.5, and we had a meeting, you have just gave something the people whom are very very upset about this.  
We have thousands going into the millions that is not happy with what you guys are doing. Send a copy, but you are have upset the whole valleys every single one of them, Washoe county, you have gotton soo many people by the thousands, and it getting bigger very upset about this what you are doing.



Sent from Outlook

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From: Oakley, Katherine <KOakley@washoecounty.gov>  
Sent: Friday, August 2, 2024 10:40 PM  
To: Sea Lion <sealion20@hotmail.com>  
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: RE: County housing package 2

Hello,

The grey stripes on the Spanish Springs zoning map indicate that a city has planning jurisdiction over it. That means that those parcels are subject to the city's zoning regulation rather than to ours. For the rules and regulations on those parcels in Spanish Springs where you're seeing the striped lines, you would need to reach out to the city of Sparks. We (Washoe County) have no jurisdiction over allowed land uses and developments on those parcels.

Hope this is helpful,

---

From: Sea Lion <sealion20@hotmail.com>  
Sent: Friday, August 2, 2024 3:30 PM  
To: Oakley, Katherine <KOakley@washoecounty.gov>  
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: Re: County housing package 2

I am asking what are the strip grey line in the areas mean. what does it mean when it says area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction. I see a lot of this all over Spanish Springs. Want to know the answer on this please.  
I am asking what are the strip grey line in the areas mean. what does it mean when it says

area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction. I see a lot of this all over Spanish Springs. Want to know the answer on this please.

Sent from Outlook

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From: Sea Lion <sealion20@hotmail.com>  
Sent: Wednesday, July 24, 2024 4:20 AM  
To: Oakley, Katherine <KOakley@washoecounty.gov>  
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: Re: County housing package 2

After doing research on this. We the people of Spanish Springs, and the word is getting around fast. WE DON'T WANT THIS!  
We didn't move out here and this is going to be a major affect. Your removal of cap and other things, is opening a can of worms.  
And the discrepancies involved here, that is all I am going to say at this time. But we have thousand and thousands on board, that do not want this.

Sent from Outlook

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From: Oakley, Katherine <KOakley@washoecounty.gov>  
Sent: Monday, July 15, 2024 11:43 PM  
To: Sea Lion <sealion20@hotmail.com>  
Cc: Mullin, Kelly D. <KMullin@washoecounty.gov>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
Subject: RE: County housing package 2

Hello,

Please see the attached map of Spanish Springs with blue and orange outlines (the lines are hand drawn and approximate). The blue denotes the areas that are medium density suburban, low density suburban, and low density rural. These areas, with the change for housing package 2, would be subject to the more streamlined review process for mother-in-law units that are in place for most of the County. The orange areas show the neighborhood commercial zoning, which would be changed to align with the rest of neighborhood commercial in Washoe County and allow residential uses with approval of a special use permit. Major streets are labeled on the map. I hope this provides some clarity on the applicability of the Package 2 amendments.

Best,

From: Sea Lion <sealion20@hotmail.com>  
Sent: Monday, July 15, 2024 3:10 PM  
To: Mullin, Kelly D. <KMullin@washoecounty.gov>; Washoe 311 Public Records Requests <washoe311-PRR@washoecounty.gov>; Munoz, Julie <JMunoz@washoecounty.gov>; Stockton, Howard <HStockton@washoecounty.gov>; Davi Burke <burkedavi@yahoo.com>  
Subject: Fw: County housing package 2

We want the boundary lines by street that is legible on a map. Not a generic color coded map that is to vague to tell. People did not recieve the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow  
We want the boundary lines by street that is legible on a map. Not a generic color coded map that is to vague to tell.

People did not recieve the notice about the 2.0 this has been misleading to the public that is going to be talked about tomorrow along with the 2.5. We asked for the boundary lines which we did not get promptly and it appears we are getting the runaround.

We need the boundary lines by street in clear details, if you cannot do this, then please get someone whom is able to do this in a timely manner. like today.

Sent from Outlook

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From: Davi Burke <burkedavi@yahoo.com>  
Sent: Monday, July 15, 2024 9:56 PM  
To: Sea Lion <sealion20@hotmail.com>  
Subject: Fw: County housing package 2

Sent from Yahoo Mail. Get the app

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

From: Mullin, Kelly D. <kmullin@washoecounty.gov>  
To: burkedavi@yahoo.com <burkedavi@yahoo.com>  
Sent: Friday, July 12, 2024 at 04:40:22 PM PDT  
Subject: County housing package 2

Davi, thank you for your time this afternoon. Here's the link to the staff report and other materials for Housing Package 2 (agenda item 23 on Tuesday's Board meeting). If you're interested in the redlines, they're in Exhibit A. (I've also attached a PDF of the staff report for easier reference.)

[https://urldefense.com/v3/\\_\\_https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search=\\_\\_;!KDQzAAmjlQ!f7VKeeqN3IXBEq3itszuk9sGFfP-1pr8XIBUig8ScEdMGatYPtqtTgpXp6btqhr8VV\\_tsGKZFGSrG\\_39gy0hCKC7iY\\$](https://urldefense.com/v3/__https://washoe-nv.legistar.com/LegislationDetail.aspx?ID=6779759&GUID=4CF5011D-65E7-42EA-9DC5-28E3CD41E2AE&Options=&Search=__;!KDQzAAmjlQ!f7VKeeqN3IXBEq3itszuk9sGFfP-1pr8XIBUig8ScEdMGatYPtqtTgpXp6btqhr8VV_tsGKZFGSrG_39gy0hCKC7iY$)

If you have any questions or would like to chat further, please don't hesitate to reach out.

Have a great weekend.  
Kelly

Visit us online at <http://www.washoecounty.us/csd>

For Building, call 775.328.2020 or email [building@washoecounty.gov](mailto:building@washoecounty.gov)

For Planning, call 775.328.6100 or email [planning@washoecounty.gov](mailto:planning@washoecounty.gov)

Have some kudos to share about a Community Services Department employee or experience?  
Submit a nomination for a WASHOE STAR.

## Oakley, Katherine

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**From:** karen luna <karenama62@gmail.com>  
**Sent:** Wednesday, June 26, 2024 4:36 PM  
**To:** Oakley, Katherine  
**Subject:** Housing Affordability Package 2.5

### This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Hello,

I don't see anywhere to provide comments on the proposed changes to the development of future housing. especially the Spanish Springs area so I am emailing them to you. Please pass them on to the Planning Commission.

I have read the Planning Division proposed changes to WDCA24-0004 and offer the below comments:

My comments are directed to the proposed changes on pages 11, 12, 13, 14, 15, 16 and 17 of the Washoe County ordinance WCA24-0004 Community Development for the Planning Commission.

The proposed revisions to development changes is a life long idea for an economic problem and not an affordable housing issue. Interest rates are too high and potential homebuyers can NOT afford to make the house payments.

The modification of dwelling units will increase the density and sizes which changes the Nevada lifestyle, which is open spaces, everything is bigger in Nevada, spread out and allows for homes to have privacy and not be on top of each other. The proposed changes will negatively impact the Nevada Lifestyle, it is large, spread out and embraced by its residents, Spanish Springs in particular. Kiley Ranch area (Lennar) already builds homes practically on top of each other, short driveways, small street fronts, with limited parking opportunities, if ADUs are allowed, how much more congestion can neighborhoods such as this safely accommodate? Larger residential additions no matter the lot size or zone or density of the community will have a negative impact on the existing neighborhood. There are numerous homes/apartments that have been built and are being constructed and planned. I also know if detached accessory structures are going to be modified to be habitable it is another blight on the neighborhoods as far as safety, congestion and overall impact on the surrounding areas. To allow the change in the ordinances will not provide affordable housing. **The high interest rates are what make it impossible for most of the new home buyers to successfully buy a home. By adopting the proposed revisions Washoe County is adopting a permanent situation to a non-permanent problem, interest rates make homes unaffordable.**

The developers are the winners of the proposed ordinance changes as it allows more units on smaller lots or larger apartment complexes on smaller lots for higher density and higher profit. The congestion

the changes make will impact the safety of the neighborhoods and streets (especially for children at play or walking to/from school) it is the beginning of the end of the Nevada lifestyle. I don't see how any of these changes make housing more affordable.

I oppose the density increases in ADU sizes, apartment/condominium densities, and single family dwelling construction as proposed in Article 402 Density/Intensity Standards for the rural Spanish Springs area.

This is a big mistake that will change Northern Nevada forever. The answer is not in lowering the quality of life for current Nevadans and bringing the failures of other States to ours. Maybe consideration should be given to stop the influx of new residents by limiting the number of new corporations of manufacturing and processing plants? If we can't accommodate our current residents' how do we accommodate more without permanently damaging the current lifestyle of Northern Nevada.

Thank you for your consideration of my families concerns.

Respectfully,

Karen Luna

Spanish Springs Resident

## Oakley, Katherine

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**From:** Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>  
**Sent:** Wednesday, August 7, 2024 9:12 AM  
**To:** Bronczyk, Christopher; Oakley, Katherine  
**Cc:** Searcy, Adam T  
**Subject:** WDCA24-0004

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Hello Chris and Kat,

Thank you both for the opportunity to discuss and comment on this code amendment proposal. Hopefully this email suffices, but if not, please let me know.

WCSD's Board recently approved its 15-year, +/- \$2.1B Facilities Modernization Plan (FMP), which is aimed at addressing aging infrastructure and creating equity at WCSD facilities County-wide through methods such as reconstruction, renovation, repurposing, and long term trade-up. This plan is already in motion with facilities such as the Vaughn Middle School replacement and the new Stead Elementary School.

As such, repurposed school site(s) could potentially be identified for some type of housing that would benefit the community and help alleviate the current housing situation. This could be in the form of community housing, affordable housing, workforce housing, employee housing, etc. However, many school sites are zoned PSP and do not currently allow housing of any type or density, which could result in long and arduous rezoning processes that could hinder potential development of community housing projects on many WCSD properties. WCSD recommends that the County consider allowing workforce/employee and affordable housing in PSP. WCSD also recommends a streamlined process for these uses due to the restricted timelines and federal requirements for many affordable housing projects.

WCSD does not have any concerns currently with the remainder of the code changes or the potential housing that may result. Generally, enrollment rates are trending down and WCSD has the Capital Funding necessary to accommodate growth so no school capacity concerns are apparent at this time. However, WCSD reserves its right to comment on development projects as they occur and in accordance with NRS Chapter 278 and as an agency partner.

Please let me know if you have any questions or would like further discussion on this.

Thank you,

**Kyle Chisholm**  
School Property Planning Manager

Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: [Kyle.Chisholm@WashoeSchools.Net](mailto:Kyle.Chisholm@WashoeSchools.Net)





## Oakley, Katherine

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**From:** deanna bragg <deannabragg@att.net>  
**Sent:** Thursday, August 29, 2024 10:01 PM  
**To:** Bronczyk, Christopher; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer  
**Subject:** WDCA24-0004 (Housing Affordability Package 2.5)

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To all it concerns

As a resident of the Spanish Springs area in Washoe County, Nevada, I am very concern with the growth in my area. Last week, I had the very horrible experience of needing to drive south on Pyramid Way as I had 8:00 AM appointments not once but twice and because of the horrible traffic, I was late for both appointments. Normally the drive time would have been 15 minutes for one of the appointments and 30 minutes for the other. I left my house 45 minutes earlier than usual and one hour for the other. By your continuing to approve more homes and business, this will only get worse. Now let's talk about our schools. These schools are already overcrowded and you want to add more homes and multifamily homes?? What about the sewer treatment plant that is running at capacity?

Please note, that we are and will continue to make notes on who is continuing to approve all these projects without the proper infrastructure and we will become more and more vocal as your time to be replaced gets closer! We will also be doing the same with the County Commissioners that continue to appoint those that are not representing our communities but lining their pockets!

DeAnna Bragg  
2300 Contrail St  
Sparks, NV

## Oakley, Katherine

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**From:** Sea Lion <sealion20@hotmail.com>  
**Sent:** Thursday, August 29, 2024 9:33 PM  
**To:** Bronczyk, Christopher; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer  
**Subject:** OPPOSED TO THE 302 IN THE 2.5a

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A statement that I understand by you or Mr. Trevor Lloyd mentioned; Mr. Lloyd said that the only applications the County has received for these neighborhood commercial parcels are for commercial uses. If you recall and it is documented, back during VILLAGE OF THE PEAK! We fought against a developer who wanted to put apartments right where Calle De Plata/Pyramid Hwy also Apartments. Do you remember this Mr. LLOYD?

We didn't want it then, We don't want it now or in the future. We have the same people then and a lot more people that opposes this. No matter what you call it or how you put it, WE DON'T WANT IT!

## Oakley, Katherine

---

**From:** Bronczyk, Christopher  
**Sent:** Friday, August 30, 2024 9:27 AM  
**To:** Oakley, Katherine  
**Subject:** FW:



**Chris Bronczyk**  
Senior Planner, Planning & Building Division | Community Services Department  
[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)  
Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512

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**From:** Ronald Lynch <lynchbranch@att.net>  
**Sent:** Friday, August 30, 2024 9:26 AM  
**To:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Subject:**

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I highy DISAPPROVE o 302. Do not do this to us !

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**From:** [cindy gilbert](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Against 302 apartments  
**Date:** Saturday, August 31, 2024 12:12:07 PM

---

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As a concerned homeowner in the Spanish Springs area, I am writing to you to say that I don't want 302 apartments in the 2.5a. This would cause a huge increase in traffic with no infrastructure in place. It would also "ugly up" our area, which we chose for a reason. We don't want 3-story apartments at the end of our road. It's bad enough they are on Pyramid near the new ER and Winco. Keep them out of our neighborhood.

Sincerely, Cindy Gilbert

**From:** [Judy Sweitzer](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** 302 from 2.5a apartments  
**Date:** Saturday, August 31, 2024 12:36:08 PM

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I live in Spanish Springs and strongly oppose this proposal for apartments in front of our development in Spanish Springs. Not only will it bring more traffic on an already congested road but it will detract and diminish the value of our homes in this area and will make accessing our homes more difficult.

Judy Sweitzer

**From:** [rosalie.ogburn](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** 302 in the 2.5a  
**Date:** Saturday, August 31, 2024 4:36:22 PM

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As ocal 20-years home owners in the Spanish Springs area, we absolutely do NOT want another ugly large apartments complex in our neighborhood. Please do not approve any more 302 apartments.

Cimarron East Home Owners

**From:** [Sharon Schneider](#)  
**To:** [Bronczyk, Christopher](#); [Mullin, Kelly D.](#); [Oakley, Katherine](#); [Lloyd, Trevor](#); [Gustafson, Jennifer](#)  
**Subject:** Please vote "NO" on Ordinance 302 in the 2.5a  
**Date:** Monday, September 2, 2024 11:30:32 AM

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Spanish Springs is a small, quiet community that is being quickly overtaken by apartments and houses. The traffic and congestion has not been taken into account (regardless of the improvements done on Pyramid).

Sincerely,

Sharon Schneider  
2450 View Point Dr.  
Sparks, NV 89441  
[Schnei2010@gmail.com](mailto:Schnei2010@gmail.com)

**From:** [Catie Van Dyke](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** No on 302  
**Date:** Monday, September 2, 2024 1:47:49 PM

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Hello -

I am a resident of Spanish Springs ranches and I'm writing to you to oppose 302 from the 2.5a. My father, KOZZ/KTHX DJ Bruce Van Dyke, bought this property as a connection to remote living in Northern Nevada and would be sad to see it's transformation into a dense urban living area especially when there are so few apartment complexes and high density planning closer to town.

Zoning laws exist to protect citizens from careless building. They also exist because they make sense. Apartment highrises should be located next to shopping areas with easy connection to public transportation. They should also be near areas that are easy to access via walking. Putting high rises and dense urban living in rural areas doesn't make sense for the residents who would live there nor does it make sense for the residents who already live there.

I am also concerned about long term access to water. We are on a well that is 700' down. Putting high density housing in this area without it being connected to city water is damaging to my only source. With climate change, I am not confident that the amount of water we have now will be maintained even at its current rate of use let alone adding high density housing.

I support high density housing and modern development of Sparks but urban sprawl is not the answer. It is not smart, it is not a good use of resources and it does not make sense for the future of Sparks.

Urban renewal is crucial. Let us learn from the mistakes of central/desert communities of California who are now running out of water due to poor planning. Please say NO to these zoning changes!

Thank you

Catie Van Dyke  
303-378-6368  
Spanish Springs Resident at 685 Alamosa Dr.



**From:** [Russell Family](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Ordinance 302  
**Date:** Monday, September 2, 2024 1:49:20 PM

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My name is Robert Russell and am a resident of Spanish Springs off of La Posada in the northern sector.

The intent of this email is to voice my opposition to Ordinance 302 as part of the 2.5. My wife and I are opposed to large scale apartment complexes being built in rural neighborhoods. Having experienced and lived with such developments as former CA residents, we can attest to the fact that such developments:

- Overwhelm critical natural resources such as water, natural gas and electricity
- Negatively impact highway and road infrastructures with increased traffic. And are built before the existence of rapid or local transit options are provided.
- Increase noise and air pollution due to density
- Overcrowd schools and classrooms

Such complexes lack architectural style. The complexes that exist in downtown Sparks look exactly like the same square boxes, with the same exterior colors, we saw built in Fullerton, Irvine, Anaheim, and other CA cities. They all look like 60's communist housing blocks with "lipstick". Better suited to downtowns with already available transit options. Not rural areas such as Spanish Springs and the northern sector of Sparks.

Requesting your opposition to 302.

Regards,

Robert Russell

**From:** [latentn](#)  
**Subject:** OPPOSE ORDINANCE 302 IN THE 2.5a. Meeting Sept 3, 2024  
**Date:** Monday, September 2, 2024 7:47:37 PM

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Thank you.  
E. Gers  
Reno, NV 89523

**Oakley, Katherine**

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**From:** lisa lomas <lisalomas@ymail.com>  
**Sent:** Saturday, August 31, 2024 12:58 PM  
**To:** cbronzk@washoecounty.gov; Mullin, Kelly D.; Oakley, Katherine; Lloyd, Trevor; Gustafson, Jennifer  
**Cc:** lisa lomas  
**Subject:** OPPOSE TO PLANNING 302 IN THE 2.5a

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STOP THIS.....

WE OPPOSE TOT HE PLANNING 302 IN THE 2.5a IMMEDIATELY

**From:** [Dave](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Ordinance 302 A  
**Date:** Saturday, August 31, 2024 11:10:19 AM

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Please vote against Ordinance 302 A in the 2.5a ! In Spanish Springs

Thanks Dave Morby  
Cell 775-762-0431

Sent from Dave's iPad

8D) Public Comment  
Det Davison

September 3, 2024

Washoe County Planning Commission  
1001 East Ninth Street  
Reno, NV 89512

RE: WDCA24-0004 (Housing Affordability Package 2.5a)

Hello again Chair Pierce and Commissioners:

Thank you for this opportunity to comment on proposed changes which focus on our gap – the lack of attainable middle income housing types and diversity – as we seek solutions to our housing shortage. Kudos to staff for including the five examples in the staff report. That was a great way to show the impacts of proposed changes.

As I see it, middle income housing types are designed to meet the needs of those residents who make too much money to use subsidized low income housing but not enough money to afford a market rate unit. Staff describes these housing types as “more economically accessible” (page 9). These housing types can serve the “missing middle” of our population. Federal assistance programs are all about the lower income brackets with little emphasis given to the higher income brackets. Let’s focus on the County residents who are not served by the Federal programs but who desperately want to find an economically accessible house or apartment.

Here are my comments on several specific changes:

Multifamily – SUPPORT making two categories based on size, was a broad category of 3 or more units, now Minor Multi Family = 5-20 units (zoning remains the same, is only allowed in the 3 urban zones and NC), and Multi Family = 21+ units (zoning remains the same, is only allowed in 3 urban zones and NC)

Duplex – SUPPORT proposed regulatory relief: MDS was P (Admin Permit) now AR (Admin Review)  
HDS was P (Admin Permit) now A (Allowed)  
LDU + MDU were P (Admin Permit) now A (Allowed)  
NC was S<sub>2</sub> (Board of Adjustment SUP) now A (Allowed)

Triplex (3 units) and Quadplex (4 units) single structure on one parcel – SUPPORT because these design and configuration changes allow for diversity of housing types in MDS and HDS where Multifamily (5 or more units) can’t be developed, MDS requires Administrative Review, triplex and quadplex not allowed in LDS or rural zones (GR, GRA, LDR, MDR, HDR)

Cottage Court (2-12 units) on one parcel – SUPPORT because these help to diversify housing types, LDS requires Administrative Permit, MDS requires Administrative Review, must be served by sewer, cottage court not allowed in rural zones (GR, GRA, LDR, MDR, HDR)

Employee Housing (NC, GC, TC zones) on one parcel – SUPPORT because these also help to diversify housing types and have employer engagement, requires Special Use Permit, employee housing dormitories not allowed in Residential zones

Open Space requirement for 5 units or more – some CONCERN that this may result in more projects of four units or less to avoid this requirement, warrants monitoring once adopted

Those who are concerned about additional growth have valid questions about law enforcement, schools, roadway infrastructure, sewer and water supply. I encourage all those here tonight and those watching to become involved in the advance planning for these government services.

If residential development on a specific parcel is not desired, buy it at fair market value to respect the owner's property rights and then dedicate it to permanent open space. This has a direct negative impact on housing however because it further reduces the available land supply, which creates its own set of problems.

If quality of life brought you here, some of the things that can be used to balance growth with a defined quality of life include night sky ordinances to reduce light pollution, more trails to access the BLM and County open space and recreation areas, and landscape berms and buffers to reduce road noise.

The big question is: how do we keep the door open to newcomers who want the same things we all want and still maintain a certain quality of life? Instead of stopping growth, managing or directing growth to accommodate newcomers is a better way to go, in my opinion. That takes involvement in the planning process but the outcome is worth it.

I got involved in the housing issue because I was concerned about the existing need for 7,350 dwelling units in unincorporated Washoe County as well as the future need for more than 6,000 dwelling units (although we don't know how many of these need to be affordable). Where are all these County residents going to live? We as a community have a fundamental problem, a basic problem – there is not enough economically accessible housing already on the ground and the future may not provide enough unless steps are taken to increase that economically accessible supply. These Development Code changes may take years to realize a benefit – they are not overnight solutions – but they are potential solutions that deserve your support.

Thanks for listening. I am happy to answer any questions you may have.

  
Pat Davison