

## Oakley, Katherine

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**From:** Oakley, Katherine  
**Sent:** Monday, May 6, 2024 1:25 PM  
**To:** Oakley, Katherine  
**Subject:** FW:

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**From:** CAB <[Cab@washoecounty.gov](mailto:Cab@washoecounty.gov)>  
**Sent:** Saturday, May 4, 2024 9:31 AM  
**To:** Managers - Commissioner Support <[commissionersupport@washoecounty.gov](mailto:commissionersupport@washoecounty.gov)>  
**Subject:** FW:

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**From:** Krista Knight <[knightkrista960@gmail.com](mailto:knightkrista960@gmail.com)>  
**Sent:** Saturday, May 4, 2024 9:30:35 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** CAB <[Cab@washoecounty.gov](mailto:Cab@washoecounty.gov)>  
**Subject:**

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

My name is Krista knight of 454 e 9th ave, Sun Valley, NV 89433. I'm a home owner and the idea of more growth out here terifies me as it would destroy all I've come to love out here. The safety of our children and grandchildren being most important sun valley is becoming over populated as is and our little town is losing what makes it so beautiful. So please think of what the growth will do. We don't need or want gangs violenceand everything else (growth) will bring, the good people out here being forced out.

## Oakley, Katherine

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**From:** nystroms@frontiernet.net  
**Sent:** Tuesday, May 7, 2024 6:47 AM  
**To:** Oakley, Katherine; Bronczyk, Christopher  
**Subject:** Comment on WDCA24-0002

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

We would like to comment on the proposal to change the zoning height here in Sun Valley. We are opposed to any changes proposed as we like Sun Valley just the way it is which is what attracted us to move here. As far as affordability I think Sun Valley is a model for affordable housing. Changes to the current height restriction will cause homeowners to have to compete with developers for property and will cause an excessive increase in values such as other parts of the county. I do not think that you did your homework on the potential impacts this will cause.

I know that you say that you will not allow development unless there is ability to handle the increase in population density and it's impact on education, law enforcement, fire protection, roads and other government services but you current track record shows that you will put the cart before the horse. We already have high crime, lack of teachers and excessive traffic. If you want affordable housing move it out further from town.

Thank you

Walter and Tracy Nystrom  
215 Danforth Drive  
Sun Valley, Nevada

May 7, 2024

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

RE: WDCA24-0002 (Affordable Housing Package 2)

Chair Pierce and Commissioners:

Thank you for this opportunity to comment on proposed changes to reduce existing regulatory barriers to affordable/workforce and multi-family housing. These changes are designed to incentive the construction of smaller units with access to adequate infrastructure (water/sewer utilities and public transportation).

The baseline or minimums proposed here give those “smaller unit” developers more flexibility to keep costs down. If the requirements are a significant barrier, developers go elsewhere. And depending on the development costs and expected rents, a developer can add additional amenities or go beyond the minimums proposed here for things like balconies, rear yards, or patios.

Here are my comments related to each change:

- 1) SPANISH SPRINGS TABLE C-1 - **SUPPORT** changes to incentivize detached ADUs, allow limited residential use in Neighborhood Commercial regulatory zone, allow duplexes with Administrative Permit
- 2) SUN VALLEY HEIGHT LIMIT - **CONSIDER COMPROMISE/MIDDLE GROUND**

I respect the comments from Sun Valley residents who do not want the two story height limit removed. If you decide to keep the existing height limit for all new residential, commercial, and industrial structures in Sun Valley, please consider some alternative that allows higher density/three stories for multi-family use if affordable housing goals are met i.e. for units that rent at or below the County/Family Median Income for a two person household; meets the demand for smaller units (studios and one-bedroom apartments); provides dedicated housing for seniors or veterans, etc. The design of these units would be compatible with the neighborhood and provide more diversity of housing types.

Article 336 of the Development Code is titled “Affordable Housing Incentives (Reserved for Future Ordinances).” Page 336-1 has no incentives shown – the page is blank. Perhaps the first incentive to be shown could be an alternative/exception to the Sun Valley two story limit to encourage needed diverse housing for the Sun Valley kids and grandkids who will be looking for a place to live in the future. Having multi-family residential units in Sun Valley not only benefits that community but also the rest of the County.

- 3) MULTI-FAMILY RESIDENTIAL PARKING - **SUPPORT** the reduced covered space parking requirement for all units and also the reduced parking space requirement for smaller units while increasing the parking space requirement for four bedroom units
- 4) MOTORCYCLE/BICYCLE PARKING - **NEUTRAL** because I am not familiar with this topic
- 5) MULTI-FAMILY LANDSCAPING - **SUPPORT** eliminating the 50% turf requirement
- 6) RESIDENTIAL PRIVATE OPEN SPACE - **SUPPORT** reducing the required size of private rear yards, patios, balconies, or decks with option to increase common open space
- 7) RESIDENTIAL COMMON OPEN SPACE - **SUPPORT** new turf design guidelines and minimum 1500 SF contiguous size if turf is provided as common open space

According to an April 24, 2024 article in the *Reno Gazette Journal*, more than 4,000 rental units are under construction in the Reno/Sparks area and more than 4,000 units in the planning stages. Whether the new units will be enough to offset the shortage remains to be seen so the potential impact of these Development Code changes may take some time to be noticeable.

Washoe County is growing and changing. The Development Code needs to change to meet the needs of a growing population. Please support your staff's recommendation for these thoughtful changes and consider my suggestion for a Sun Valley compromise. Thanks for listening. I am happy to answer any questions you might have.

  
Pat Davison