

From: Krissy Flynn <krisssytmgirl@gmail.com>
Sent: 3/26/2024 3:53:36 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Village Christian Academy

I am in favor of the Village Christian Academy for grades Kindergarten through fifth. Both my daughters attended Village Christian Preschool. They received a faith-based education in their early years. As they moved into elementary school, there was no other choice but a public education. When one of my daughters was struggling, our only option for a different education would have been in Reno. As working parents, we could not drive up to 2 hours per day for school. The Village Christian Academy provides families with choices in the education of their children. The facility is ready to accommodate four classrooms without the need for additional buildings. I believe that the Village Christian Academy would be a good addition to our community.

Thank you for considering my perspective,

Kristin Flynn
Educator of Young Minds

From: Guy Tarvin <guytarvin@gmail.com>
Sent: 3/26/2024 2:03:55 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Village church proposed school

Dear sirs:

We would like to support the Village Church's proposed school. We think it would be a valuable asset for the community of Incline Village. Feel free to contact us if you need further information.

Guy and Patty Tarvin
1057 Mill Creek Road.
Incline Village , NV. 89451
760-504-4081

From: Alyssa Van Horn <alyssa.a.vanhorn@gmail.com>
Sent: 3/26/2024 2:58:22 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: alain@dowl.com <alain@dowl.com>; tgilbert@thevillagechurchnv.org <tgilbert@thevillagechurchnv.org>; preschool@thevillagechurchnv.org <preschool@thevillagechurchnv.org>;
Subject: [Support] Wood Creek Regulatory Zone

TRPA committee,

My family would like to express support for amending the Washoe County Tahoe Area Plan to add, "schools- kindergarten through Secondary", as a permissible land use as a special use within the Wood Creek Regulatory Zone for parcels equal to or greater than three acres in size. It is my family's hope that the Regional Plan Committee (RPC) recommends approval to the TRPA Governing Board for adoption of the proposed area plan amendment.

Doing so will enable greater economic development for our town and businesses as we will be better able to attract and retain families with children who have diverse needs and backgrounds.

Thank you for your time and support of this critical need. Let us know if you have any questions.
Alyssa and Kent Van Horn
618-520-2341

From: Elizabeth Tomaino <walmse@gmail.com>
Sent: 3/26/2024 2:33:34 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: Cindy Liggett <preschool@thevillagechurchnv.org>; alain@dowl.com <alain@dowl.com>; tgilbert@thevillagechurchnv.org <tgilbert@thevillagechurchnv.org>;
Subject: TRPA comments

Hello,

I would like to express support for amending the Washoe County Tahoe Area Plan to add "schools- kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for parcels equal to or greater than three acres in size.

It is my family's hope that the Regional Plan Committee (RPC) recommends approval to the TRPA Governing Board for adoption of the proposed area plan amendment.

Thank you for your time. Please let me know if you have any questions or need any additional information.

Best,
Liz tomaino

From: Mary Martineau <maryloganmartineau@gmail.com>
Sent: 3/26/2024 3:53:04 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: Eric Martineau <emartineau356@gmail.com>;
Subject: TRPA Comments

Hello,

This note is on behalf of myself, Mary Martineau, and my husband, Eric Martineau. Eric is a physical therapist at Incline Village Physical Therapy and Medical Fitness in Incline Village. He interacts with the community daily and goes above and beyond to serve them. He works long shifts and we rely on childcare from Village Christian Preschool (VCP). We have two sons currently enrolled at VCP. Our younger son is 2 and our older son is 5. We plan for our older son to attend Kindergarten at Village Christian Academy (VCA) in the Fall (and our younger son in the future). We were on a LONG waitlist to get into VCP; we consider ourselves lucky, as many families never get in. VCP has a historical presence in North Lake Tahoe and is one of the few options for childcare for the birth-5 age group. Unfortunately, it is the only faith-based childcare center at that. North Tahoe is already lacking childcare options and new childcare centers are not opening. The most logical solution is to expand the capacity of existing facilities.

In terms of elementary and secondary school options, families are also lacking options. Yes, we could choose public school or Lake Tahoe School. However, these are not faith-based. A religious education is an option that local families deserve; such options didn't exist until very recently. It is incredibly unfortunate that members of the community and TRPA are working against the expansion of VCA and St. Clare's.

TRPA already has enough control over our lives. Please don't take more from us, but more importantly from our children. TRPA Staff, remember that our community's children will outlive you. Do they deserve to be punished for decisions you made against them?

Sincerely,

Mary and Eric Martineau

From: Jasmine Lance <jasminelance727@gmail.com>
Sent: 3/26/2024 2:20:26 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Support

Please accept this email as my expressed support for amending the Washoe County Tahoe Area Plan to add, "schools- kindergarten through Secondary", as a permissible land use as a special use within the Wood Creek Regulatory Zone for parcels equal to or greater than three acres in size. It is my family's hope that the Regional Plan Committee (RPC) recommends approval to the TRPA Governing Board for adoption of the proposed area plan amendment. Thank you for your time and support on this critical need. Please contact me if I provide any additional information.

From: Chris Peterson <chrisjp@sbcglobal.net>
Sent: 3/26/2024 2:44:58 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: Tim Gilbert <timgilbertsr@netscape.net>;
Subject: Support of Private Church School

Friends at TRPA,

We are writing to urge you to approve the plans for a private church school at both the Village Church and The St. Francis Catholic Church in Incline Village, Nevada. Education should be a top priority in our community, and freedom of choice of the type of education our children receive should be no less important. We welcome schools in our neighborhood.

Please vote to approve the schools.

Chris and Carla Peterson

571 Jackpine Lane
Incline Village, NV 89451

Home: (775) 831-3778
Office: (775) 831-1522

From: Eric Johnston <ericjohnston1989@gmail.com>
Sent: 3/26/2024 2:43:34 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Support for Wood Creek Rezoning

I would like to voice support for rezoning the Wood Creek Regulatory Zone to support schools.

St. Clare's is incredibly important to our family -- I can say definitively that we would not be living here if it were not for this school. As the only Catholic school in North Lake Tahoe, many families rely on it to provide the educational and spiritual formation that our children need. If this school were to disappear, our family would be at a loss for where to send our children. We would not send our children to the public schools in this area. We don't have anything against the public schools, but we just want our children to have a Catholic education.

Before St. Clare's moved into the St. Francis Church, they rented space in Tahoe Vista. While we were still grateful to have the school, it was very difficult to have the church in a separate location from the school. The school did not feel complete until it moved to St. Francis. If we were to move away from the Church, it would be taking away from the spiritual education that my children need. Learning about our faith simply isn't the same when we have to take field trips to see how our faith works.

I sincerely hope that the rezoning is approved so that St. Clare's can continue to provide this community with the option of Catholic education.

Best,

Eric

From: Debbie Ceragioli <d.ceragioli@gmail.com>
Sent: 3/26/2024 3:57:23 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: SUPPORT FOR ST CLARE'S TAHOE SCHOOL

To Whom It May Concern:

I'd like to express the view of someone who values and supports St Clare's Tahoe School and their location on the grounds of St Francis of Assisi Church. I'm a parishioner of St Francis of Assisi and a 37 year resident of Incline Village. Although I do not live in the neighborhood of the church, some of my dearest friends do. I respect their concerns and care about their neighborhood and our Incline Village community at large.

In viewing some of the neighborhood comments, it seems much of the negativity is coming from fear and misinformation. What does not seem to be realized in all of this, is that those involved in St Clare's School - from the director to the staff to the board members to the children who attend - will work towards, and desire nothing but, a *positive* impact on the surrounding neighborhood and community. Having come to understand the perspective and plans of the school founders and others involved in the school operations, I'm confident that neighborhood concerns about traffic, noise, safety etc *will continue to be thoughtfully and actively addressed and mitigated* as the school develops.

St Clare's presence at the church has brought increased vibrancy to our parish and to our village, along with a greater awareness of the importance of understanding differing views to work towards solidarity.

Respectfully yours,

Deborah Ceragioli

From: Ashley Holt <ash@holt1.com>
Sent: 3/26/2024 2:33:28 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public comment

We are in support of the amendment to codes that allow for increased school choice in Incline Village.

Ashley Holt

From: Support Incline <supincline43@gmail.com>
Sent: 3/26/2024 2:35:09 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public Comment in Support of Incline Village Rezoning for Schools

A faith-based, Montessori education is not an option in local public schools, and it is unfair to gaslight families who desire this education system that the local public school meets their needs. This is not to put down the local public schools, but to highlight that if we want our communities to be inclusive and accessible, we need to be more accepting of different institutions living in harmony than continuously arguing "we already have schools".

There is a concern that, since parking is already an issue around these churches, that building out a school will only exacerbate parking and congestion. This is an inaccurate assumption because it is entirely possible that development can improve parking and congestion, if done correctly. The church and school can and should be able to address parking needs, erect more clear parking and no-parking signs on Kelly Drive and Mt. Rose Highway, and create space that respects the environment and community around them. I strongly believe that the church and school leaders have every intention of doing so, and they need support to make that happen instead of a downright rejection.

There is also a concern about "noise" in the neighborhood, which I believe translates to neighbors preferring not to have more children outside in that area. Currently, children are probably only outside on the premises no more than 2-3 hours of the day, having most of their instruction indoors. I'd like to understand better why this is a problem for such a short period of time in a 24 hour day. I disagree that this "noise" will only lead to decline in property value, as it is commonly known that property value can significantly increase around a school as families wish to be located as close to it as possible.

From: Camila Delsignore <camiladelsig@gmail.com>

Sent: 3/26/2024 1:56:11 PM

To: Public Comment <PublicComment@trpa.gov>; alain@dowl.com <alain@dowl.com>

Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

Dear TRPA,

Hi, I'm a mother of two kids that goes to Saint Claire's. Having a Montessori school in Incline as a choice for our kids future is extremely important to us.

My kids thrive with this educational approach and I believe it's important for the future of our community to have people that can critically think and become successful adults that will contribute to our society.

Please I urge you to approve this Amendment.

Camila Delsignore

593 Tyner Way Incline Village NV 89451

From: Yolanda Wiehe <yolanda7777@rocketmail.com>
Sent: 3/26/2024 3:59:58 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: from Yolanda Knaak Please vote YES on the proposed amendment to the Washoe Co Tahoe Area PLn

Dear Tahoe Regional Planning Agency Regional Planning Committee
re Meeting on March 27, 2024: Agenda Item 3

I respectfully and strongly urge you to vote this proposed amendment to the Washoe County Tahoe Area Plan. Please see my reasons below.

1. Because K through 12 public education in Nevada ranks one of the lowest in the nation. We need to give parents an alternative to the dysfunctional public education system.
2. Parents should have the option of sending their children to a Religious school. Currently there are no religious schools in Incline Village.
3. Having the schools near Mount Rose Highway would be an advantage to get the children evacuated safely in an emergency!

Please approve this proposed amendment to the Washoe County Tahoe Area Plan!

Thank you for your consideration and, hopefully, approval.

Yolanda Knaak
Incline Village Resident

From: mike oneill <mro_insno@yahoo.com>
Sent: 3/26/2024 1:58:49 PM
To: Public Comment <PublicComment@trpa.gov>; alain@dowl.com <alain@dowl.com>
Subject: Approval of Village Christian school

Good Afternoon,

I am in support of the expansion of Village Christian and think it will benefit our community greatly. Feel free to call me anytime.

Mike O'Neill
805-630-4442

From: Janet Goodman <janetgoodman@aol.com>
Sent: 3/26/2024 3:07:33 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Comment for TRPA Regional Planning Committee Agenda item 3 Wednesday, March 27, 2024

Comment for TRPA Regional Planning Committee
Wednesday, March 27, 2024

Agenda Item 3

Regarding amendment to the Washoe County Tahoe Area Plan

We write in favor of the TRPA Regional Planning Committee approving the Required Findings and adopting the Area Plan amendment to add "Schools – Kindergarten through Secondary" as a special use within the Wood Creek Regulatory Zone, for those parcels equal to or greater than three acres in size.

The Washoe County Board of County Commissioners approved the development code amendment last month. It has been found that the amendment would not result in significant effects on the environment and is in conformance with the Regional Plan. Further, the TRPA Regional Plan Implementation Committee members expressed support for the proposal with no notable concerns raised. Finally, the amendment and allowance of the schools within the Wood Creek Regulatory Zone supports the Washoe County Strategic Objective to "support a thriving community." We urge that this amendment be moved forward to allow for the school development that will enhance the community's services for the increased numbers of school age children in Incline Village.

Ronald and Janet Goodman
Washoe County residents

From: pmosermorris@gmail.com <pmosermorris@gmail.com>

Sent: 3/26/2024 3:22:16 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: Agenda Item 3 of the March 27, 2024 Meeting of the TRPA Regional Planning Committee: "Discussion and possible recommendation on the proposed amendment to the Washoe County Tahoe Area Plan..."

To the Tahoe Regional Planning Agency Regional Planning Committee Meeting on March 27, 2024:

Re: Agenda Item 3, "Discussion and possible recommendation on the proposed amendment to the Washoe County Tahoe Area Plan to add "Schools – Kindergarten through Secondary" as a special use within the Wood Creek Regulatory Zone, for those parcels equal to or greater than three acres in size."

I respectfully and strongly urge you to APPROVE this proposed amendment to the Washoe County Tahoe Area Plan -- for three reasons:

First, because K through 12 public education in Nevada consistently ranks 49th or 50th in the nation; and because unfortunately, throwing more and more money at the problem has not changed this situation. Only more competition will, because giving parents an alternative to the dysfunctional public education system is the only way to truly incentivize the public schools here to improve. ALL of our children deserve an education that will prepare them to succeed in life.

Secondly, I believe that success in life has a crucially important spiritual dimension; and that therefore, parents should have the OPTION of sending their children to a Christian school. The proposed amendment would make possible future applications for two Christian schools. Such future applications would, of course, be evaluated in a separate process, the special use permit application and evaluation process, but such applications cannot even be submitted unless and until the proposed amendment is adopted.

Thirdly, although some have suggested that the proposed location of the Village Church's school would complicate emergency evacuation because it is close to State Route 431, the truth is that if all the students were at school when evacuation occurred, they could all be evacuated at once. They will have to be evacuated no matter where in Incline Village they are located; it may even be more convenient to have them all in one spot!

Please approve this proposed amendment to the Washoe County Tahoe Area Plan!

Thank you for your consideration and, hopefully, approval.

Yours truly,

Patricia J. Moser Morris

330 Ski Way

Incline Village NV 89451

From: Bri Holt <a@holt1.com>
Sent: 3/26/2024 10:53:44 AM
To: Public Comment <PublicComment@trpa.gov>; alain@dowl.com <alain@dowl.com>
Subject: Village Christian Academy

Hello,

I am writing in support of the Village Christian Academy. My daughter attends the school and loves it. The school is a welcome education opportunity in our small Tahoe community. I ask the TRPA to please vote in favor of the school and offer it the support it needs.

Thank You,
Bri Holt

From: Mike & Nell Lacey <mnlacey@gmail.com>
Sent: 3/26/2024 12:57:47 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Village Christian Academy K-5 permit approval

We are writing this in support of the necessary permits & approvals being granted to allow Village Christian Academy (VCA) to operate. Incline Village needs to provide parents with school choice alternatives in areas such as curriculum (faith-based or secular), teacher-student ratio, and cost. It is difficult to comprehend why competition that can benefit our children is not a positive scenario. The facility that VCA would utilize is already set up to handle group function traffic flow, with an existing traffic loop, drop-off area, and site parking. We are hopeful that governmental agency representatives can see the overall net positive impact this facility will provide to the community.

--

Mike & Nell Lacey
598 Sugarpine Drive
Incline Village, NV 89451

From: Ann Schofield <inclineannie@gmail.com>
Sent: 3/26/2024 12:48:26 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Use within Wood Creek Regulatory District

The Village Church is a long time foundational entity of Incline Village. Its contributions to the community are extensive through its 40 plus years as a source of food for the needy, its Preschool serving working families with affordable childcare and even through its thrift shop ministry with the opportunity to assist families with household goods and clothing. The list goes on. Because of the church's proven reputation, I urge you to approve the special use permit to allow them to enhance what they already have going on - to allow them to serve more families with their children's educational needs from the preschooler to the fifth grader. What is more important than offering a safe place for children to learn and grow? You won't find a better partner for these families than The Village Church.

Regards,
Ann Schofield

From: Nicole Russell <ntravnicek@gmail.com>
Sent: 3/26/2024 1:35:32 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: TRPA MTG: Public Comment: Schools - special use & Regulatory Zoning

To whom it may concern,

I'm aware of the schooling request for both St Francis & The Village Church and strongly believe having a formalized faith based education in the area is not only desirable but beneficial to the community. Most communities will have at least one recognized faith based school and the fact that there isn't one in Incline Village already, strikes me as odd especially considering the town's growth from the pandemic. There's a number of churches in the area so clearly there's a strong interest in faith and with this it's natural there's a strong interest for those participating in those churches, having their children brought up with a faith based education in line with their church. Both St Francis and The Village Christian church recognize this need within the community and are trying to do something beneficial to help with this. They've been faced with many challenges and even through this, are continuing the effort which only goes to show the desire of the community and their strong willingness to help. I truly hope you consider providing the clearance needed in order to give the churches the opportunity to help our community grow, strengthen our children's education, and encourage continual support around the parents.

Thank you,
Nicole Russell - 4 year full time resident with two young children

From: Millie Clarke <mclarke47@gmail.com>
Sent: 3/26/2024 11:43:36 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: TRPA Meeting Input

This is a comment in support of private religious schools in Incline Village. I am a resident of Incline Village, and I strongly believe that having the choice of a parochial school education is very beneficial for our community. The children and the parents will both benefit. The proposed schools at McCourry (The Village Church Academy) and at St. Francis of Assisi will be assets to the community. The impacts to the Tahoe area will be very positive.

Sincerely,

Mildred Allen Clarke
744 Country Club Dr.
Incline Village, NV 89451

From: jon@russells.me <jon@russells.me>
Sent: 3/26/2024 1:48:50 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: TRA MTG: Public Comment: Schools - special use & Regulatory Zoning

To whom it may concern,

My family, including our two young elementary school aged children, live in Incline Village. We've been full time Tahoe residents for the past four years.

I'm aware of and supportive of the efforts of both The Village Church and St Francis to establish schools in the area. St Francis and The Village Church are great examples of local churches with strong ties to the area. They benefit and serve the community and its children, irrespective of faith. I am very appreciative of their generosity and the aid they have provided to many children like ours during the pandemic.

In the past few years, the area has seen an influx of families with young children. Existing private schools cannot satisfy all of the demand they are seeing. There is also a need for options which incorporate faith-based education. Both St Francis and The Village Church recognize this need within the community and are taking action to help. I truly hope you provide the necessary clearances, and do so quickly, in order to give them the opportunity to further their work helping this community thrive.

Thank you,
Jonathan Russell

From: Tara <taramaddendent@gmail.com>
Sent: 3/26/2024 1:29:56 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: alain@dowl.com <alain@dowl.com>; Cindy Liggett <preschool@thevillagechurchnv.org>; tgilbert@thevillagechurchnv.org <tgilbert@thevillagechurchnv.org>;
Subject: Public Comment of Support for DCA Meeting & Agenda 3/27/24

Please accept this email as my expressed support for amending the Washoe County Tahoe Area Plan to add, "schools- kindergarten through Secondary", as a permissible land use as a special use within the Wood Creek Regulatory Zone for parcels equal to or greater than three acres in size. It is my family's hope that the Regional Plan Committee (RPC) recommends approval to the TRPA Governing Board for adoption of the proposed area plan amendment.

As a 15-year educational administrator, I recognize the importance of school choice for young families and the need for this amendment to institutionalize that choice within northern Tahoe. As a mom of two young toddlers, I recognize our personal need for a high-quality Biblical K-5 school resource that aligns with our core values, our children's development, safety, and wellbeing.

Thank you for your time and support on this critical need. Please contact me if I provide any additional information.

Sincerely,
Tara Madden-Dent, Ph.D.
President, Academic Freedom
Incline Village Resident

From: Sara Hadden <sas.hadden@gmail.com>
Sent: 3/26/2024 12:30:02 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Support for Village Christian Academy

Good Afternoon TRPA,

Please support the educational opportunity for the children of Incline Village by proceeding with the Village Christian Academy plans. The Village Church has helped hundreds of local, diverse families and provides ongoing education for adults. Please allow them to expand their opportunities for children. This Church is a wonderful resource for the area and provides great services to a wide variety of the population. Please encourage the children to learn such valuable lessons and service to further improve the Incline and North Tahoe community.

Thank you,

Sas
sas.hadden@gmail.com

From: Thomas Payne <tpayne82@gmail.com>

Sent: 3/26/2024 12:47:55 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: Public Comment for the TRPA for Washoe County Tahoe Area Plan amendment to add "schools-Kindergarten through Secondary"

Hello my name is Thomas Payne. I would like to add my comment for the Washoe County Tahoe Area Plan amendment to add "schools-Kindergarten through Secondary".

I have lived here for 11 years now. There are good and bad things about living in Incline Village. That being said, I am a Christian that loves the Lord Jesus. I came from Fresno, Ca. I went to a private Christian school there and it made the difference in my life. So I am a huge supporter of Christian private schools. I have two children that I want in a Christian private school. Yes there is a private school in Incline Village, but it is not Christian.

Thank you for your time,
Thomas Payne

From: Jenna Hilton <jenna.hilton@gmail.com>
Sent: 3/26/2024 1:02:50 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public Comment for TRPA Hybrid Meeting on March 27, 2024

Greetings,

I would like to share my support of adding "Schools – Kindergarten through Secondary" as a special use within the Wood Creek Regulatory Zone, for those parcels equal to or greater than three acres in size. My child has attended religious education programs at The Village Church for the past two years, and it is my hope for her to continue her education there. Churches and schools have existed harmoniously for centuries. I would like to see this important community service continue to expand.

Thank you,

Jenna Hilton

From: Anne Payne <annecpayne@gmail.com>
Sent: 3/26/2024 11:48:25 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public Comment for Schools-Kindergarten through Secondary

Good morning,

I would like to add a public comment for the TRPA Regional Plan Implementation Committee meeting on March 27th for the agenda item " Washoe County Tahoe Area Plan amendment to add "schools-Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

My comment is: I am very much in favor of adding "schools-Kindergarten through Secondary" to the permissible land use in the Wood Creek Regulatory Zone for parcels equal or greater than three acres in size. I live in Incline Village and I would like to have a school choice option, specifically a Christian school option for my children. It is very important to me and my family that my children receive Christian schooling. The Village Church has operated a successful preschool for over 20 years, and has been very important to the families of this community including my family. I would love the option to continue my children's religious and academic education at The Village Church in a K-5 elementary school program.

Thank you for your time and consideration,
Anne Payne

From: Tony Schweiss <tony.schweiss@gmail.com>
Sent: 3/26/2024 11:40:38 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

Subj: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone
From: Tony Schweiss
Address: 1008 Galaxy Way, Incline Village, NV

Dear TRPA and TRPA Regional Planning Committee,

My wife, five children, and I are residents of Incline Village. We are fortunate to be able to make a home of our beautiful town and area for several reasons but the keystone reason is the existence of a Catholic school to which we can confidently send our kids to learn in an environment informed by our faith. Having this choice and having the school co-located with the Church that is our religious home, is what keeps us in Tahoe and in Incline Village. Simply put, if the school didn't exist here, we would need to leave.

Some people have asked me why the local public school isn't the right answer for us. I fully support public schools and the right of all children to high quality education. My tax dollars are a material support, and how I vote is heavily influenced by public educational considerations. But for our family, our religion is at the center of how we engage with the world around us. The freedom and opportunity to choose to send our kids to a school that follows the tradition of our faith is a core consideration when determining where to raise our family. As a parent of kids at St. Clare's, I know that the other families feel similarly.

Further, as a member of the Pastoral Council of St. Francis, I strongly support this DCA. It is a core tenant of our belief that we have an obligation to offer an education to the children of our parishioners that is aligned to our faith. Parishioners of St. Francis may choose to use this school for the reasons my wife and I have chosen to send our children to the school. The DCA you are considering would give us the opportunity to continue operating in a way that aligns and fulfills our mission as a religious organization.

Besides the positive and tangible support for this DCA from the St. Francis and Village Church communities, there has been some criticism. I would like to address some of the common themes of some of the questions raised that seem relevant for your Commission.

- St. Francis has been functioning in its current location since 1969 with far more activities involving much higher traffic and numbers of children than this school will add to the location. Four masses per weekend, weddings and funerals on a regular basis, religious education with over 100 kids at events, etc. There are also community events the church hosts on a regular basis throughout the year on weekdays and weekends.
- The church building has a capacity of roughly 300 people and can be safely used for its permitted number of people, including all of the types of uses listed above.
- The uses listed above have really not raised any consistent or substantial notice from neighbors over the years, and those church related events bring in much, much more traffic than the small school does (or would).
- Given the points above, the arguments opposed to the DCA strike me as potentially ignoring the overwhelming actual experienced use of the property. That is, the property can, and consistently is used safely for much larger crowds of people than the school will ever host.
- The Planning Committee and TRPA should be confident that this DCA will not increase risk and that any specific concerns of the broader community can be mitigated in the terms of a special use permit.

I am likely unable to attend tomorrow's meeting due to work obligations, however, were I there, I would have appreciated the opportunity to stand up in public support of this DCA. The opportunity for Incline to offer school choices to its residents is impactful for the whole community and will be a growing and contributing factor to attracting more full-time residents who desire to make this their permanent home for their young and growing families.

From: Rauenhorst, Gia <Gia@rauenhorst.net>

Sent: 3/26/2024 11:11:55 AM

To: Public Comment <PublicComment@trpa.gov>

Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

Dear TRPA board members,

I am in strong support of the Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone to assist Saint Francis of Assisi and the Village Christian Church establish schools on their sites. I am a current parishioner of Saint Francis of Assisi, a former board member of Saint Clare's Tahoe and a current parent and volunteer. Before Saint Clare's, there was no Montessori option in the Tahoe Basin, and no Catholic or Christian option in the Tahoe Basin. With Saint Clare's Tahoe, now there is both. It serves as a school choice option for families seeking to have access to our religious rites and teaching as part of the holistic education of a child and family. The Diocese of Reno leadership as well as the Saint Francis of Assisi pastoral counsel of the church is in favor of supporting the school establishment, and the school community is ready to help make it a reality. The 40+ students at Saint Clare's are primarily Incline Village residents, with some students driving from other places in the Tahoe Basin for access to this unique and special education. We have more than one family who moved from across the country because of how special Saint Clare's is, and the extremely high quality of education the school provides. We need your support in granting the amendment to help us make Saint Clare's a home for those looking for a Catholic and Montessori school on the beautiful eastern shores of Lake Tahoe.

Thank you for your time and consideration of this issue.

Gia Rauenhorst, M.Ed.

From: Jeff Ogden <jogden704@gmail.com>
Sent: 3/26/2024 11:19:28 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Please Approve DCA for Wood Creek Regulatory Zone

Dear TRPA Board Members,

I am a resident of Incline Village and the pastor of The Village Church. I am writing to urge you to approve this code amendment change in order to secure the Constitutional right to the free exercise of religion for residents of the Tahoe Basin.

Shortly after his resurrection, Jesus commanded his disciples to "Go and make disciples of all nations, baptizing them in the name of the Father and of the Son and of the Holy Spirit, and teaching them to obey everything I have commanded you." (Matthew 28:19-20) In obedience to Jesus, the earliest recorded Christian school was founded in the second century AD in Alexandria, Egypt to teach converts the way of Jesus. The Christian Church continued from this time to establish schools at all levels to teach the faith. All of the historic universities in Europe began as Christian schools. At the time of the Reformation, Presbyterians continued this tradition, founding the first Presbyterian school in 1559. Presbyterians and Catholics continued this tradition in America, founding schools before the United States even came into being. Princeton University is one of the oldest colleges in the United States and was founded as a Presbyterian School.

Establishing and operating schools to train our children in the faith is a vital and historic part of the Christian religion, both Protestant and Catholic. Currently, there are around 23,000 religious schools in the United States, but there are no Christian schools in Incline Village. Please vote "Yes" on this code change amendment and defend the Constitution and the rights of the residents of the Tahoe Basin. Thank you and God bless you.

Jeff Ogden
Pastor, The Village Church
Incline Village NV

From: victoria Ogden <5ogdens@att.net>
Sent: 3/26/2024 12:07:20 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Please approve rezoning for Wood Creek

Please allow the churches to have schools on there property. I feel it is very beneficial for the community. Giving families education options will benefit everyone long and short term.

Thank you,
Victoria Ogden

[Sent from AT&T Yahoo Mail on Android](#)

From: Sharon Schrage <sharon.e.schrage@gmail.com>
Sent: 3/26/2024 1:42:21 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: DOWL Report for Wood Creek (originally submitted to Michelle Brown at 11:51 am 3/26/24)

To TRPA,

In the DOWL report for the proposed Wood Creek Development, it says, " 3.11 Risk of Upset, Environmental Issues is marked "No" X with to regards to "Involve possible interference with an emergency evacuation plan

As an Incline resident who had family members who called Paradise, CA home and lived in the East Bay, CA during the Oakland Hills fire, I completely disagree with these findings and argue that the change of code will directly affect **ALL** Incline residents as **Emergency Evacuation Route SR 431 from approximately College Drive down to SR 28 is one of only THREE evacuation routes for Incline Village**. Additionally, there is a runaway truck ramp (that was needed by a runaway truck just last summer) in the middle of this proposed school zone.

As many of the students of these 'special use permitted schools' do NOT live in Incline, and commute on one of the three evacuation routes, all of whom see unanticipated total road blocks from traffic jams throughout the work week-specifically during the school year, the additional traffic of families coming into Incline to try and pick up their children during an emergency evacuation event is a disaster in the making. Trying to evacuate an entire village on a two-lane road while out of area parents are coming into Incline, desperately trying to save their children is an issue that has not been suitably reviewed, discussed and shared with the entire community--not just the several neighborhoods directly next to the proposed. MANY Incline residents have SR 28 as their evacuation plan and have no idea of this special use permit that, if approved, could cost the lives of friends and neighbors during an emergency.

We all remember that for an hour or three, Incline Village was in danger of evacuation during the 2021 Caldor Fire, which was still a fiery inferno into October 2021, long after the school year started. Making the SR 431 Emergency Evacuation Route a school zone is a dangerous decision for ALL of Incline Village and its visitors. Forest Fires and Runaway Trucks do not limit themselves to weekends and holidays.

PLEASE keep Incline safe and **oppose** this rezoning issue. Keep the SR 431 Evacuation Route as it was intended--not a school zone.

Sharon Schrage

From: Matthew <matthewbdent@gmail.com>
Sent: 3/26/2024 1:43:10 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: alain@dowl.com <alain@dowl.com>; tgilbert@thevillagechurchnv.org <tgilbert@thevillagechurchnv.org>; Cindy Liggett <preschool@thevillagechurchnv.org>;
Subject: Amending Tahoe Area Plan

Please accept this email as my expressed support for amending the Washoe County Tahoe Area Plan to add, "schools- kindergarten through Secondary", as a permissible land use as a special use within the Wood Creek Regulatory Zone for parcels equal to or greater than three acres in size. It is my family's hope that the Regional Plan Committee (RPC) recommends approval to the TRPA Governing Board for adoption of the proposed area plan amendment. Thank you for your time and support on this critical need. Thanks, Matthew

Matthew Dent
(775) 530-1345

From: Don Ferrell <donferrell333@gmail.com>
Sent: 3/26/2024 12:29:41 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Application for SUP for The Village Christian Academy

Personal info:
Don Ferrell
501 Eagle Drive
Incline Village NV 89451

415 265 3617

I am an Elder at The Village Church and have been a full time resident of Incline Village for 12 years. I am writing in strong support of awarding a Special Use Permit to The Village Church that supplements their SUP for the preschool, and enables the long term operation of The Village Christian Academy (VCA), which is now operating under a Temporary Use Permit.

The preschool at The Village Church has operated successfully, serving families in the IV community for over 20 years. It has a long waitlist because there are too few preschools on the north shore of Tahoe. The preschool has always enjoyed positive relationships with our neighbors, and stayed open during the pandemic, in part to serve parents who were workers in "essential services," and couldn't stay home.

The church is ideally situated on McCourry close to its intersection with the Mt. Rose Highway. Our driveway is long enough that the buildings are set back a long way from McCourry. We have only a few neighbors downhill who really can't see our buildings, and there are no neighbors uphill until one crosses the Mt. Rose Highway.

Significant points in favor of the VCA and the preschool expansion are;

- There are no other faith-based schools on the North Shore of Lake Tahoe except for the Catholic church affiliated St. Clare's School. There are many non-Catholic parents who wish to educate their children with the Bible and Jesus Christ as the foundation for all truth. Public schools cannot do this, and these parents will remain unserved or will have to make long commutes if the SUP is not approved for the VCA. To our knowledge, most such parents have chosen to home school.
- The Village Church is able to charge exceptionally low tuition, because we own our buildings, and choose not to try to recover the cost of our investments, as a gift to our community. We have tried unsuccessfully for years to find local rentals suitable for a preschool expansion. Even if we had been successful, tuition would have almost doubled due to the cost of the rent. There are no such alternatives for the VCA.

The preschool and the VCA will be housed in the two story West Wing of the Village Church. This wing was originally designed to be a school, and the rooms are perfectly sized as classrooms.

Thank you for your time in considering these comments

Don Ferrell

From: Teresa Eppolito <teresaepolito@gmail.com>
Sent: 3/26/2024 5:00:56 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fwd: Special Use Permit for St. Clare's School and Village Church School

To: Jule Regan, TRPA Executive Director
Jacob Stock, TRPA Senior Planner
Michelle Brown, TRPA Associate Planner


I am writing to voice my continued concern over the special use permit request for two faith-based schools in Incline Village. It seems from your approvals thus far that no one at TRPA or the Washoe County Board of Commissioners is concerned about the safety of the children or the residents of Incline Village. Many residents have sent letters, emails, signed petitions, and attended meetings to voice our concerns. I have never received a response to any of my emails, except from Bridget Cornell (TRPA) when she informed me that she is no longer involved with the special use permits for St. Clare's.

I have attached a recent video taken by a neighbor as she left her house last week. Please note all the cars parked along Mount Rose Highway during a memorial service at St. Francis on March 14, 2024 while St. Clare's was in session. As the two upper parking lots filled, cars parked along the highway. This is not unusual, though dangerous. Be aware, too, that cars are not allowed to park on streets during the winter months due to safety issues with the snow.

Cars were also attempting to park in the lower parking lot across the street from the church while a group of St. Clare's students were at recess in the lower parking lot. (From her home, the same person who took the video can see AND hear students when they are at recess.) Why would young children be playing in the parking lot while people are attempting to park for a service at the church? There was snow surrounding the lot, and the sun was shining brightly. This is a huge safety concern.

My fear is that it will take a tragic accident or a major evacuation event for people to understand the safety issues associated with two schools located within two blocks of each other in a residential neighborhood. Please consider the safety of the school children, and all residents of Incline Village, when you vote on the special use permit request. Please do not allow these schools to expand into a residential neighborhood.

Teresa Eppolito

 [_St. Francis 3:14:24.MOV](#)

From: Jonathan Smith <jpsod@nvbell.net>
Sent: 3/26/2024 9:36:59 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: March 27, 2024 TRPA Committees & Governing Board Meeting

RE: Proposed Amendment to the Washoe County Tahoe Area Plan to add "Schools-Kindergarten through Secondary" as a special use within the Wood Creek Regulatory Zone

Members of the TRPA Planning Committee,

I am a longtime resident of Incline Village and longtime parishioner at St. Francis of Assisi Catholic Church. I currently serve on the Pastoral Council which helps advise our pastor. I fully support having St. Clare's Catholic School at our parish and hope the TRPA will approve the proposed Amendment to the Washoe County Tahoe Area Plan. Our church has been at the same location in Incline Village for over 50 years, and a critical part of our mission involves educating children. We are very fortunate to have a committed group of young families that want to raise and educate their children in a faith-based setting, and as our relationship with St. Clare's has developed, we have come to realize the best place to do that is at our church. This no doubt creates a number of challenges, but I can assure you that both the leadership of St. Francis and St. Clare's are working together to meet those challenges. We will do everything possible to work with all residents of our neighborhood and our community to minimize any disruptions that might occur from having a school on our property. As you are well aware, Washoe County has approved the DCA, and I would humbly ask that TRPA do the same. Thank you for your consideration in this matter.

Jonathan Smith
1069 Flume Rd
Incline Village, NV 89451
(775) 846-3584
jpsod@nvbell.net

From: Andrea Riggio <andreasolriggio@gmail.com>
Sent: 3/26/2024 6:19:48 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public Comment - March 27th - TRPA Regional Planning Committee

Dear Members of TRPA Committee,

I wanted to express my full support for the **approval of the proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone.**

My son has attended Saint Clare's School and we have been very close neighbors for the past 10 months.

Not only was this school the best option for us (faith based education and Montessori) but also the ONLY option available in the area. Our son is three years old and there are no other preschool options in Incline Village that offer school days from Monday to Friday from 8am to 3pm.

This school has been amazing for us, in terms of location and in every other way.

There is a need for pre-schools in the area and just schools with a focus on faith in general, so letting these schools stay where they are and actually grow will be a very good thing for the neighborhood and the town.

I know there is a concern from the neighbors regarding traffic and noise levels. To be honest, I have walked around the area almost everyday since the school year started (even on snowy days), as the school is within walking distance from where I live.

You can very rarely see cars on Kelly Drive. I would say 95% of the times I walk around that street I encounter ZERO cars on that road. So it is proven that the schools are not bringing traffic from that side.

The same goes with noises. It is minimum. You cannot listen to anything coming from Kelly Drive.

To be honest, I'm soon having to leave this beautiful town. But still I would love to see Saint Clare's grow next to St Francis Church, right where they are now.

THANK YOU,
Andrea Riggio
(822 Northwood Blvd, Incline Village)

From: Aaron Harding <aaron_harding@icloud.com>

Sent: 3/26/2024 8:50:17 AM

To: Public Comment <PublicComment@trpa.gov>

Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

As a homeowner and parent living in Incline Village, my family and I wholeheartedly agree Incline Village needs the St. Claire's School at St. Francis to provide faith-based education to the community's children. Incline Village offers no other faith-based K-8 or K-12 schools, forcing residents to travel over 25 to 40 miles to receive a faith-based education. St. Clare's Montessori provides a premier education to fill our community's fundamental faith-based educational needs. I support amending Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone.

Aaron Harding
810 Alder Avenue
Incline Village, NV 89451

From: will phillips <willphillips@yahoo.com>
Sent: 3/25/2024 5:45:26 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: SUPPORT Agenda Item 3 TRPA Meeting March 27, 2024 Wood Creek Regulatory Zone Special Use K- Secondary
Attachments: [image.jpeg](#)

I support allowing for a special use within the Wood Creek Regulatory Zone to allow for kindergarten - secondary schools on parcels equal to or greater than 3 acres.

This agenda item supports monolithic community issues- religious freedom and school choice. Preserving these freedoms is why many of us have lived a life of public service. Approving this permit is in the best interest of the community.

This special use is essential to preserving both school choice and the ability to choose a faith-based education in Incline Village. Without it, there is no alternative.

The concerns of a few homeowners in the area that their property values may be impacted, should be heard and considered.

There is no safety concern as kids have been schooled in the Wood Creek zone for decades with no issue. There are also other schools along Mt. Rose Hwy toward Reno, with no safety issues.

The concerns of a minority of homeowners in the zone, should be considered, but when determining the greatest good, for the greatest number of people in the community, generations of children will be much better citizen and more compassionate human beings because you chose to approve this special use.

Sincerely,

Will Phillips

Incline Village Resident

NOTICE IS FURTHER GIVEN that on **Wednesday, March 27, 2024**, commencing **no earlier than 12:30 p.m., (at the conclusion of the Governing Board meeting)** at the **Tahoe Regional Planning Agency**, and on **Zoom**, the **TRPA Regional Planning Committee** will meet. The agenda will be as follows: **1) Approval of Agenda (action); 2) Approval of Minutes (action) (Page 83); 3) Discussion and possible recommendation on the proposed amendment to the Washoe County Tahoe Area Plan to add "Schools – Kindergarten through Secondary" as a special use within the Wood Creek Regulatory Zone, for those parcels equal to or greater than three acres in size (action) (Page 225) (Staff: Michelle Brown) 4) Informational Presentation on Adaptive Improvements to the Code of Ordinances Supporting Climate Resilience, Affordable Housing Requirements for Condominiums, and Design Standards for Mixed-Use Development (Page 253) (Staff: Jacob Stock); 5) Upcoming Topics (Staff: John Hester); 6) Committee Member Comments; Chair Hoenigman, Vice Chair – Settelmeyer, Aldean, Diss, Gustafson, Leumer; 7) Public Interest Comments**

NOTICE IS FURTHER GIVEN that on **Wednesday, March 27, 2024**, commencing **no earlier than 12:30 p.m., (at the conclusion of the Governing Board meeting)** at the **Tahoe Regional Planning Agency**, and on **Zoom**, the **TRPA Regional Planning Committee** will meet. The agenda will be as follows: **1)** Approval of Agenda (action); **2)** Approval of Minutes (action) (**Page 83**); **3)** Discussion and possible recommendation on the proposed amendment to the Washoe County Tahoe Area Plan to add “Schools – Kindergarten through Secondary” as a special use within the Wood Creek Regulatory Zone, for those parcels equal to or greater than three acres in size (action) (**Page 225**) (*Staff: Michelle Brown*) **4)** Informational Presentation on Adaptive Improvements to the Code of Ordinances Supporting Climate Resilience, Affordable Housing Requirements for Condominiums, and Design Standards for Mixed-Use Development (**Page 253**) (*Staff: Jacob Stock*); **5)** Upcoming Topics (*Staff: John Hester*); **6)** Committee Member Comments; Chair Hoenigman, Vice Chair – Settelmeyer, Aldean, Diss, Gustafson, Leumer; **7)** Public Interest Comments

From: Trevor <taa435@gmail.com>
Sent: 3/25/2024 3:51:07 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Development Code Amendment (Wood Creek Regulatory Zone)

In regards to,

Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

To whom it may concern,

For the last year and a half my wife and I searched high and low to find a school that was the right fit for our 5-year-old and 3-year-old. It's one of the most important decisions we make for our children as it sets the tone and the course of their lives for the next 13 of their most formidable years.

We toured all around Incline and even considered options in Reno, but driving 40 minutes to an hour every day isn't a safe option for us, especially in the winter. We were looking for a school that was different and felt more like a family who shared the same values that we wanted to instill in our kids but nothing really stuck and we were considering continuing to home-school. Then we heard about St. Clare's from a young girl whom we met at the pool and who attends St. Clare's. She was so sweet and excited to talk about her school and was well-spoken and polite. We immediately set up a tour, after which we knew it was exactly where we wanted to send our kids, it was everything we were looking for and then some. Our kids love being there, they love their teachers and new friends, they wave hi to the school every time we drive by and even talk about how they miss their school on the weekends. It's only been a little over a month since they've started and they're already learning and growing so much with their classmates. They are excited to tell us about the things they learned and did when they get home and we can see the brightness in their eyes which makes us feel so proud and happy that they are enjoying their learning journey.

School choice is important and St. Clare's provides an option that Incline needs. Our future lies in our children and St. Clare's is an essential part of their development to become strong, confident, independent, critical-thinking, good-hearted, community-facing members and leaders of our society. Let us continue to build these values by allowing St. Clare's to continue their pursuit of creating a stronger educational foundation for our children and providing another choice in how they learn.

Thank you for the time you took to read this and for your consideration.

--
Trevor Anderson
953 Dorcey Dr. Incline Village, NV 89451

From: Stacy Phillips <stacy@willowforlife.com>

Sent: 3/25/2024 9:20:41 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: SUPPORT Agenda Item 3 TRPA Meeting March 27, 2024 Wood Creek Regulatory Zone Special Use K-Secondary

Dear Members of the Advisory Board and Governing Board,

I support allowing for a special use permit within the Wood Creek Regulatory Zone to allow schools on parcels equal to or greater than 3 acres.

This special use is critical to preserving both school choice and the ability to choose a faith-based education in Incline Village. Without this choice, there is no alternative for our family and other families who currently attend and look forward to attending in the years to come.

The Wood Creek regulatory zone is located in a wonderful location that allows for a smooth emergency evacuation plan, is in a safe area and has designated drop off and pick-up routes to minimize traffic/parking/providing no congestion. The school is on the edge of the regulatory zone and away from the homes near-by.

Please support this special use permit allowing generations of families to have a choice in raising their children in a faith-based educational setting.

Warmly,

Stacy Phillips

Mother of two young children

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: 3/25/2024 12:30:12 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Woodcreek Regulatory Zone SUP
Attachments: [WoodCreekPressRelease-2.pdf](#), [WoodCreekDocPhotoArchive\(2\).zip](#)

Please include these attachments in "Public Comments" in regards to the March 27th meeting. Item #3 "Kindergarten through Secondary as a special use within the Woodcreek Regulatory Zone".

Thank you,

Shawn Comstock
Woodcreek Resident

FOR
IMMEDIATE
RELEASE

Contact:
Shawn Comstock
Community Activist and Wood Creek Resident
(775) 745-2648

Expand Your Private Schools But Just Not Here

February 15, 2024

Incline Village—Residents in an Incline Village neighborhood on Mt. Rose Highway are outraged by a proposed zoning change, allowing two churches to expand their private schools, one planning to drop modular buildings into an already crowded parking lot.

Residents, who submitted a signed petition, are deeply concerned about increasing known traffic hazards, due to illegal overflow parking on the shoulder of the highway and on narrow unimproved streets. Also, they worry about noise, pollution and a reduction in property values, caused by an influx of student non-residents, whose families don't pay taxes there or support the local public schools.

Quoting a letter against this attempt to alter the nature of their neighborhood, Matt and Jana Rager, Wood Creek residents who own a home on Betty Lane next door to St. Francis of Assisi Catholic Church, "Our neighborhood is just that. You don't change zoning to accommodate a handful of families."

Next week, the Washoe County Commissioners will decide.

Residents argue that no one is opposing these churches' rights to develop faith-based private schools, just where they belong when given adequate facilities. Up to now, both St. Clare's Montessori Lake Tahoe at St. Francis of Assisi Catholic Church and the Village Christian Academy have been limited to the use of existing infrastructure. Both have been operating under ongoing Temporary Permits approved by TRPA, Tahoe Regional Planning Agency. Currently, St. Clare's offers K-8th grade and the Village K-1st grade. Both churches have preschools and daycare programs.

They have joined forces, each wanting to expand to Pre-K through 12th grade with both adding up to 125 more students. They hired Dowl Engineering, which has worked for Washoe County, and concluded this rezoning was justified as a public service and that there were "no adverse effects" or contraventions of the Tahoe Area Master Plan.

Vehemently disagreeing, in a letter from Scott Comstock, a Wood Creek homeowner and resident, states, “I support school choice and faith-based education, however our neighborhood is not zoned to house schools. We have an excellent public education system. The developers of Incline Village had well laid out plans as to where schools would be located and sold properties based on their zoning plans.”

In his letter, Steve Bennett, a resident homeowner on Winding Way near Kelly Drive, concurs, “ I am not in favor of the proposal to rezone Wood Creek for school purposes. It is my understanding school enrollments are made up of California residents, using Washoe County resources and services and not paying into the Washoe County revenue funds for this new demand of County resources.”

In the past, St. Clare’s presence at St. Francis of Assisi has been viewed as a “temporary solution” to support a Catholic private school. But now, that has shifted. Their expansion plans include the use of portable buildings and both churches are launching promotions for new students. In a St. Clare’s School Update, it outlined the plan to “establish a long-term home on the Kelly Drive lot, which would likely include an expansion of that lot and modular classroom buildings.”

In the past, according to residents, assurances were made that this would not occur. Quoting a letter from Hannadore Catania, a Wood Creek resident, whose back yard abuts the St. Francis of Assisi Catholic Church property, “The lower parking lot was surveyed as unbuildable when Father Bill was still around.”

In her letter of protest, Teresa Eppolito, a homeowner in Wood Creek, an active member of St. Francis of Assisi Catholic Church and public school teacher, it states “The director of St. Clare’s has repeatedly said the school does not want to be at St. Francis if they are not wanted, but it continues to pursue zoning changes to the neighborhood, turning a deaf ear to the concerns of neighbors and parishioners—1) increase in noise and traffic, 2) effect on Incline Village public schools, and 3) environmental impact of the proposed addition of portable classrooms.”

Quoting a letter from Scott and Shawn Comstock, “We’re afraid temporary isn’t temporary.”

Grave fears have arisen among residents concerning the exacerbation of already existing traffic hazards, where vehicles from church activities often spill out onto the shoulder of the highway or neighborhood streets with unimproved shoulders, forcing parked vehicles to protrude into the lane of travel and where there is an absence of any curbs or sidewalks.

Residents complain that these churches condone illegal parking along Mt Rose Highway and also along Kelly Drive and McCourry Blvd. They warn that it’s only going to get worse and just a matter of time before someone is run down.

They ask why aren’t there No Parking signs posted?

In his letter, Bennett warns, “There is no such thing as safe parking on Kelly Drive. In the winter months, snow accumulates in the culverts and narrows the street to allow one vehicle at a time. All school campuses in Incline Village have a wide 2-way street to support safe traffic flow. The width of Kelly Drive adjacent to the church property is less than 30 feet and offers no safe road shoulder parking that would allow student loading and unloading. Equally, there is a higher risk for the safety of larger emergency vehicles trying to navigate the street (or conduct fire evacuations) with this congestion.”

Even under current conditions with the existing schools, neighbors have complained about the noise, fearing it’s also about to get worse. Quoting the Catania letter, “ I’ve voiced complaints about the noise generated while the school was in session. I attended the June 2nd meeting at the church and voiced concerns about the noise and (traffic) safety. The lady representing the project would not address any of my concerns.”

Both churches appear confident that the rezoning will occur. In August of last year, each made announcements that the schools were expanding. They erected signage, released information to members and even held a ribbon cutting ceremony. Residents worry “They’re treating the zoning change as a mere formality, more of an annoyance than anything. We’ve been misled and ignored. These proposals are hazy and haphazard. Their approach to us has been deceptive. Their plans are inadequate, dangerous and a disservice to all students who attend our local schools.”

Quoting Eppolito, addressing the Washoe County Commissioners, “You have a responsibility to consider equity for all families. Please recognize the importance of sustaining the public school system. Incline Village has a school zone.”

Quoting the Ragers, referring to the current move to close Incline Middle School due to low enrollment and high costs, “They should utilize (available space in) already existing buildings in town. No need to recreate the wheel. Schools are very expensive to operate—why does anyone think this will actually be sustainable?”

At their meeting on February 20nd, the Washoe County Commissioners are slated to decide whether to grant the zoning variance. Serious questions remain. Is it warranted? Will it harm the local neighborhood? Will it increase danger to the public and hundreds of schoolchildren? Will re-zoning, and subsequent traffic school zones, negatively impact fire evacuation routes. Is it welcomed by the homeowners and residents there? Where are detailed plans of exactly what the churches are going to do?

Quoting the Ragers, “We are 100% AGAINST this rezoning. You would be putting our neighborhood’s zoning and dynamics at risk for essentially an experimental school which may or may not work out.”

Residents are haunted by what lies ahead and share, “Imagine being at home where you’ve lived for decades in your blissfully quiet neighborhood and suddenly, there’s this ear-splitting noise nearby. You hurry to a window and gasp at the sight of a giant construction crane, lowering a

modular building into the parking lot of the church next door. Not just one, but one after one. Then, come the bathrooms. Why did they approve this? This is a disaster.”

Some cite the Holy Bible and the commandment to “Love Your Neighbor”, known as the Ethic of Reciprocity or the Golden Rule. “No, we aren’t being loved, or even heard”, they will claim.

For the church leaders, with the Lenten season upon us, opponents to the re-zoning are calling upon them to reflect further and come up with a better more collaborative solution, taking advantage of existing school infrastructure and zoning while protecting the integrity of our neighborhoods.

Chair

Alexis Hill



District 1

775-447-3017

[Email](#)

Vice Chair

Jeanne Herman



District 5

775-358-0555

[Email](#)

Michael Clark



District 2

775-686-0342

[Email](#)

Mariluz Garcia



District 3

775-444-0628

[Email](#)

Clara Andriola



District 4

775-444-5185

[Email](#)





The Village Church

(775) 831-0784

THE VILLAGE CHURCH IS A CHRISTIAN CHURCH
OF THE SOUTHWESTERN BAPTIST CONVENTION



You are cordially invited to the Ribbon Cutting event for:

VILLAGE CHRISTIAN ACADEMY
736 McCourry Blvd, Incline Village
vca@thevillagechurchnv.org
775-831-0797

AUGUST 20, 2023

11:30 AM





TOW AWAY
NO PARKING
ANY TIME ON
ALL ROADWAYS
SNOW AREA
CODE 70425

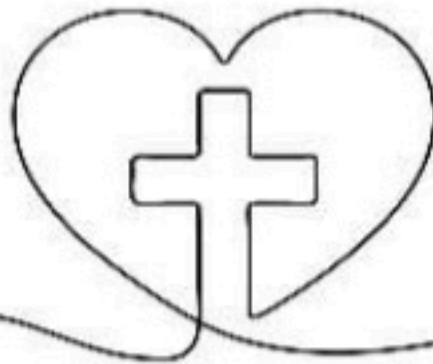
St. Clare's School Update

As a part of discerning whether there is a home for St. Clare's school in Lake Tahoe, the school recently requested that St. Francis consider the question of whether or not to allow St. Clare's to establish a long-term home on the Kelly Drive lot, which would likely include an expansion of that lot and modular, non-permanent classroom buildings.

In response to this request, the Pastoral Council is developing a process to enable deliberation and a prudent decision about this proposal. In the coming weeks, we will share a more detailed plan that covers how parishioner feedback will be gathered, how all voices will be heard, and how we will come to a decision. Updates will be provided in the bulletin and announced at masses when appropriate.

It is important to note that there is already a separate administrative process ongoing with TRPA and Washoe County that will enable St. Clare's to stay at St. Francis for the second year of their lease: this involves a Development Code Amendment and a Temporary Use Permit (TUP) application. This process is independent of the decision we need to make as a parish, which is whether or not to welcome St. Clare's as our parish school for the long term.

For any questions related to the school's request or the decision-making process developed by the Pastoral Council, please contact *Charlie White* at Charlie@MoveMountains.com.



Bilingual Mass 11:30am
Sp. Mass 5pm

Pg. 3



Dear Sisters and Brothers,

After much prayer, reflection, consultation, listening, and guidance I come before you as your pastor and leader of this community to let you know that I came to a decision about Saint Clare's School. I listened to the community, I sought the guidance of Bishop Muegggenborg, I consulted with leaders in our community, I met with the Principals of our Diocesan Schools, and finally met with the Diocesan Priest Council to hear any concerns, advice, and direction that they would give me.

After having the school in our building for almost two years and watching the children grow and learn under our roof, per the recommendation of the Pastoral Council published in the Dec. 10 bulletin, I give my blessing to continue our relationship with Saint Clare's School as they find the means and ways to establish themselves on our property and to become the first Catholic school in our area. As a Christian Catholic community here in Lake Tahoe, we welcome and embrace Saint Clare's as Saint Francis and Saint Clare were good friends in their own little town of Assisi.

Canon Law tells us that, *"Among the means to foster education, the Christian faithful are to hold schools in esteem; schools are the principal assistance to parents in fulfilling the function of education."* (796. 1)

So, I invite all of you to welcome our young families, our children, and Saint Clare's School as an institution working shoulder to shoulder with our parish in evangelizing North Lake Tahoe. As we continue our process of solidifying the school in our area, let us work together as one body and show the rest of the community that great things can happen when we come together as one in Christ.

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Let us pray for all those men and women, lay, and ordained who worked very hard for us to have what we have right now. I am sure that as you hear me today many names and faces come to your mind, people that made possible this beautiful building and community that we have. As to how all this is going to happen, we don't know yet, but I can tell you this much that, if we all work together and with the assistance of the Holy Spirit, we can make it happen. Soon you are going to hear from us and the school on ways that we can get involved and participate in this project that is going to continue bringing all kinds of blessings to our parish and to our community in general.

May God bless you all for opening your arms, your minds, and your hearts to the action of the Holy Spirit for all those who need us, especially our youngest brothers and sisters in our community. May God bring to fulfillment the good work he has begun in our parish.

Rev. Jorge Herrera
Pastor

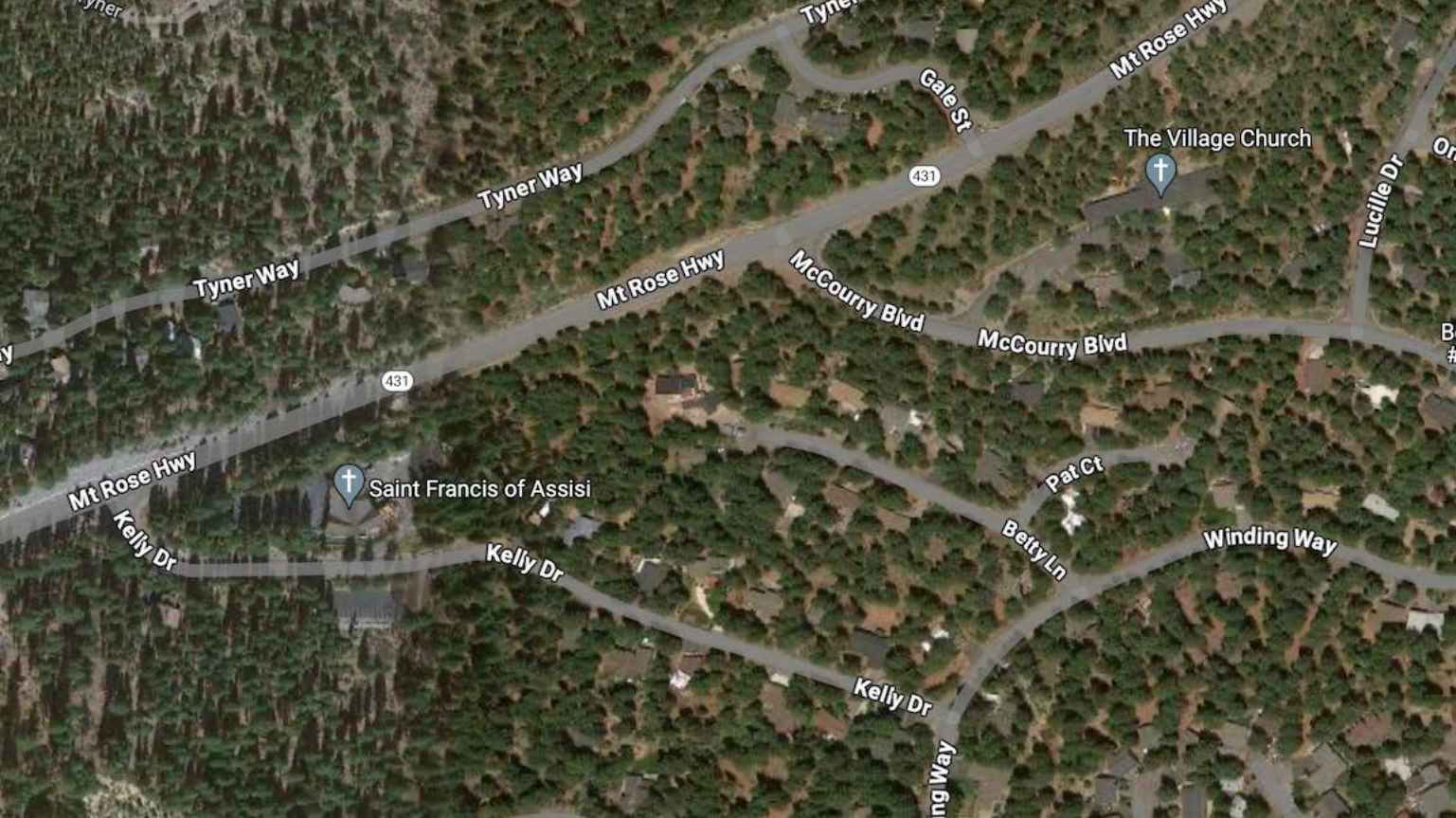
Pg. 4



Queridos Hermanos y Hermanas,

después de mucha oración, reflexión, consulta, escucha, y guía, vengo delante de ustedes como su párroco y como líder de esta comunidad para expresar a todos que he tomado una decisión acerca de la escuela





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Lucille Dr

431

Saint Francis of Assisi

Mt Rose Hwy

Kelly Dr

Kelly Dr

Pat Ct

Betty Ln

Winding Way

Kelly Dr

ing Way









Kelly DR

ST RT 42

STOP



Teresa Eppolito at January 21, 2024 at 5:50pm PST

As a homeowner in the Wood Creek subdivision, a member of St. Francis Church since 1998, a public school teacher, and a mother of four children, I am concerned with the impact St. Clare's school will have on the church, my neighborhood, and the North Lake Tahoe community.

The director of St. Clare's has repeatedly said the school does not want to be at St. Francis if they are not wanted, but continues to pursue zoning changes to the neighborhood and other processes needed to keep the school at St. Francis, turning a deaf ear to the concerns of neighbors and parishioners.

My concerns: (1) increase in noise and traffic to neighborhood, (2) effect on Incline Village public schools, (3) the environmental impact of the proposed addition of portable classrooms in the parking lot at St. Francis.

WCSD is seriously considering closing the middle school in Incline Village due to the cost of maintaining a school with declining enrollment. The addition of two Christian schools will add to this decline. As a middle school teacher, I know the loss of this school will be devastating to the community. The middle school plays an important role, especially for the families who can not afford the tuition at the two, soon to be three, private schools in town. Although St. Francis Church is not charging a monthly "rent," the tuition for St. Clare's school is almost triple the tuition charged for Catholic schools in Reno. The cost adds to the elitist attitude of some Incline residents by making sure the St. Clare's families get the education they desire for their children while ignoring the majority of the other families in our community.

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As public officials, you have a responsibility to consider equity for all families. Please recognize the importance of sustaining the public school system when considering any code amendment for private schools in Incline Village.

Thank you for your time.

July 11, 2022

To Whom It May Concern,

I am writing this letter to inform you of our concerns regarding the temporary use permit that is currently under consideration in our neighborhood. These issues are in regards to the St. Clare's Tahoe Daycare/Montessori School, proposed at the St Francis of Assisi Catholic Church at 701 Mt Rose Highway in Incline Village. TRPA File #ERSP2022-1017.

1) Safety

The increased traffic in our neighborhood would be hazardous to families who own residences adjacent to the proposed project. They may have their own children playing outside their homes that could be struck by a St Clare's School parent's vehicle, due to increased traffic. They could frequently be in a hurry, concerned about being late for drop off or pick up at the school location. The proposed student enrollment of 45 students could equate to an extra 50-90 vehicle trips daily down our residential streets. In addition, there is a public school bus stop at the corner of Winding Way and Kelly Drive where children wait to catch, at different times, buses to attend our public schools. The children walking to and from their bus stop will be on the neighborhood streets at the same time that the proposed school will be dropping off and/or picking their children. This simply is not a safe situation.

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From: Michelle Brown <mbrown@trpa.gov>
Sent: 3/25/2024 3:20:17 PM
To: Scott Comstock <scom2000@sbcglobal.net>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Woodcreek Regulatory Zone SUP
Attachments: [image001.png](#), [WoodCreekPressRelease-2.pdf](#), [WoodCreekDocPhotoArchive\(2\).zip](#)

Mr. Comstock,

Thank you for submitting comments and materials regarding the proposed amendment to the Washoe County Tahoe Area Plan. As noted on the [TRPA website](#), for submittal of any information, including emails, on an item being heard by any of our committees, commissions, or boards, we ask this information to be submitted using our public comment email address (publiccomment@trpa.gov). I would also like to invite you to attend these hearings in person or virtually to share your comments and information. Please visit our website for more information on upcoming meetings (<https://www.trpa.gov>).

Sincerely,

Michelle Brown
Associate Planner
Long Range Planning Department
775-589-5226 mbrown@trpa.gov



Visit the [Parcel Tracker](#) on [LTInfo.org](#) for parcel and permit information.

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Monday, March 25, 2024 1:54 PM
To: Michelle Brown <mbrown@trpa.gov>; Julie Regan <jregan@trpa.gov>; Jacob Stock <jstock@trpa.gov>; fvaguilar@sos.nv.gov; Meghan Hays <Meghan.hays9@gmail.com>; Alexis Hill <ahill@washoecounty.gov>; James Settlemeyer <JSettlemeyer@dcnr.nv.gov>; Alexandra Leumer <TRPALeumer@yahoo.com>; John Marshall <jmarshall@trpa.gov>; Cindy.Gustafson <cindygustafson@placer.ca.gov>; Hayley Williamson <hayley.a.williamson@gmail.com>; Shelly Aldean <shellyaldean@gmail.com>; Ashley Conrad-Saydah <ashleyc@alumni.princeton.edu>; Jessica Diss <jdiss.trpa@gmail.com>; Belinda Faustinos <belindafaustinos@gmail.com>; TRPA <trpa@trpa.gov>; Vince Hoenigman <vhoenigman@yahoo.com>; BOSFive@edcgov.us; Wesley Rice <wrice@douglasnv.us>
Cc: Brendan Ferry <Brendan.Ferry@edcgov.us>; Jennifer Carr <jcarr@ndep.nv.gov>; ElleryStahler <estahler@lands.nv.gov>; Hilary Roverud <hroverud@cityofslt.us>; Jason Drew <jdrew@ncenet.com>; Susan Chandler <susankesslerchandler@gmail.com>; Crystal Jacobsen <CJacobse@placer.ca.gov>; Judy Simon <judymike@mac.com>; Ben Letton <ben.letton@waterboards.ca.gov>; Eric Young <EYoung@washoecounty.us>; Kmoneil <Kmoneil@douglasnv.us>; Heather Ferris <hferris@carson.org>; Garth Alling <galling@sierraecotonesolutions.com>; stephen@lakevalley.org; ExecutiveAssistant Washoe <executive.assistant@washoetribe.us>; Steve Teshara <SteveTeshara@gmail.com>
Subject: Woodcreek Regulatory Zone SUP

Ladies and Gentleman of the Advisory Board and Governing Board,

This Special Use Permit is not about school choice or faith based education. It is about locating two schools in a neighborhood and changing zoning and "use" to do so. Please review this attached important information regarding an SUP in our neighborhood within the Woodcreek Regulatory Zone. We are extremely concerned with the TRPA code that says: A Regulatory Zone is created to "maintain safe and functional residentially focused zones" and sites the importance of "keeping a residential zone residential" is not being adhered to. We are focused on Environmental Concerns such as Safety, Traffic, Parking, Noise and an Emergency Evacuation Plan. We would like to preserve the character of our established residential area. Please decline this SUP that changes Zoning and changes the whole character of our residential neighborhood and town.

Thank you,

Shawn Comstock
Woodcreek Resident

FOR
IMMEDIATE
RELEASE

Contact:
Shawn Comstock
Community Activist and Wood Creek Resident
(775) 745-2648

Expand Your Private Schools But Just Not Here

February 15, 2024

Incline Village—Residents in an Incline Village neighborhood on Mt. Rose Highway are outraged by a proposed zoning change, allowing two churches to expand their private schools, one planning to drop modular buildings into an already crowded parking lot.

Residents, who submitted a signed petition, are deeply concerned about increasing known traffic hazards, due to illegal overflow parking on the shoulder of the highway and on narrow unimproved streets. Also, they worry about noise, pollution and a reduction in property values, caused by an influx of student non-residents, whose families don't pay taxes there or support the local public schools.

Quoting a letter against this attempt to alter the nature of their neighborhood, Matt and Jana Rager, Wood Creek residents who own a home on Betty Lane next door to St. Francis of Assisi Catholic Church, "Our neighborhood is just that. You don't change zoning to accommodate a handful of families."

Next week, the Washoe County Commissioners will decide.

Residents argue that no one is opposing these churches' rights to develop faith-based private schools, just where they belong when given adequate facilities. Up to now, both St. Clare's Montessori Lake Tahoe at St. Francis of Assisi Catholic Church and the Village Christian Academy have been limited to the use of existing infrastructure. Both have been operating under ongoing Temporary Permits approved by TRPA, Tahoe Regional Planning Agency. Currently, St. Clare's offers K-8th grade and the Village K-1st grade. Both churches have preschools and daycare programs.

They have joined forces, each wanting to expand to Pre-K through 12th grade with both adding up to 125 more students. They hired Dowl Engineering, which has worked for Washoe County, and concluded this rezoning was justified as a public service and that there were "no adverse effects" or contraventions of the Tahoe Area Master Plan.

Vehemently disagreeing, in a letter from Scott Comstock, a Wood Creek homeowner and resident, states, “I support school choice and faith-based education, however our neighborhood is not zoned to house schools. We have an excellent public education system. The developers of Incline Village had well laid out plans as to where schools would be located and sold properties based on their zoning plans.”

In his letter, Steve Bennett, a resident homeowner on Winding Way near Kelly Drive, concurs, “ I am not in favor of the proposal to rezone Wood Creek for school purposes. It is my understanding school enrollments are made up of California residents, using Washoe County resources and services and not paying into the Washoe County revenue funds for this new demand of County resources.”

In the past, St. Clare’s presence at St. Francis of Assisi has been viewed as a “temporary solution” to support a Catholic private school. But now, that has shifted. Their expansion plans include the use of portable buildings and both churches are launching promotions for new students. In a St. Clare’s School Update, it outlined the plan to “establish a long-term home on the Kelly Drive lot, which would likely include an expansion of that lot and modular classroom buildings.”

In the past, according to residents, assurances were made that this would not occur. Quoting a letter from Hannadore Catania, a Wood Creek resident, whose back yard abuts the St. Francis of Assisi Catholic Church property, “The lower parking lot was surveyed as unbuildable when Father Bill was still around.”

In her letter of protest, Teresa Eppolito, a homeowner in Wood Creek, an active member of St. Francis of Assisi Catholic Church and public school teacher, it states “The director of St. Clare’s has repeatedly said the school does not want to be at St. Francis if they are not wanted, but it continues to pursue zoning changes to the neighborhood, turning a deaf ear to the concerns of neighbors and parishioners—1) increase in noise and traffic, 2) effect on Incline Village public schools, and 3) environmental impact of the proposed addition of portable classrooms.”

Quoting a letter from Scott and Shawn Comstock, “We’re afraid temporary isn’t temporary.”

Grave fears have arisen among residents concerning the exacerbation of already existing traffic hazards, where vehicles from church activities often spill out onto the shoulder of the highway or neighborhood streets with unimproved shoulders, forcing parked vehicles to protrude into the lane of travel and where there is an absence of any curbs or sidewalks.

Residents complain that these churches condone illegal parking along Mt Rose Highway and also along Kelly Drive and McCourry Blvd. They warn that it’s only going to get worse and just a matter of time before someone is run down.

They ask why aren’t there No Parking signs posted?

In his letter, Bennett warns, “There is no such thing as safe parking on Kelly Drive. In the winter months, snow accumulates in the culverts and narrows the street to allow one vehicle at a time. All school campuses in Incline Village have a wide 2-way street to support safe traffic flow. The width of Kelly Drive adjacent to the church property is less than 30 feet and offers no safe road shoulder parking that would allow student loading and unloading. Equally, there is a higher risk for the safety of larger emergency vehicles trying to navigate the street (or conduct fire evacuations) with this congestion.”

Even under current conditions with the existing schools, neighbors have complained about the noise, fearing it’s also about to get worse. Quoting the Catania letter, “ I’ve voiced complaints about the noise generated while the school was in session. I attended the June 2nd meeting at the church and voiced concerns about the noise and (traffic) safety. The lady representing the project would not address any of my concerns.”

Both churches appear confident that the rezoning will occur. In August of last year, each made announcements that the schools were expanding. They erected signage, released information to members and even held a ribbon cutting ceremony. Residents worry “They’re treating the zoning change as a mere formality, more of an annoyance than anything. We’ve been misled and ignored. These proposals are hazy and haphazard. Their approach to us has been deceptive. Their plans are inadequate, dangerous and a disservice to all students who attend our local schools.”

Quoting Eppolito, addressing the Washoe County Commissioners, “You have a responsibility to consider equity for all families. Please recognize the importance of sustaining the public school system. Incline Village has a school zone.”

Quoting the Ragers, referring to the current move to close Incline Middle School due to low enrollment and high costs, “They should utilize (available space in) already existing buildings in town. No need to recreate the wheel. Schools are very expensive to operate—why does anyone think this will actually be sustainable?”

At their meeting on February 20nd, the Washoe County Commissioners are slated to decide whether to grant the zoning variance. Serious questions remain. Is it warranted? Will it harm the local neighborhood? Will it increase danger to the public and hundreds of schoolchildren? Will re-zoning, and subsequent traffic school zones, negatively impact fire evacuation routes. Is it welcomed by the homeowners and residents there? Where are detailed plans of exactly what the churches are going to do?

Quoting the Ragers, “We are 100% AGAINST this rezoning. You would be putting our neighborhood’s zoning and dynamics at risk for essentially an experimental school which may or may not work out.”

Residents are haunted by what lies ahead and share, “Imagine being at home where you’ve lived for decades in your blissfully quiet neighborhood and suddenly, there’s this ear-splitting noise nearby. You hurry to a window and gasp at the sight of a giant construction crane, lowering a

modular building into the parking lot of the church next door. Not just one, but one after one. Then, come the bathrooms. Why did they approve this? This is a disaster.”

Some cite the Holy Bible and the commandment to “Love Your Neighbor”, known as the Ethic of Reciprocity or the Golden Rule. “No, we aren’t being loved, or even heard”, they will claim.

For the church leaders, with the Lenten season upon us, opponents to the re-zoning are calling upon them to reflect further and come up with a better more collaborative solution, taking advantage of existing school infrastructure and zoning while protecting the integrity of our neighborhoods.

Chair

Alexis Hill



Vice Chair

Jeanne Herman



Michael Clark



Mariluz Garcia



Clara Andriola



District 1

775-447-3017

[Email](#)

District 5

775-358-0555

[Email](#)

District 2

775-686-0342

[Email](#)

District 3

775-444-0628

[Email](#)

District 4

775-444-5185

[Email](#)





The Village Church

(775) 831-0784

THE VILLAGE CHRISTIAN FIRM BIBLE
THE WAY OF JESUS MEANS - THE VILLAGE



You are cordially invited to the Ribbon Cutting event for:

VILLAGE CHRISTIAN ACADEMY
736 McCourry Blvd, Incline Village
vca@thevillagechurchnv.org
775-831-0797

AUGUST 20, 2023

11:30 AM





TOW AWAY
NO PARKING
ANY TIME ON
ALL ROADWAYS
SNOW AREA
CODE 70425

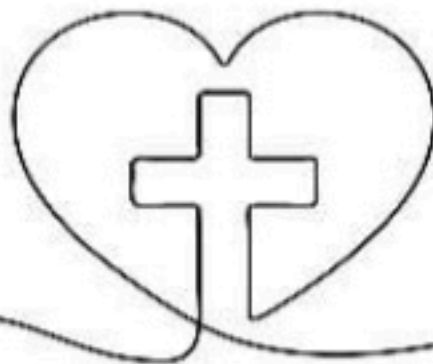
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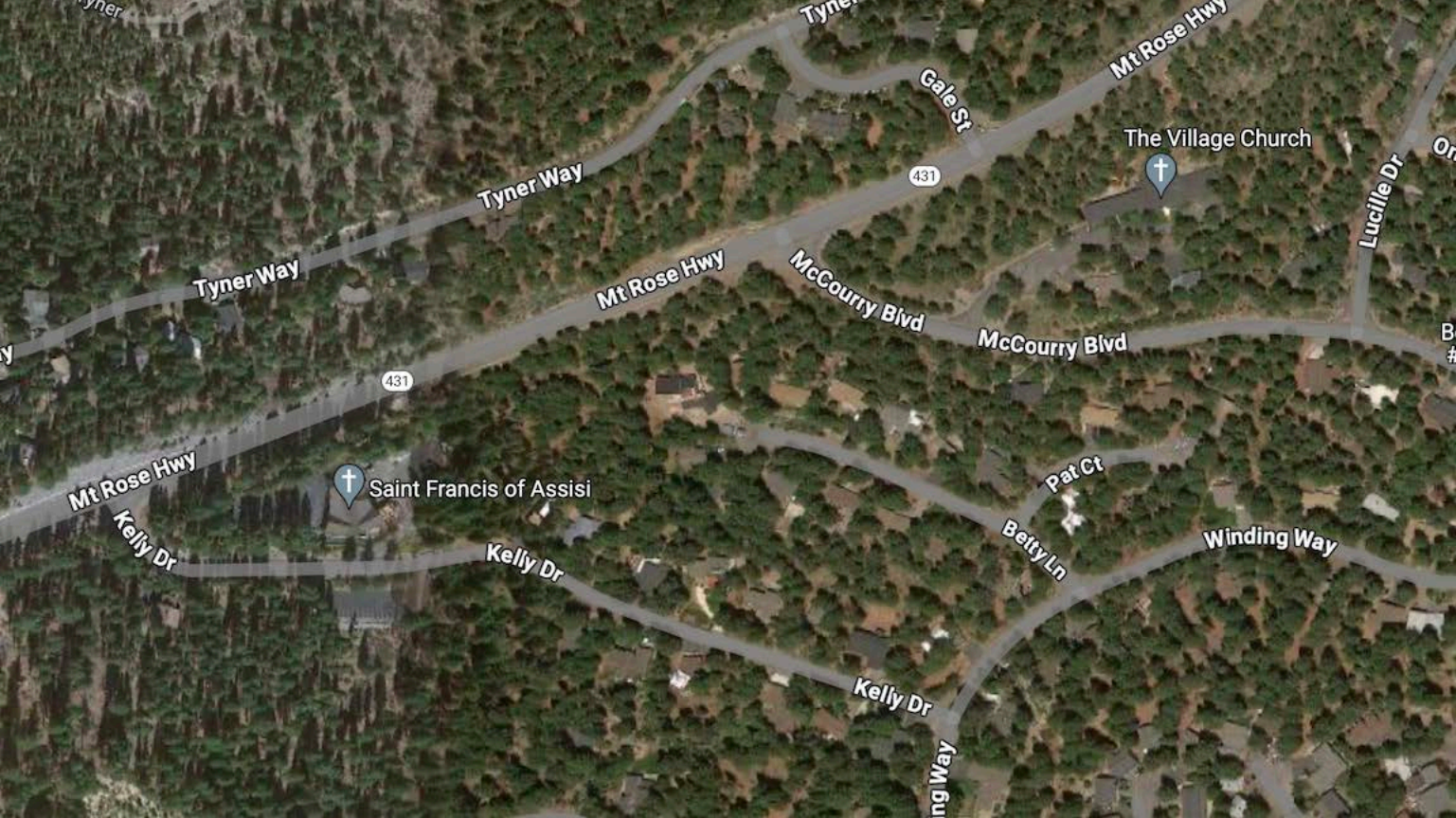
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"The applicant is proposing to use the classroom areas within the existing St. Francis of Assisi Catholic Church on a temporary basis to house a school for St. Clare's Tahoe."



From: Peter Larson <peterlarson21@gmail.com>
Sent: 3/25/2024 1:27:46 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: TAP Amendment Public Comment

Hello TRPA Regional Plan Committee,

I am writing regarding the Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone. I am writing in favor of the TAP amendment.

My name is Peter Larson and I am a teacher at Saint Clare's. I am also a parishioner of Saint Francis and have been a resident of Incline for 25 years. I would like to directly address some of the concerns regarding the amendment.

1. Parking: Saint Francis has hundreds of visitors every weekend to celebrate Mass, funerals, weddings, and other gatherings. The property has always been able to accommodate such levels of parking on the weekends. The school uses the same property during the week when the parking lots sit empty. In the rare event that a funeral or wedding takes place during the week, Saint Clare's staff works closely with Saint Francis Staff to plan effectively and ensure the students' safety.
2. Threat to the public schools: Many of the families that send their students to Saint Clare's do not see the public school as a viable option for their child's education. Families should have the opportunity to send their child to a faith-based school if they choose to do so.
3. Safety: Saint Francis has been on this parcel for 60 years. In that time, many children have played on the property, including myself during my own upbringing. The history of the church proves that children can safely play with proper supervision. At Saint Clare's, students are always supervised outside.

Thank you,
Peter Larson

From: Paige Roodhouse <paige@saintclarestahoe.com>
Sent: 3/25/2024 6:25:45 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: AnnMarie Lain <alain@dowl.com>;
Subject: Public Comment: TAP Amendment to Woodcreek Regulatory Zone

To Whom it May Concern:

Please add the attachment to public comment for the March 27th hearing regarding the "Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone"

Thank you,

Paige Roodhouse

 St. Clare's Public Comment.pdf

--
Paige Roodhouse
Founder / Executive Director
[Saint Clare's Montessori School, Lake Tahoe](#)
(775) 298-4330
paige@saintclarestahoe.com

Who we are:

St. Clare's is a small Catholic Montessori School founded and run by parishioners of St. Francis Catholic Church as a ministry of the church, seeking to be allowed to permanently operate in our spiritual home to provide a religious education to the children in our community. Access to the sacraments of holy communion and confession as well as the opportunity to participate in adoration of the blessed sacrament are essential components of Catholic education that take place within our Catholic church.

Whole School Photo:



- 501 (c)3 Non-Profit PreK3-8 Catholic school that has been serving the North Tahoe area for 5.5 years. (first 4 years we operated in Tahoe Vista)
- Small school currently serving a total of 20 families with 42 students
- Licensed Child Care Provider, serving the community by offering childcare for children as young as 2.5 years old (this is a critical infrastructure component for working parents)
- Our Montessori school enriches our community by providing access to a world-renowned education model that is based on a self-paced, differentiated learning
- Less than half the tuition charged by the other private schools in the Tahoe area
- Aggressive financial aid awarded to enable families with financial hardship to attend (25% of students receive full financial aid scholarships)
- **We serve students from our local community.** 37 of 42 students and their families are residents of Incline Village. Only 5 of our students commute from the greater area.

Student Safety:

retaining wall

Two large retaining walls and a large wooded area provide ample buffer between the church and Mt. Rose Hwy.

retaining wall



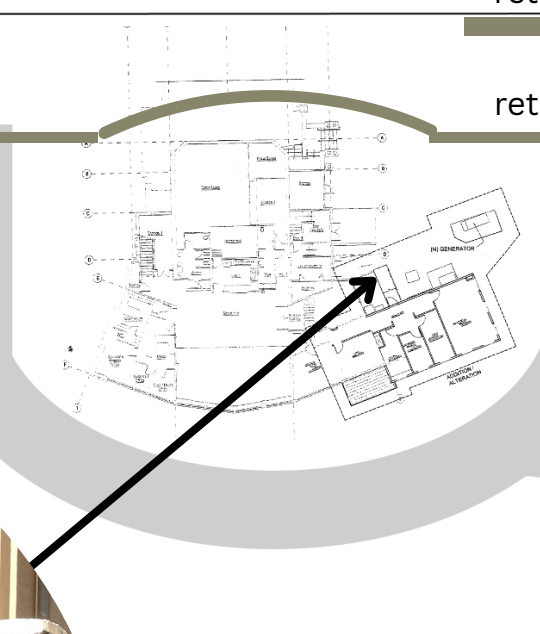
Mount Rose Hwy

retaining wall

retaining wall

West Parking Lot

Main School Parking (East Lot)

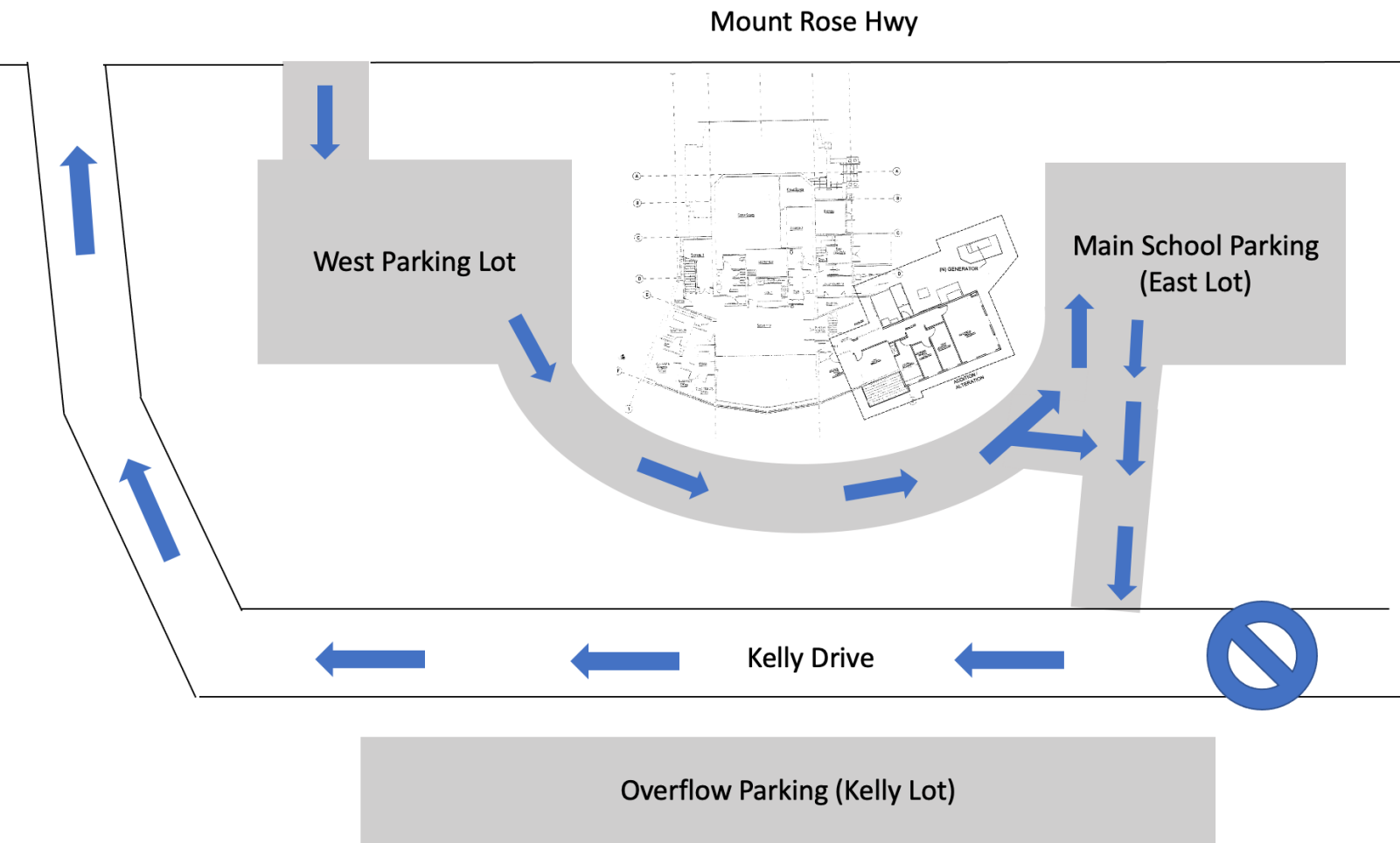


Kelly Drive



Students are safely escorted by parents to the side church door and handed off to school staff. Students are picked up by parents from the same location.

Traffic Considerations (Impact to Neighborhood) :



The following instructions are given to parents in the parent handbook and included each week in the school's weekly update:

In an effort to be good neighbors and minimize our impact on the residents nearby, we ask that you enter the school parking lot for drop-off and pick-up from Mount Rose Hwy, and exit via Mt. Rose Hwy according to the traffic flow diagram above. Please do not park in the west church parking lot or enter/exit the school through the Kelly Drive neighborhood.

All cars should enter through the west church parking lot (enter from Mt. Rose Hwy) and proceed through the lower drive-through up to the main east lot.

Traffic Considerations (Mt. Rose Hwy):

Traffic generated by school use of the church building constitutes a tiny fraction of the cars/traffic that use the building during weekend masses, holy day masses, weddings, funerals, and community concerts/events during which up to 300 people are hosted safely in the church building. Currently St. Francis safely hosts over 100 students after school for religious education classes. During school hours, cars are not backed up on Mt. Rose Hwy.

8:22 a.m. Friday, November 3rd
(school drop-off is from 8:15-8:25 a.m.)



2:48 p.m. Friday, November 3rd
(school pick-up is at 2:50 p.m.)



During school hours, cars are not
backed up on Mt. Rose Hwy.

Traffic Considerations (Parking):

Comparison of parking use during Sunday mass vs. during School Drop-off and Pick-Up

9:00 a.m. Sunday, November 5th
(One of the 4 weekend masses)

Church Entrance From Mt. Rose Hwy



Note: Many mass attendees park on the side of Mt. Rose Hwy even when there is still room in the overflow lot on Kelly Drive as the walk is less strenuous from the highway.

Main "West" Church Parking Lot



Main School Parking "East" Lot



8:22 a.m. Friday, November 3rd
(school drop-off is from 8:15-8:25 a.m.)

Church Entrance From Mt. Rose Hwy



Main "West" Church Parking Lot



Main School Parking "East" Lot



Traffic Considerations (Parking Continued):

Comparison of parking use during Sunday mass vs. during School Drop-off and Pick-Up

9:00 a.m. Sunday, November 5th
(One of the 4 weekend masses)

2:50 p.m.. Friday, November 3rd
(school pick-up is at 2:50 p.m.)

Church Entrance From Mt. Rose Hwy



Church Entrance From Mt. Rose Hwy



Main "West" Church Parking Lot



Main "West" Church Parking Lot



Main School Parking "East" Lot



Main School Parking "East" Lot



Important Considerations:

- **Allowing St. Clare's to operate at St. Francis church optimizes the use of a building that is already functioning as a community use building.** Students and staff use the building from 8:15 until 2:50 during the week, a time during which the church doesn't have much use. After the school day the parish comes alive with ministry meetings and faith formation activities.
- **There is a huge precedent in Washoe County for co-locating Catholic schools with Catholic churches.** All four Catholic schools in Reno are co-located with a Catholic church. The reason that Catholic schools need to be co-located with a Catholic church is that an essential part of Catholic education is participation in sacraments that only take place within our spiritual home.
- **We have a robust Emergency Operations Plan fully vetted by local law enforcement and fire.** Emergency services are aware of our presence and location and are confident in their ability to respond in the event of an emergency. Because there are far less people on church property during school hours than during the church's major services, our presence during the school week does not pose an impediment to area evacuations.
- St. Francis has been in its current location for over 50 years. For decades, the church has been functioning as a community use building, with far more activities involving much higher traffic and numbers of children than St. Clare's adds to the location.
- Regular church activities include: Mass 4 times per weekend, weddings and funerals most weekends, weekly religious education classes that include over 100 students. Additionally the church regularly hosts community events drawing large numbers including concerts, public talks, day-retreats, etc.
- The church has a capacity of roughly 300 people and can be safely used for its permitted volume. Including cars safely entering and exiting the church parking lot from Mt. Rose Hwy.

Important Considerations (Continued):

- The various uses over the past 50 years, listed above, have barely raised any notice from neighbors and those events have regularly brought in much, much more traffic than the small school does.
- Our staff is trained to be able to handle a situation in which a bear comes onto the property. Bear activity is normal part of life in Tahoe. We are meticulous about maintaining a clean environment and locking up trash in the dumpsters so that bears are not drawn to the area. If it is not safe for our students to use the property because of wildlife, then it is not safe for any of our families with young children to live here in our community, because bears frequent all of our backyards on a regular basis.

From: mikes@projectdiscovery.com <mikes@projectdiscovery.com>
Sent: 3/25/2024 5:11:51 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Woodcreek Regulatory Board Zoning Change
Attachments: [small logo for signs copy.jpg](#)

Ladies and Gentleman of the Advisory Board and Governing Board,

This letter is in response to neighbors mounting a campaign to halt the zoning change which would allow St. Clare's Montessori School to continue to operate in the Woodcreek Regulatory Zone. The fact is most of us live in neighborhoods of some kind and in most cases these neighborhoods include schools and churches. There is nothing more quintessentially American than a church and/or school surrounded by houses where students can walk to school.

If one doesn't want schools and churches in their neighborhood then they should probably move to a gated community. This school does a wonderful job of building character as well as academics. If we want a better world, we need to support more schools like St. Clare's.

Michael Selby
Executive Director
Project Discovery



From: Meagan Haynes <meagan.e.haynes@gmail.com>

Sent: 3/25/2024 9:36:15 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary

My husband and I are Catholic and have made the decision to send our kids to Catholic school so they have the opportunity to grow in their faith on a daily basis. Our family has attended St. Claire's for the past two years. The school has been a true gift for our family. Our son has grown in his faith, education, and character since starting school. Our entire family has been able to find community through St. Claire's and the school has allowed us to deepen our faith. We are longtime residents but, now that our children are school aged, we don't intend to "live" in Reno or another city by driving there twice daily. Driving to Reno for a Catholic education isn't an option for us and we would move out of the west coast if a Catholic school wasn't available in town.

Best,

Meagan and Justin Haynes

From: Lia Clarity <lia@saintclarestahoe.com>
Sent: 3/25/2024 3:50:04 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public Comment

I support the Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone. Families should have the right to choose a school which they believe best serves their children.

Sincerely,
Lia Clarity
4800 Kietzke Ln. Apt. 66
Reno, NV 89502

From: Luke Derrin <lderrin@gmail.com>

Sent: 3/25/2024 1:58:43 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: For "Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone"

"Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone"

Hello,

Being a resident of Incline Village, I was happy to see a religious school choice in town. In regard to the Wood Creek Regulatory Zone, I feel it is important for our children to gain a great education well-rounded in religion, community, and academics with Montessori methods. Saint Clare's at St. Francis church is offering this at the highest standard.

The fact that the kids are at St. Francis church is a blessing. Weekly Mass, incredible education, teaching our kids important values and how to be respectful citizens, something that is lacking in our world. My hope is that St. Francis is zoned for our school so our children can continue to gain an incredible education in an inspiring setting.

Thank You,
Luke Derrin
7608222821
1358 Zurich Ln
Incline Village
Nevada
89451

From: Kristin Derrin <kristinderrin@gmail.com>

Sent: 3/25/2024 2:15:36 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

Hello TRPA Regional Plan Implementation Committee,

Being a resident of Incline Village, I was happy to see a religious school choice in town with Saint Clares Montessori. It is important for our children to gain a great education well-rounded in religion, community, and academics. The fact that the kids are at St. Francis church is a blessing. Weekly Mass, incredible education, teaching our kids important values and how to be respectful citizens, something that is lacking in our world. My hope is that St. Francis is zoned for Saint Clares so our children can continue to gain an incredible education in an inspiring setting with the Montessori Method.

Thank You,
Kristin Derrin
Mother to Primary and Elementary Students.

1358 Zurich Ln
Incline Village
Nevada
89451

From: Michelle Brown <mbrown@trpa.gov>
Sent: 3/25/2024 4:40:38 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: Weiche, Courtney <CWeiche@washoecounty.gov>; AnnMarie Lain <alain@dowl.com>;
Subject: FW: TRPA long range Planning Dept - Village Church and St Francis Special Use permit requests
Attachments: [image001.png](#)

Another public comment for Washoe County TAP amendment going to RPC on 3/27.

Michelle Brown
Associate Planner
Long Range Planning Department
775-589-5226 mbrown@trpa.gov



Visit the [Parcel Tracker](#) on [LTInfo.org](#) for parcel and permit information.

From: Janna Rager <jannarager@gmail.com>
Sent: Monday, March 25, 2024 3:45 PM
To: Michelle Brown <mbrown@trpa.gov>
Subject: TRPA long range Planning Dept - Village Church and St Francis Special Use permit requests

To whom It May Concern:

We are writing again to relay our absolute protest to allowing either Village Church or St Francis to expand their land use for any expansion of education services for K-8 and changing the zoning of our neighborhood. We absolutely wish the Special Use permit to be denied!

The founding father of Incline, George Whittel designed Incline with a vision. That vision stays mostly in tact today as the schools are a central part of town and in close proximity to each other. The changing of zoning would infringe upon Mr. Whittel's vision and our rights as property owners to maintain the residential designation that we currently have. All of us purchased our investment knowing we were next to 2 churches with preschools, the occasional wedding, funeral, or other special event. We did NOT sign up for constant traffic, parking issue (which are already an issue), and safety.

Though these institutions can tell you they want a school- there are already many school options in Incline, Kings Beach, and in Reno or Carson City. Incline does NOT have the capacity and population of young kids to sustain any kind of elementary education for any additional schools let alone 2 more schools. Running a school is costly. Many other schools have attempted to open but all have failed except Lake Tahoe School. Enrollment is down at all 3 public schools so much so WCSD is likely closing the middle school. That is an enrollment of @ 300 kids. So how does anyone think adding 2 more schools will be sustainable? Secondly, many of the supporters are not full time Incline residents therefore not paying any taxes into the education system. They are bringing their children from somewhere else. If they are already willing to do that – then let them choose from the options that already exist.

The rezoning of our neighborhood is not up for debate. It is a neighborhood and MUST stay that way. The streets were not built for the additional traffic let alone having small kids right by a major highway. Please don't force the request of a few for an unknown and unsustainable outcome that will effect the many. If you change the zoning and allow a Special Use permit in this neighborhood what stops the next developer, company etc. from completely changing the zoning of the entire town? Don't be the first to set a precedent that changes Incline Village as we all know and love it.

It's a much better investment for the 2 churches to invest in the already existing education structures to see how everyone can support each other with such a small pre-K through high school population than to completely change an entire neighborhood which hundreds of us call home and have raised our own children.

Sincerely
Matt and Janna Rager
738 Betty Lane


AnnMarie Lain

--
Janna Rager
janna.rager@wordpress.com



**TAHOE
REGIONAL
PLANNING
AGENCY**

P.O. Box 5310
Stateline, NV 89449
775-588-4527
www.trpa.gov

From: Brandon McCaughey <brandon@cornerstonecommunity.net>

Sent: 3/25/2024 11:23:19 AM

To: Public Comment <PublicComment@trpa.gov>

Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone.

TRPA,

I am writing in response to the Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone. I believe that allowing these schools to serve our community is an incredible benefit to our students, and I am fully supportive of allowing them to continue operating. I am an Incline resident and have 4 children between the ages of 7-15, and having a variety of high quality schooling options in our community is of great value to all children, especially those that don't thrive in a public school environment.

Please consider approving this rezoning so these excellent schools can continue serving the kids of our community.

My information is:

Brandon McCaughey

999 Chip Ct.

Incline Village, NV 89451

Many thanks,

Brandon McCaughey, Senior Pastor

Cornerstone Community Church

(775) 831-6626 (church office)



From: Athena Brockman <athena.brockman@gmail.com>

Sent: 3/25/2024 10:33:10 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

Hello,

We support amending the Wood Creek Regulatory Zone to allow kinder through secondary schools a special use permit.

We are parents of 3 students enrolled at Saint Clare's Montessori School and we are very grateful to have this school within reasonable driving distance to our home in Incline Village. Were it not for its presence in Incline, we would be commuting to Reno or Carson for alternative school choices - choices that we have always elected for our family.

Saint Clare's serves a wide variety of students from different socio-economic backgrounds, providing scholarships and choosing to accept all who choose this alternate academic path. The vast majority of our students are Incline Village residents and students of families who do pay taxes (contrary to other public comments). Many of our school families are in pursuit of faith based learning that is co-located with their place of worship. The school also provides an option for those in need of a different learning model and the benefit of this added choice serves the entire community of Incline Village.

We have a child with learning challenges who is thriving under the Montessori model provided at Saint Clare's, and this would not otherwise be available in Incline Village. This is a gift to our family, and others, as we know local public school resources to support children with learning needs are limited and in high demand. By having a separate school option to serve our child, they are able to effectively prepare for eventual matriculation to a mainstream learning environment at high school level and beyond.

In response to residential neighbor concerns, increased burden for parking or emergency evacuation is extremely minimal as the school population is very small and the household/vehicle count even smaller. All parking needs are met off street and no neighborhood streets are used to support student drop-off or pick-up. Noise concerns do not infringe on any standard quiet hours expected in most neighborhoods. Any one of the homes in the regulatory zone could become licensed for in home childcare (a blessing to the wider community severely lacking in care options). It seems any children's program existence in Woodcreek would likely bother the same noise concerned neighbors. This is a personal preference and not a specific restriction of the existing zone. A zoning change to allow Saint Clare's to continue would not have an unreasonable noise impact in Woodcreek. Of the programming hours for the school day, roughly two hours present opportunity for exterior noise: dropoff, pickup and two recess time slots. This is nominal.

The benefits of amending the regulatory zone to accommodate Saint Claire's outweigh the concerns. And, as a church established to serve the community, we believe St. Francis will continue to be good hosts and neighbors by collaborating with Saint Clare's Montessori School and Woodcreek residents to practically and reasonably address any concerns regarding traffic planning, space/facility planning, safety planning, noise, etc.

Land use and zoning policies in cities and towns across the country are changing, making zoning decisions that exclusively advantage local property owners no longer reasonable. There are growing needs for more housing, children's programs & community services, and more. Rezoning is a valid endeavor meant to consider a whole community and the needs of today. Rezoning is meant to address best ways to maximize use, and in this case, church properties that benefit from non-profit status should be used to their full daily potential whenever possible. Protecting the few with minor neighborhood integrity concerns (concerns that can be mitigated) would inflict a significant opportunity cost on the wider community of Incline Village. Rezoning can be done well and we have no doubt Saint Clare's and Saint Francis will exceed expectations.

Thank you for supporting this amendment to the Wood Creek Regulatory Zone.

Sincerely,

Athena & Erik Brockman
Incline Village Residents
Saint Clare's Parents

From: A Larson <uiogd3@gmail.com>
Sent: 3/24/2024 12:47:39 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: SUPPORT for Wood Creek Regulatory Zone Amendment

Dear TRPA,

My wife and I have lived in Incline Village full-time for over 25 years and raised all four of our sons through the public schools of Incline Village. Despite our choice of public schools for our sons, I support this zone amendment because I think it's critical to the vibrancy of a community for parents to have school choice in raising their children according to the principles in which they believe.

Approving Wood Creek zone amendment would not have a significant impact, which is apparent when people realize Saint Clare's school, with a temporary permit, has already been operating in the neighborhood for two years. I have heard the objections put forth and they simply don't reflect the reality of Saint Francis' existence in the Wood Creek community for nearly 60 years, running regular religious education classes with the comings-and-goings of dozens upon dozens of children. There has never been a traffic incident and neighbor complaints have been extremely rare.

Another issue I've heard is the Washoe County School District consolidating our middle- and high-schools due to dwindling student populations. Throughout the years my sons (now in their 20s) were in Incline schools, this issue came up more than once. The pressure to consolidate public schools in Incline existed long before the proposed Wood Creek Zone Amendment and the problem will continue even if no new private schools open. Thus, it's hard to argue that the presence of additional schools will significantly impact this situation.

Let's not forget that private and public schools serve decidedly different parental groups. It's flawed thinking to assume if private schools were eliminated, all students would end up in the public schools. The majority of people at the private schools would not send their children to the public school. In fact, some of them were home-schooled before they had the Saint Clare's option. Also noteworthy, is that this Catholic Mountain Montessori School is so unique, that multiple families have moved to Incline just to attend the school. (And have indicated they would leave Incline if the school weren't here.)

Thus, it should not be a foregone conclusion that the students in the Christian schools would have gone to a WCSD school had the private option been unavailable.

We are a diverse community, and we are better for it. I urge you to please approve this amendment which acknowledges that diversity in education options will further serve the future of our community.

Sincerely,

Andy Larson

From: Debbie Larson <larsondebbie@hotmail.com>
Sent: 3/23/2024 7:59:29 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: IN FAVOR -- WDCA22-0001 (Wood Creek Regulatory Zone)

Dear TRPA,

As a full-time, 25-year resident of Incline Village who has raised four sons here, I would like to go on record in **SUPPORT** of this amendment.

The restrictions in the proposed zoning amendment ensure that allowing schools will not change the look and feel of the neighborhood—a *neighborhood St. Francis has been in since 1965*.

The church has been peacefully functioning for almost six decades with far more activities involving traffic and children: Masses 4 times a weekend, weddings and/or funerals most weekends, weekly religious education classes with over 100 kids, not to mention community events such as concerts and public talks. When you consider the church's capacity of roughly 300 people, these proven safe activities, which have barely gotten the notice of neighbors, constituted far more activity and traffic than a small school would.

Please, support this community-building change that will further enhance our great village.

Sincerely,
Debbie Larson

From: Kate Schweiss <kate.schweiss@gmail.com>
Sent: 3/23/2024 9:09:37 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Proposed Amendment to the Washoe County Tahoe Area Plan

In regards to Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

To Whom it May Concern,

I am a parent at St. Clare's Montessori school and a parishioner at St. Francis Catholic Church. I am sending this letter to express my support for the school's location at St. Francis Church.

My husband and I send four of our five daughters to St. Clare's. The school has been an incredible blessing in our lives, providing the faithful Catholic education that we desire for our children. Having the school located at our parish, St. Francis, is hugely important to us. It provides our family with a true spiritual home and a community of joyful, faithful families that we know, love and trust. Our kids are able to frequently participate in the sacraments--something that is very important to us as Catholics.

We have been full-time residents of Incline Village for seven years and we love raising our family here. We are grateful that we are able to call this beautiful town our home, and that we can educate our children in the way we see fit--according to our religious beliefs--right here in Incline. Unfortunately, if it were not for St. Clare's School being here, we would probably move in order to have access to a Catholic education. We pray that the school can stay in its location so it can continue to benefit our family and so many other young, growing families here in North Lake Tahoe.

Thank you for considering my comments!

Kate Schweiss
1008 Galaxy Way
Incline Village, NV 89451

From: Theresa Johnston <tmj838@sbcglobal.net>
Sent: 3/22/2024 9:12:38 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: alain@dowl.com <alain@dowl.com>;
Subject: March 27 Development Code Amendment

I'd like to submit this public comment regarding the scheduled March 27 discussion of a proposed amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone:

Hello TRPA. My name is Theresa Johnston and I am a resident of Truckee, California. My husband and I are members of St. Francis of Assisi Catholic Church in Incline Village. Two of our granddaughters, ages 5 and 4, are students at St. Clare's Montessori School, located at the church since fall of 2022.

We sincerely hope that the Tahoe Regional Planning Authority will pass the above-named amendment allowing this precious new school to continue operating at St. Francis church. Saint Clare's is the only Catholic school serving families in the North Tahoe Area. Its Montessori program is so academically sound, and the staff so loving and family-oriented, that non-Catholic families are asking to enroll, too.

When I heard that some neighbors were voicing concerns about the new school's location at St. Francis, it gave me a sense of déjà vu. Years ago my husband and I owned a house that was next door to a synagogue. The congregation wanted to expand its Hebrew school, among other things, and at public hearings on the matter neighbors voiced the usual concerns about parking, congestion at pickup and drop-off times, and after-school events. My husband and I are not Jewish, but we respected the congregation's rights and desire for an academically sound school where parents and teachers could pass on their Jewish heritage, celebrate their holy days, and give their children a strong moral compass based on their cultural values.

To make a long story short, we and our neighbors worked with the synagogue. We talked about ways to reduce on-street parking and traffic congestion at pickup and drop-off times, we discussed the hours and frequency of after-school activities, and even suggested the planting of trees and paint schemes to screen new buildings from the neighbors. And you know what? The neighborhood survived. In fact it was better, because young families started moving in again. What had been a graying residential area was graced once more with children.

When it comes to Saint Clare's, I hope Lake Tahoe's public agencies and church neighbors will do the same, and work together to give this dear school a permanent home at St. Francis of Assisi. Think of the big picture. Think of the future. I guarantee the Lake Tahoe community will be the better for it.

Sent from my iPhone

From: Michelle Brown <mbrown@trpa.gov>
Sent: 3/22/2024 3:19:43 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: AnnMarie Lain <alain@dowl.com>;
Subject: FW: [EXT] Special Use Permit Request for St. Clare's School and Village Church School/ WSCA23-0001 Washoe County.
Attachments: [image001.jpg](#), [image002.png](#)

Please include the chain of emails below for this subject as public record.
Thanks!

Michelle Brown
Associate Planner
Long Range Planning Department
775-589-5226 mbrown@trpa.gov



Visit the [Parcel Tracker](#) on [LTInfo.org](#) for parcel and permit information.

From: AnnMarie Lain <alain@dowl.com>
Sent: Friday, March 22, 2024 3:13 PM
To: Michelle Brown <mbrown@trpa.gov>
Subject: FW: [EXT] Special Use Permit Request for St. Clare's School and Village Church School/ WSCA23-0001 Washoe County.

Hi Michelle-
Please include my response in Public Comment to Mr. Ford on the "lack of notice" issue. Thank you,
-AnnMarie

AnnMarie Lain
Senior Planner

DOWL
-
(775) 851-4788 | office
(775) 284-7894 | direct
-
dowl.com

From: AnnMarie Lain <alain@dowl.com>
Sent: Thursday, March 21, 2024 5:10 PM
To: Wayne Ford <waynefordresidentialdesigner@yahoo.com>
Subject: RE: [EXT] Special Use Permit Request for St. Clare's School and Village Church School/ WSCA23-0001 Washoe County.

Dear Mr. Ford-

I absolutely understand your frustration on not being noticed about the neighborhood meeting that was held prior to the Development Code Amendment application being submitted. And you are correct that the Board of County Commissioners voted and approved a development process that would require Pre-Application Meetings, Pre-Development Meetings, and Neighborhood Meetings. Unfortunately, Washoe County started implementing this process prior to amending the Development Code to adopt the requirements. There is a reason that the Development Code should not be changed without following due process and notifications required by Code.

The purpose of a development code is to establish regulation and guidelines for land use, construction, zoning, and other aspects of development within a particular jurisdiction. It specifically outlines the rules and procedures to obtain certain entitlements. The unfortunate result of implementing a process that is not adopted by code is mass confusion on "*what is*" and "*what isn't*" required.

Having worked with entitlements throughout my career, I was very confused at this new process with Washoe County. Development Codes are a planner's blue-print and regulatory framework from which to operate I reached out to Washoe County to confirm with the District Attorney. I was informed that the process to develop within the County remains as it is outlined in code until such a time when the County goes through the process to amend the code.

Regardless of the confusion above, Saint Clare's and Village Church have been committed to being good neighborhoods and they followed the pre-application and neighborhood meeting process prior to submitting a Development Code Amendment application. It is the process at the County to provide the applicant with an approved notice and mailing list.

To address your concern about the neighborhood meeting date change, the neighborhood meeting for the Special Use Permit application was rescheduled due to multiple community requests citing conflict with a religious holiday event.

Again, I understand your frustration. My hope is that we can move forward in a resolution-oriented manner.

Sincerely,
-AnnMarie

AnnMarie Lain
Senior Planner

DOWL

-
(775) 851-4788 | office
(775) 284-7894 | direct

-
dowl.com

From: Wayne Ford <waynefordresidentialdesigner@yahoo.com>

Sent: Tuesday, March 19, 2024 10:11 PM

To: AnnMarie Lain <alain@dowl.com>

Subject: Re: [EXT] Special Use Permit Request for St. Clare's School and Village Church School/ WSCA23-0001 Washoe County.

AnnMarie Lain: I know the notice requirements for both processes. You as the applicants representative share responsibility if people, who should have been noticed for the Change in allow use in Woodcreek Regulatory Zone, were not on the notice list.

You also share the same responsibility for the correct people to be notice for the site Specific Special Use Permit process. You are a professional firm and as it states on you webpage have ethical standards you follow. Leaving many people out of the notice list that have likely impacted property, cannot be justified. So you cannot just pass this off on Washoe County.

Question: Is it a problem that I left one voice mail and two email in 24 hours? The reason for that is that I have been left in the dark until now, about the process you entered into with the County and TRPA. In my initial review I have found that some very import representations have been made about what is planned for two Church sites, not having impact on where I live, is in question. I just learned last week about the new neighborhood meeting for the 22nd. Then I learned that it has now been canceled and new notices sent for the 27th.

Do you realize that the ability for the new cards to reach people in just 7 days with this change of day and time is likely impossible. Other methods of notice like Nextdoor are not subscribed to by everyone. I must once again state, it appears the current Special Use Applications for the site specific projects are being pushed through. If the applicants you represent really want to be good neighbors, you and them would check the people being noticed and make sure no one is being overlooked. You would give reasonable time to allow for new notice cards to be received. YOU WOULD SEND ME A NOTICE AT 731 LYNDA COURT, INCLINE VILLAGE, NV. 89451.

If the applicants are being good neighbors, then host a in person meeting and also have Zoom. The previous address at the Catholic Church at 701 431 Mt. Rose still is easy to reach for many of us. I have been on too many Zoom meetings and find the ability to review the plans at a scale on a computer screen, impossible to do properly. I have a large for mat screen and it still does not work. You know that is why the County does plan review with actual paper copies and not on computer screens. So send me your presentation. What are your afraid of me being able to study or find out? Be a good neighbor. I have responded to property owners needing drawings and found it works out for all involved. It is the right thing to do, the honest thing to do.

Wayne Ford
775-772-2495

On Tuesday, March 19, 2024 at 02:24:49 PM PDT, AnnMarie Lain <alain@dowl.com> wrote:

Dear Mr. Ford-

DOWL is in receipt of your voice message and two emails within the last 24 hrs. Please reference [Washoe County Development Code: Article 818 Amendment of Development Code](#) for notice requirements related to the DCA. Please reference [Washoe County Development Code: Article 810: Special Use Permit](#) for notice requirements related to a Special Use Permit application.

The applicants are committed to being good neighbors and are looking forward to engaging with the community. They held a neighborhood meeting prior to the submittal of a Development Code Amendment application, and again have reached out to the community to host a neighborhood meeting prior to the submittal of a Special Use Permit application.

If you have further questions about noticing requirements, please reach out to Washoe County.

Thank you for your time.

Sincerely,

-AnnMarie

AnnMarie Lain
Senior Planner

DOWL

-
(775) 851-4788 | office
(775) 284-7894 | direct
-

dowl.com

From: Wayne Ford <waynefordresidentialdesigner@yahoo.com>
Sent: Tuesday, March 19, 2024 12:59 PM
To: AnnMarie Lain <alain@dowl.com>
Cc: mbrown@trpa.gov; Courtney Weiche <cweiche@washoecounty.gov>; ahill@washoecounty.us
Subject: FW: [EXT] Special Use Permit Request for St. Clare's School and Village Church School/ WSCA23-0001 Washoe County.

AnnMarie Lain/ Dowl Engineering: I live at 731 Lynda Court, Incline Village , NV. I am 518 feet from the property line of the Catholic Church. I seems that those who live on

this side of Lynda Court and some others who live on Winding Way and are within the 750 feet notice distance, were left off the list. I reviewed the list and many did not get a proper notice sent. In addition to this error in the area to be noticed, other properties were outline by being over 3 acres in size. In being that size those properties can in the future apply for a "school". So why were properties within the 750 foot distance of those parcels not noticed?

I have listened to the County Planner stating that Neighborhood Meeting are not required. That no County Official will be at the meetings. Yet when the planner made the Neighborhood Meeting a requirement ,it became a process under that set of adopted rules, that had to be followed for a legal process. That process resulted in a vote by the County Commissioners . That vote assumed that proper notice was made to those who are affected property owners.

It can be shown that proper notice was not made and thus the vote for approval was not done on a legal foundation, that could be upheld.

So please provide a proper notice to All property owners that are within the 750 feet of all properties that are affected by the Change in the Regulatory Zone of Woodcreek.

That would also include properties next to Preston Field. The County Yard/ Old Sheriff Station. All existing properties of 3 acres of more as per your map in the staff report.

Please Correct your mistake and with draw your application from TRPA until proper notices can be sent and a new Vote by the County Commissioners be done.

Once again my property at 731 Lynda Court , 518 feet from the Catholic Church parcel.

Wayne Ford
775-772-2495

Sent from Mail for Windows

From: Scott Comstock
Sent: Tuesday, March 19, 2024 10:45 AM
To: waynefordresidentialdesigner@yahoo.com
Subject: Fwd: [EXT] Special Use Permit Request for St. Clare's School and Village Church School

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: March 18, 2024 at 9:43:57 PM PDT
To: Baxter Gentry <baxter@baxtergentry.com>
Subject: Fwd: [EXT] Special Use Permit Request for St. Clare's School and Village Church School

Sent from my iPhone

Begin forwarded message:

From: Teresa Eppolito <teresaepolito@gmail.com>
Date: March 18, 2024 at 6:56:03 PM PDT
To: Scott Comstock <scom2000@sbcglobal.net>
Subject: Fwd: [EXT] Special Use Permit Request for St. Clare's School and Village Church School

----- Forwarded message -----

From: **AnnMarie Lain** <alain@dowl.com>
Date: Mon, Mar 18, 2024 at 6:00 PM
Subject: RE: [EXT] Special Use Permit Request for St. Clare's School and Village Church School
To: Teresa Eppolito <teresaepolito@gmail.com>, cweiche@washoecounty.gov <cweiche@washoecounty.gov>
Cc: fatherjorge@sftahoe.org <fatherjorge@sftahoe.org>, jregan@trpa.gov <jregan@trpa.gov>, mbrown@trpa.gov <mbrown@trpa.gov>, bishopM@catholicreno.org <bishopM@catholicreno.org>

Dear Ms. Eppolito –

Thank you for reaching out to DOWL with your concerns about the neighborhood meeting notifications and neighborhood meeting date. *Notice of Property Owners by Mail* for neighborhood meetings are determined by Washoe County's application process. For Special Use Permit requests, property owners within seven hundred and fifty (750) feet of the subject parcel are notified of the neighborhood meeting by mail. In addition, the Community Outreach Coordinators from Washoe County post neighborhood meetings on Nextdoor. This is the link to the original Nextdoor Post that was posted 5 days ago: [Neighborhood Meeting Notice \(Incline Village\)](#).

DOWL has been notified of the scheduling conflict that you reference in your email. On behalf of DOWL, I would like to sincerely apologize for this oversight. We have re-scheduled the neighborhood meeting for **Wednesday March 27th at 5:30pm** and new notifications were mailed today. A new Nextdoor Post will be posted to show the re-revised meeting date.

For ease of reference, I have included the revised mailing notice below.

Thank you for bringing your concerns to our attention.

Sincerely,

-AnnMarie

Notice of Neighborhood Meeting- MEETING RESCHEDULED

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss a Special Use Permit request in your area. This is your opportunity to review the proposed request, ask questions and provide feedback prior to submittal of a formal Special Use Permit application.

Neighborhood Meeting Information:

5:30 p.m., Wednesday, March 27, 2024

Zoom Link: <https://tinyurl.com/4u39j3uk>

Project Description:

This is a request for a Special Use Permit to establish "Schools – kindergarten through secondary" as a permitted use on the subject properties located at 701 Mount Rose Hwy and 736 McCourry Blvd, Incline Village, NV 89451, parcel number(s) 124-031-62, 124-032-01, and 124-061-19.

If you have questions about the meeting or would like to discuss the proposed Special Use Permit request, please contact the applicant's representative: AnnMarie Lain, alain@dowl.com, 775-284-7894.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Courtney Weiche, 775-328-3608, cweiche@washoecounty.gov.

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

AnnMarie Lain
Senior Planner

DOWL

-
(775) 851-4788 | office
(775) 284-7894 | direct

-
dowl.com

From: Teresa Eppolito <teresaepollito@gmail.com>

Sent: Sunday, March 17, 2024 5:23 PM

To: AnnMarie Lain <alain@dowl.com>; cweiche@washoecounty.gov

Cc: fatherjorge@sftahoe.org; jregan@trpa.gov; mbrown@trpa.gov; bishopM@catholicreno.org

Subject: [EXT] Special Use Permit Request for St. Clare's School and Village Church School

WARNING: External Sender - use caution when clicking links and opening attachments.

I am a homeowner who lives within a mile of both of these proposed schools, but did not receive a notice about this meeting. How many neighbors were advised of this meeting? How was it decided who would be notified? As a 20+ year member of St. Francis of Assisi Church, why weren't parishioners of St. Francis Church included in the notice?

The exclusion of affected homeowners and residents seems to be a pattern for all meetings held to inform Incline Village residents of this special use permit. Dowl is being paid to represent both schools so it is to their benefit to keep residents uninformed.

Why is this meeting being held on a Friday night during Lent at a time when St. Francis of Assisi Church is hosting a Lenten movie series and a soup night at the time of this meeting? Who is the intended audience?

Your quick response is appreciated.

Teresa Eppolito

teresaepollito@gmail.com

From: Michelle Brown <mbrown@trpa.gov>
Sent: 3/18/2024 12:20:26 PM
To: Teresa Eppolito <teresaepolito@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Special Use Permit for St. Clare's School and Village Church School
Attachments: -WRD0000.jpg, image001.png

Ms. Eppolito,

Thank you for reaching out and providing your comments. Please copy or send all future emails to publiccomment@trpa.gov.

Thank you,

Michelle Brown
Associate Planner
Long Range Planning Department
775-589-5226 mbrown@trpa.gov



Visit the [Parcel Tracker](#) on [LTInfo.org](#) for parcel and permit information.

From: Teresa Eppolito <teresaepolito@gmail.com>
Sent: Sunday, March 17, 2024 8:05 PM
To: Michelle Brown <mbrown@trpa.gov>
Subject: Fwd: Special Use Permit for St. Clare's School and Village Church School

To: Jule Regan, TRPA Executive Director
Jacob Stock, TRPA Senior Planner
Michelle Brown, TRPA Associate Planner

I am writing to voice my continued concern over the special use permit request for two faith-based schools in Incline Village. It seems from your approvals thus far that no one at TRPA or the Washoe County Board of Commissioners is concerned about the safety of the children or the residents of Incline Village. Many residents have sent letters, emails, signed petitions, and attended meetings to voice our concerns. I have never received a response to any of my emails, except from Bridget Cornell (TRPA) when she informed me that she is no longer involved with the special use permits for St. Clare's.

I have attached a recent video taken by a neighbor as she left her house last week. Please note all the cars parked along Mount Rose Highway during a memorial service at St. Francis on March 14, 2024 while St. Clare's was in session. As the two upper parking lots filled, cars parked along the highway. This is not unusual, though dangerous. Be aware, too, that cars are not allowed to park on streets during the winter months due to safety issues with the snow.

Cars were also attempting to park in the lower parking lot across the street from the church while a group of St. Clare's students were at recess in the lower parking lot. (From her home, the same person who took the video can see AND hear students when they are at recess.) Why would young children be playing in the parking lot while people are attempting to park for a service at the church? There was snow surrounding the lot, and the sun was shining brightly. This is a huge safety concern.

My fear is that it will take a tragic accident or a major evacuation event for people to understand the safety issues associated with two schools located within two blocks of each other in a residential neighborhood. Please consider the safety of the school children, and all residents of Incline Village, when you vote on the special use permit request. Please do not allow these schools to expand into a residential neighborhood.

Teresa Eppolito
teresaepolito@gmail.com

St. Francis 3:14:24.MOVError! Filename not specified.

From: Wayne Ford <waynefordresidentialdesigner@yahoo.com>

Sent: Thursday, March 14, 2024 5:07 PM

To: Michelle Brown <mbrown@trpa.gov>; John Marshall <jmarshall@trpa.gov>; Alexis Hill <AHill@washoecounty.us>

Subject: WSCA23-0001

Associate Planner Michelle Brown

I have been a Residential Designer in Nevada since 1994. I have lived at 731 Lynda Court (Woodcreek Regulatory Zone Tahoe Area Plan) Incline Village, NV Washoe County For over 45 years. So as a past teacher in the Incline Schools I have and some experience with the process we all live under at Lake Tahoe. I spent a great deal of time With the Community Process with Senior Planner Mr. Young at Washoe County, with the Tahoe Area Plan. We had many processes that were noticed for the public to Be part of during Mr. Youngs efforts to bring about a new area plan.

That is why I am asking to take what I have to say with some understanding that I do have a great deal of experience with Washoe County and TRPA in letting the Public know, when issues come up that need the public to be able to be part of the process so the best results can be obtained. I have chosen to not sit on Boards, even though I have been asked to do so. Until I am not in the practice of Architecture I do not want to have any perceived conflicts arise with what I am doing for Clients and what I would be doing on a board. I have done many variances and some Special Use cases through Washoe County, and I know how property owners Are to be noticed. I know that when they are not noticed due to notice dates or improper actions by Staff (like sending notices to the wrong city) will void the Future votes by a board, be it the Board of Adjustment and or the County Commissioners.

So I am writing as a affected property owner at this time. My address is 731 Lynda Court Incline Village . NV. APN: 124-043-42. The process that brought about the Vote of the Washoe County Commissioners to approve WSCA23-0001 was not a legal vote. I can say that for I now have the map that was used to generate the List of property owners to be noticed for the hearings that took place. I and others who are in the Woodcreek Regulatory Zone were not on the list. I can see that my parcel may or may not have been identified. Yet the final list did not have my name and addressed noticed. As I have said I have been in the same home for over 45 years. This notice map I now have did not notice many People that were within the 750 feet of the applicants properties. So the County now says that they met the notice requirements by doing a regional notice in a news paper. Even If that is the case a notice for a change in use to our Tahoe Area Plan needs to be also notice by TRPA as the agency of oversight, of this plan. That to my knowledge was Never done by TRPA for the up coming meetings ,for the affected property owners in the Woodcreek Regulatory Zone.

So I am requesting that the scheduled vote on April 24th be postponed until a investigation can take place into what happened at the County Level to allow this to happen.
[Applicant's premature application for a Special Use Permit for three locations: Under WSCA23-0001.](#)

-
I also noticed today, I was brought a card for a Neighborhood Meeting on Zoom on the 22nd ,that the card states that the use has been approved. That is not correct For this new meeting by the applicants for a Special Use Permit, for both parcels has not been approved until TRPAs' approval on the use of Schools in the Woodcreek Zone. That will be voted on, April 24, 2024.

I will be submitting my evidence of this process not being a legal one at the County Level over the next few weeks. If a applicant wants to make their case to the governing Agencies, that administer the uses allowed under the established Zoning, a change in use is needed, then that case must be a open process, where all affected are given Proper notice to be able to comment. Anything short of that is a violation of our Constutional Rights.

Wayne Ford
775-772-2495

From: Jacob Stock <jstock@trpa.gov>
Sent: 2/15/2024 7:47:22 PM
To: Michelle Brown <mbrown@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: FW: Re-Zoning of the Woodcreek Regulatory Zone
Attachments: [WoodCreekPressRelease-1.pdf](#), [WoodCreekDocPhotoArchive.zip](#)

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Thursday, February 15, 2024 5:36 PM
To: Jacob Stock <jstock@trpa.gov>
Subject: Re-Zoning of the Woodcreek Regulatory Zone

Please put a STOP to this madness in our neighborhood! No more "6 month temporary permits" that have been extended for 2 years!

See attached

FOR
IMMEDIATE
RELEASE

Contact:
Shawn Comstock
Community Activist and Wood Creek Resident
(775) 745-2648

Expand Your Private Schools But Just Not Here

February 15, 2024

Incline Village—Residents in an Incline Village neighborhood on Mt. Rose Highway are outraged by a proposed zoning change, allowing two churches to expand their private schools, one planning to drop modular buildings into an already crowded parking lot.

Residents, who submitted a signed petition, are deeply concerned about increasing known traffic hazards, due to illegal overflow parking on the shoulder of the highway and on narrow unimproved streets. Also, they worry about noise, pollution and a reduction in property values, caused by an influx of student non-residents, whose families don't pay taxes there or support the local public schools.

Quoting a letter against this attempt to alter the nature of their neighborhood, Matt and Jana Rager, Wood Creek residents who own a home on Betty Lane next door to St. Francis of Assisi Catholic Church, "Our neighborhood is just that. You don't change zoning to accommodate a handful of families."

Next week, the Washoe County Commissioners will decide.

Residents argue that no one is opposing these churches' rights to develop faith-based private schools, just where they belong when given adequate facilities. Up to now, both St. Clare's Montessori Lake Tahoe at St. Francis of Assisi Catholic Church and the Village Christian Academy have been limited to the use of existing infrastructure. Both have been operating under ongoing Temporary Permits approved by TRPA, Tahoe Regional Planning Agency. Currently, St. Clare's offers K-8th grade and the Village K-1st grade. Both churches have preschools and daycare programs.

They have joined forces, each wanting to expand to Pre-K through 12th grade with both adding up to 125 more students. They hired Dowl Engineering, which has worked for Washoe County, and concluded this rezoning was justified as a public service and that there were "no adverse effects" or contraventions of the Tahoe Area Master Plan.

Vehemently disagreeing, in a letter from Scott Comstock, a Wood Creek homeowner and resident, states, "I support school choice and faith-based education, however our neighborhood is not zoned to house schools. We have an excellent public education system. The developers of Incline Village had well laid out plans as to where schools would be located and sold properties based on their zoning plans."

In his letter, Steve Bennett, a resident homeowner on Winding Way near Kelly Drive, concurs, " I am not in favor of the proposal to rezone Wood Creek for school purposes. It is my understanding school enrollments are made up of California residents, using Washoe County resources and services and not paying into the Washoe County revenue funds for this new demand of County resources."

In the past, St. Clare's presence at St. Francis of Assisi has been viewed as a "temporary solution" to support a Catholic private school. But now, that has shifted. Their expansion plans include the use of portable buildings and both churches are launching promotions for new students. In a St. Clare's School Update, it outlined the plan to "establish a long-term home on the Kelly Drive lot, which would likely include an expansion of that lot and modular classroom buildings."

In the past, according to residents, assurances were made that this would not occur. Quoting a letter from Hannadore Catania, a Wood Creek resident, whose back yard abuts the St. Francis of Assisi Catholic Church property, "The lower parking lot was surveyed as unbuildable when Father Bill was still around."

In her letter of protest, Teresa Eppolito, a homeowner in Wood Creek, an active member of St. Francis of Assisi Catholic Church and public school teacher, it states "The director of St. Clare's has repeatedly said the school does not want to be at St. Francis if they are not wanted, but it continues to pursue zoning changes to the neighborhood, turning a deaf ear to the concerns of neighbors and parishioners—1) increase in noise and traffic, 2) effect on Incline Village public schools, and 3) environmental impact of the proposed addition of portable classrooms."

Quoting a letter from Scott and Shawn Comstock, "We're afraid temporary isn't temporary."

Grave fears have arisen among residents concerning the exacerbation of already existing traffic hazards, where vehicles from church activities often spill out onto the shoulder of the highway or neighborhood streets with unimproved shoulders, forcing parked vehicles to protrude into the lane of travel and where there is an absence of any curbs or sidewalks.

Residents complain that these churches condone illegal parking along Mt Rose Highway and also along Kelly Drive and McCourry Blvd. They warn that it's only going to get worse and just a matter of time before someone is run down.

They ask why aren't there No Parking signs posted?

In his letter, Bennett warns, “There is no such thing as safe parking on Kelly Drive. In the winter months, snow accumulates in the culverts and narrows the street to allow one vehicle at a time. All school campuses in Incline Village have a wide 2-way street to support safe traffic flow. The width of Kelly Drive adjacent to the church property is less than 30 feet and offers no safe road shoulder parking that would allow student loading and unloading. Equally, there is a higher risk for the safety of larger emergency vehicles trying to navigate the street (or conduct fire evacuations) with this congestion.”

Even under current conditions with the existing schools, neighbors have complained about the noise, fearing it’s also about to get worse. Quoting the Catania letter, “ I’ve voiced complaints about the noise generated while the school was in session. I attended the June 2nd meeting at the church and voiced concerns about the noise and (traffic) safety. The lady representing the project would not address any of my concerns.”

Both churches appear confident that the rezoning will occur. In August of last year, each made announcements that the schools were expanding. They erected signage, released information to members and even held a ribbon cutting ceremony. Residents worry “They’re treating the zoning change as a mere formality, more of an annoyance than anything. We’ve been misled and ignored. These proposals are hazy and haphazard. Their approach to us has been deceptive. Their plans are inadequate, dangerous and a disservice to all students who attend our local schools.”

Quoting Eppolito, addressing the Washoe County Commissioners, “You have a responsibility to consider equity for all families. Please recognize the importance of sustaining the public school system. Incline Village has a school zone.”

Quoting the Ragers, referring to the current move to close Incline Middle School due to low enrollment and high costs, “They should utilize (available space in) already existing buildings in town. No need to recreate the wheel. Schools are very expensive to operate—why does anyone think this will actually be sustainable?”

At their meeting on February 20nd, the Washoe County Commissioners are slated to decide whether to grant the zoning variance. Serious questions remain. Is it warranted? Will it harm the local neighborhood? Will it increase danger to the public and hundreds of schoolchildren? Will re-zoning, and subsequent traffic school zones, negatively impact fire evacuation routes. Is it welcomed by the homeowners and residents there? Where are detailed plans of exactly what the churches are going to do?

Quoting the Ragers, “We are 100% AGAINST this rezoning. You would be putting our neighborhood’s zoning and dynamics at risk for essentially an experimental school which may or may not work out.”

Residents are haunted by what lies ahead and share, “Imagine being at home where you’ve lived for decades in your blissfully quiet neighborhood and suddenly, there’s this ear-splitting noise nearby. You hurry to a window and gasp at the sight of a giant construction crane, lowering a

modular building into the parking lot of the church next door. Not just one, but one after one. Then, come the bathrooms. Why did they approve this? This is a disaster.”

Some cite the Holy Bible and the commandment to “Love Your Neighbor”, known as the Ethic of Reciprocity or the Golden Rule. “No, we aren’t being loved, or even heard”, they will claim.

For the church leaders, with the Lenten season upon us, opponents to the re-zoning are calling upon them to reflect further and come up with a better more collaborative solution, taking advantage of existing school infrastructure and zoning while protecting the integrity of our neighborhoods.

From: Jacob Stock <jstock@trpa.gov>
Sent: 2/7/2024 8:46:31 AM
To: Michelle Brown <mbrown@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: FW: Incline rezoning

From: Robert Riley <computeriley@gmail.com>
Sent: Sunday, February 4, 2024 11:43 AM
To: Jacob Stock <jstock@trpa.gov>
Subject: Incline rezoning

Hi Mr. Stock,

I hope you consider stopping the rezoning on Mt. Rose Highway that will allow for the expansion of private K-12 schools. Our public schools are at jeopardy of being closed and a good portion of our student body depends on public schools for a good education. Further privatization would reduce choice in Incline Village.

Thank you for your consideration,
Rob Riley
Incline Middle School

From: Jacob Stock <jstock@trpa.gov>
Sent: 1/25/2024 2:47:09 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: FW: Stop the rezoning - Wood Creek Regulatory Zone

From: tania tinoco <tmtinoco2217@yahoo.com>
Sent: Thursday, January 25, 2024 1:40 PM
To: Jacob Stock <jstock@trpa.gov>
Subject: Stop the rezoning - Wood Creek Regulatory Zone

Capacity Check- in relation to the temporary permit for St. Clare's Church. They are approved for 42 students but have more than this number enrolled. I am part of this church, and I am well aware there is more than 42 students attending this school. I am not happy on how things have been handled. This request should be denied right now I have to park in the highway because there is not enough space at St Fransis of Assisi lower parking lot is also full and that is where they want to build the school. Also, with the student's safety, sidewalks, sports will they have a gym to practice? parking space creating more traffic! We have no capacity to hold another school in our town. This rezoning should be STOPPED!

Thank you for your time.

Sincerely,
Tania