

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 12:55:31 PM
To: Tony Schweiss <tony.schweiss@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Tony Schweiss <tony.schweiss@gmail.com>
Sent: Tuesday, September 26, 2023 10:51 AM
To: Marja Ambler <mambler@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

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.

Dear TRPA Regional Plan Implementation 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 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 are 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 most of the other families feel similarly.

I am unable to attend the meeting on Sept. 27th at 2pm due to travel for work, however, were I there, I would have appreciated the opportunity to stand up publicly in 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.

Sincerely,

Tony Schweiss
1008 Galaxy Way,
Incline Village.

From: Tara <taramaddendent@gmail.com>
Sent: 9/26/2023 10:23:49 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Cc: tgilbert@thevillagechurchnv.org <tgilbert@thevillagechurchnv.org>;
Subject: Washoe County Tahoe Area Plan Amendment (09/27/23)

TRPA Regional Plan Implementation Committee,

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.

As a 15-year educational administrator and teacher, I recognize the importance of school choice for young families (supported by state and national data), and the need for this amendment to institutionalize that choice within northern Tahoe systems. Being able to raise children to know the Lord God is important to me and it's quiet clear that without this amendment, my family and our community will be deprived of high-quality education and supports vital to our core values, our children's' development, safety, and wellbeing.

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

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

From: Jane Dykstra <tahoejane@gmail.com>
Sent: 9/26/2023 9:05:47 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public Comment for 9/27/2023 Meeting
Attachments: [TRPA Regional Plan Implementation Committee.pdf](#)

Please read into the record the attached public comment on the following 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.

Thank you,
Jane Dykstra
564 Bronco Court
Incline Village, NV 89451
775-240-6913
tahoejane@gmail.com

TRPA Regional Plan Implementation Committee

Meeting Date: September 27, 2023

Regarding 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.

Public Comment from: Jane Dykstra, 564 Bronco Court, Incline Village

I have been a resident of Incline Village for over 24 years. My husband and I raised our family here; both of our children graduated from Incline High School. In the years since my retirement, I have consistently volunteered in the public schools in town. My involvement in the local schools has given me insight to the education available to children of Incline Village, and I believe that there is a need for broader options. An amendment to the Washoe County Tahoe Area Plan that would allow schools on parcels of three acres or greater, would allow schools to be located at both the St. Francis Catholic Church and The Village Church. These institutions are both interested in offering educational programs that would meet the academic, social, emotional, and (most influentially, in my opinion) spiritual needs of families in our community. Not having Christian education options available in our area is a deficiency in the local community plan. Parents who are invested in providing a Bible-based approach to learning are forced to either drive their children to Reno or home-school them.

I am in favor of this amendment to the Washoe County Tahoe Area Plan so that a Christian education is an option for young families in our community.

From: Sharon Sigler <ssigler63@gmail.com>
Sent: 9/26/2023 11:18:25 AM
To: maqmbler@trpa.gov <maqmbler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding 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.

Meeting Date: September 27th

I believe this request should be approved as it is important to have the right to have choices for public or private education. Families should have options for the education of their children. Providing private Christian education should be part of that option.
Sharon Sigler

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 12:50:48 PM
To: Robert Pollak <rwpollak@live.com>
Cc: margoewheeler@gmail.com <margoewheeler@gmail.com>; Public Comment <PublicComment@trpa.gov>;
Subject: RE: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Robert Pollak <rwpollak@live.com>
Sent: Tuesday, September 26, 2023 12:46 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: margoewheeler@gmail.com
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

To Marja Ambler,

We are the parents of a 3-year-old attending Saint Clare's Montessori School. I am writing to share some thoughts for the upcoming TRPA Regional Plan Implementation Committee meeting tomorrow that we are unfortunately unable to attend in person.

My understanding is that this meeting is intended to focus on 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.

Currently, families across the nation face a significant challenge when it comes to accessing quality education. Incline has a chance to be different. Saint Clare's and its Montessori program is what keeps us as part of this community. Schools like this are necessary to allow us to raise our children here and be valued and giving members of the community year-round.

The importance of school choice cannot be overstated. Different families have unique educational needs and preferences. St. Clare's School offers our community a unique option, enriching the educational landscape and allowing parents to make the best choices for their children. This diversity of educational opportunities strengthens our community by catering to a wide range of learning styles and needs. It also bridges an educational gap and makes it accessible for those in our community.

The growing affordability crisis that poses a significant challenge to our residents is already having drastic effects on the community. A significant portion of our community, including long-time residents and essential workers and community members, find it increasingly difficult to remain here. Reducing the schools like St Clare's in our community would create a second usually adverse force pushing our young families that are such a vital part of making this community so wonderful.

St. Clare's School is more than just an educational institution; it is a symbol of unity within our community. It represents our collective commitment to the well-being and future of our children. As an Incline community member, I have witnessed the growth and development of our town over the years (recently more than ever). I firmly believe that St. Clare's School would be another milestone in our journey, enhancing our sense of community and providing a strong foundation for generations to come.

In conclusion, St. Clare's School is not just a matter of convenience but a matter of principle, choice, and community strength. I implore you to support allowing this invaluable institution to remain at St Francis Church so we can ensure that our community continues to thrive and provide the best possible educational opportunities for our children.

Thank you for your time and consideration.

Sincerely,

Robert and Margo Pollak

From: James Dykstra <redtahoejim@gmail.com>
Sent: 9/26/2023 1:15:54 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA (Regional Plan Implementation Committee) September 27th meeting at Kings Beach Events Center, Public Comment regarding "Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary"
Attachments: [TRPA Regional Plan Implementation Committee.pdf](#)

TRPA Regional Plan Implementation Committee

Meeting Date: September 27, 2023

Regarding 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.

Public Comment from: Jim Dykstra, 564 Bronco Court, Incline Village

I have been a resident of Incline Village for over 24 years. My wife and I raised our family here; both of our children attended the local public elementary and middle schools and graduated from Incline High School. In the years since my retirement, I have consistently volunteered at the Incline Village Elementary school assisting 2nd, 3rd, and 4th graders to improve their reading skills. My involvement in the local schools has given me insight to the education available to children of Incline Village, and I believe that there is a need for more options. Each child learns in unique ways and interacts with their peers and teachers differently. All children, but especially children who do not learn well in the current public education classroom model, would benefit from the smaller class sizes and more disciplined approach proposed by these new private schools. The new schools would provide parents a mid-priced private school option when they see their children not making adequate progress in the public schools.

An amendment to the Washoe County Tahoe Area Plan that would allow schools on parcels of three acres or greater, would allow schools to be located at both the St. Francis Catholic Church and The Village Church. Both of these locations have adequate parking, and have demonstrated sound traffic circulation in the past in hosting food distributions and many community events over the years. These institutions are both interested in offering educational programs that would meet the academic, social, emotional, and (most influentially, in my opinion) spiritual needs of families in our community. Not having Christian education options available in our area is a deficiency in the local community plan. Parents who are invested in providing a Bible-based approach to learning are forced to either drive their children to Reno or home-school them.

I am in favor of this amendment to the Washoe County Tahoe Area Plan so that greater choice in education is an option for young families in our community.

From: Millie Clarke <millie.clarke@gmail.com>
Sent: 9/26/2023 12:25:11 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Support for Agenda item: Washoe County Tahoe Area Plan amendment to add "schools through Secondary" as a permissible land use in Wood Creek Regulatory Zone

To: TRPA Regional Plan Implementation Committee

Re: 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.

Meeting Date: September 27th

I want to express my support for this change to the Wood Creek Regulatory Zone, to enable a Christian School(s) to be a choice for young families in this community. I believe the benefits of having this choice will positively impact our community.

Millie Clarke
Incline Resident
744 Country Club Dr.

From: Steve Merritt <merritt124@yahoo.com>
Sent: 9/26/2023 10:49:10 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding 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.

Meeting Date: September 27,2023

Regarding the above agenda item, **we are in favor of this proposed change to the plan.**

We believe that just as diversity is considered important in our society, so too diversity in the choice of how our children are educated is important. This change to the plan will result in additional schooling choices that our community needs and wants.

Thank you for your consideration,

Steven and Marilyn Merritt
Incline Village, NV

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 12:35:29 PM
To: Kate Schweiss <kate.schweiss@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Kate Schweiss <kate.schweiss@gmail.com>
Sent: Tuesday, September 26, 2023 12:29 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

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.

Hello,

I am a parent at St. Clare's Montessori school. Unfortunately, I will not be able to attend the meeting on the 27th in person since I will be picking up my children from school, but 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 six and a half years and we love living 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: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 3:25:16 PM
To: Jenna Hilton <jenna.hilton@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: TRPA Committee Wood Creek Regulatory Zone Meeting Public Comment
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Jenna Hilton <jenna.hilton@gmail.com>
Sent: Tuesday, September 26, 2023 3:21 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: TRPA Committee Wood Creek Regulatory Zone Meeting Public Comment

To: TRPA Regional Plan Implementation Committee

Regarding 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.

Meeting Date: September 27th

Regarding the above proposal, I am in full favor of this change to the plan for our community. We need options when it comes to our children's education, and this property is already set up to facilitate that purpose. I particularly appreciate the opportunity to have faith-based alternatives in our area.

Thank you,

Jenna Hilton

From: Jason Sheck <jason_sheck@hotmail.com>
Sent: 9/26/2023 3:42:12 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan Amendment - Add "schools-kindergarten through Secondary"

To: TRPA Regional Plan Implementation Committee

Regarding 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.

Meeting Date: September 27th

Regarding the above referenced proposal, I am in favor of this change to the plan. My home is immediately adjacent to one of the properties that would be allowed to offer a school if the proposal passes. The Tahoe area faces many challenges and growing pains, but this change to the plan is an easy way to allow existing members of the community to meet an important need - diverse educational opportunities. Over the last 5+ years I have observed the property adjacent to mine host a wide variety of activities. Those activities have never meaningfully affected the level of traffic on the surrounding streets, and have never created noise or disturbances that are inconsistent with a neighborhood. Furthermore, after getting to know some of the people that run the property adjacent to mine, I am confident any future school would be operated in such a way that it is a true benefit to the Tahoe community. I urge you to approve this proposed change.

Regards,

Jason Sheck
505 Lucille Drive, Incline Village, NV 89451

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/26/2023 12:55:56 PM
To: Eric Johnston <ericjohnston1989@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Eric Johnston <ericjohnston1989@gmail.com>
Sent: Tuesday, September 26, 2023 10:48 AM
To: Marja Ambler <mambler@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

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.

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: Dianne Severance <diannesevgroup@gmail.com>
Sent: 9/26/2023 1:39:49 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: Bridget Cornell <bcornell@trpa.gov>; planning@washoecounty.gov <planning@washoecounty.gov>; Father Jorge Herrera <Fatherjorge@sftahoe.org>;
Subject: Incline Village Tahoe Woodcreek Regulatory Zoning Change

Tuesday, September 26, 2023

Dear TRPA Governing Board,

Members of Incline Village and the St. Francis of Assisi parish have been made aware of a proposed zoning change to the Tahoe Woodcreek Zone. My understanding is that the zone change will allow for schools to be located in this area.

We all know that zoning laws are necessary rules that dictate how we can and can't use property. They help to minimize conflicts. Zoning rules are moderated and change over time to accommodate current needs and provide better land uses. There is no way to rezone a property without careful consideration.

Some matters to consider with a zone change to the Tahoe Woodcreek Zone that would allow for schools.

- Demographics indicate that the need for K-12 school space is declining. WCSD is investigating the closure of the Incline Middle School where the Incline Elementary school would absorb the 6th grade and the Incline High School absorb the 7-8 grades.
 - Why expand where schools can locate at this time? What objective statistics are driving this need?
- The Tahoe Woodcreek Zone is primarily a quiet single family suburban type neighborhood.
 - There is not consensus in this neighborhood to support a school zone.
 - A school is being proposed at the St. Francis Catholic Church site, which is located off the busy Mt. Rose highway.
- The St. Francis Parish up until now has provided CCD (catechism religious education) to its child/youth population. It is being asked to house a fully functioning all day school on its premises.
 - At a recent meeting of SFA parishioners, the Parish Priest received unambiguous support for Catholic education to happen at our property.
 - The ambiguity arises over the details surrounding a Catholic school, it's size, whether the property can accommodate, and it's impact on our current assets and infrastructure. Some parishioners would like to see a Catholic school at the SFA parish no matter the cost or impact to the community. A large group of parishioners would like to further study the impacts.
 - Currently, SFA does not have adequate space to support a school at the size that is being proposed. Many modifications to the property, financing and fundraising, and a longterm construction project will be necessary. This discussion has already occupied most of the parishioners time and will require more time, treasure and attention.
 - The proposed school has created a rift between parishioners and the parish is currently working with a mediator to bring the parish back together.

As a member of the St. Francis parish and a long-time resident of Incline Village, I don't believe there has been enough careful study to warrant a zone change.

Thank you for your consideration and the opportunity to share my point of view.

Very truly yours,
Dianne Severance
689 Bridger Ct.
Incline Village, NV. 89451

From: charlesadowd@aim.com <charlesadowd@aim.com>
Sent: 9/26/2023 6:18:20 AM
To: Public Comment <PublicComment@trpa.gov>; member@trpa.gov <member@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee Meeting on September 27,2023 8:30 AM

Dear Committee Members,

In regard to your upcoming deliberations on 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”, I wish to encourage adoption. I am a 25 year resident of this community. I am a retired executive and my wife is a retired doctor. We have no children or grandchildren in the community but we both believe strongly that this amendment should be supported for the long term health of Incline Village and its residents. The unique cultural and recreational features of the community can best be optimized with a diverse age mix of its residents, including younger active parents with children. Many of these are remote workers who represent dual income families. They need alternative channels of education for their children. Home schooling is not the answer for this and other cohorts. Public school curricula have been under a spotlight for good reason in the eyes of many parents. We don't want Incline Village to default to a wealthy retirement home mentality. We're far more vibrant than that. So both my wife and I respectfully ask that you vote “yes” on the proposed amendment.

Thank you,

Charles Dowd
547 Knotty Pine Drive
Incline Village, Nevada 89451
775-720-4844

[Sent from the all new AOL app for iOS](#)

From: Carol Coughlin <CCoughlin@jmi-inc.com>
Sent: 9/26/2023 12:15:55 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: reclassification of Tahoe Woodcreek Regulatory Zone

*I am not in favor of the reclassification of the Tahoe Woodcreek Regulatory to commercial. It should remain residential.
Carol Coughlin*

From: Athena Brockman <athena.brockman@gmail.com>
Sent: 9/26/2023 1:11:34 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board Name: TRPA Regional Plan Implementation Committee

Meeting Date: September 27th

Regarding 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.

Hello,

We are parents of 3 students enrolled at Saint Clare's 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 Tahoe City or Reno for the alternative school choices - choices that we have always chosen for our family.

It is such a blessing to have the school co-located at St. Francis church and connected to a faith community who supports the school. There is a mutually beneficial relationship as the aging community of St. Francis, made up of many retirees, shares space with young children. The two cohorts greatly benefit from associating and being connected to those in opposite age groups. And many studies confirm the varying benefits of multi-generational living for quality of life.

Research also shows that school choice has great benefits to a wider community or town, and we agree. More choice creates attractiveness to potential new residents, choice raises home values community wide as opposed to only distinct school zones, and choice creates space for the varying preferences and needs across local society. School choice can raise the standards and outcomes across all of a region's schools and we think this is a good thing. Saint Clare's also serves a wide variety of students from different socio-economic backgrounds, providing scholarships and choosing to accept all who want this alternate academic path. It is an option meant for anyone 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 that would not otherwise be available in Incline Village without Saint Clare's. This is a gift to our family 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.

These are just a few of the reasons why we support adding schools, kinder-secondary, to the Wood Creek Regulatory Zone. Nationally, and especially in western states, land use and zoning across cities and towns are changing, making choices that exclusively advantage local property owners no longer acceptable to the voting public, as there are growing needs for more housing, children's programs & community services, quality public transportation and more. Rezoning is a valid endeavor meant to consider a whole community and the needs of today. Rezoning is meant to consider best ways to maximize use, and in this case, churches that benefit from non-profit status should be used to their full potential whenever possible. Protecting the few with financial or minor nuisance concerns would inflict an unreasonable 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 Washoe County Tahoe Area Plan.

Sincerely,

Athena & Erik Brockman

From: Ann Dentz <anndentz@gmail.com>
Sent: 9/26/2023 9:26:26 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: School in Tahoe Woodcreek Regulatory Zone

Dear Sirs,

I would like to object to changing the zoning ordinance for the Tahoe Woodcreek Regulatory Zone. Putting schools in this neighborhood brings noise, trash, additional traffic, more bear activities and a greater increase in chances of accidents on Mt. Rose Highway while they are dropping off and picking up children. Furthermore, I for one would not want someone to decide to build a school in my quiet neighborhood.

Sincerely,

Anna Marie Dentz
312 Ski Way Dr.
Incline Village, NV 89451

From: Vickie Twichell <twich@aol.com>
Sent: 9/25/2023 10:23:48 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding Agenda Item: Washoe County Plan Amendment within Wood Creek Regulatory Zone, to add Schools Kindergarten through Secondary as permissible land use. (3 acres or larger)

I am in favor of this change so that families in our community of Incline Village, Nevada, have the option to choose Christian education for their children. Thank you for hearing our comments before the committee meets on September 27.

Sincerely,
Paul Twichell
995 Fourth Green Drive
Incline Village, Nv 89451

[Sent from the all new AOL app for iOS](#)

From: sdklq@aol.com <sdklq@aol.com>
Sent: 9/25/2023 9:35:16 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Request to rezone Tahoe Woodcreek Regulatory Zone

To TRPA,

I am writing to ask that the Tahoe Woodcreek Regulatory Zone not be re-zoned for the possibility of school sites.

Presently, this area is residential and the additional traffic and playground noise would change the dynamics of this quiet neighborhood.

Schools should be in commercial areas; not private neighborhoods.

Thank you for your consideration.

Sharon D. Kennedy
Resident of Incline Village, NV

From: pmosermorris@gmail.com <pmosermorris@gmail.com>
Sent: 9/25/2023 2:02:37 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee 9/27/23 Meeting, Agenda Item 4, Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone; PLEASE SUPPORT

To the Regional Plan Implementation Committee, respectfully:

Please propose to the County Planning Commission and County Commissioners that the Wood Creek Regulatory Zone within the Tahoe Area Plan be amended to allow educational land uses (K-12) with a special use permit.

I support this proposed amendment for two reasons:

1. K-12 public education in Nevada consistently ranks 49th or 50th in the nation; and 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. Our children deserve an education that will prepare them to succeed in life.
2. I believe that success in life has a crucially important spiritual dimension; and the proposed amendment would make possible future applications for two Christian schools. Such applications would, of course, would be evaluated in a separate process, but they cannot even be submitted unless and until the proposed amendment is adopted.

Please support the proposed Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone!

Thank you for your consideration.

Sincerely,

Patricia J. Moser Morris

330 Ski Way Unit 11

Incline Village NV 89451

From: I <nancyvsd@aol.com>
Sent: 9/25/2023 9:22:03 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: RE: Opposition to Changing Zoning Ordinance in Tahoe Woodcreek Regulatory Zone

As a longtime homeowner in Incline Village, I am writing to let you know of my strong opposition re: changing zoning ordinance to allow St Clare's and the Village Church Schools to be put in the churches confines. It is not that I am opposed to the schools but it is the location of the schools in residential areas adjacent to the Mt Rose Highway and Kelly Drive for St Francis and Mt Rose Highway and McCourry St. for the Village Church. There are so many accidents on Mt Rose Hwy and just on Sat 9/16, a dump truck loaded w/ sand lost its brakes, ran over an RV and had to crash into a tree on side of Mt Rose by residential area to stop and then it caught fire.

Putting schools in the above-noted areas with increased traffic due to dropping off / picking up infants and children will only complicate the traffic situation on Mt. Rose and adjacent streets. All lives are precious and should be spared from any dangers to their lives by not thinking this issue through very carefully.

Kelly Drive and McCourry are located in quiet neighborhoods and they do not want additional traffic / noise in them. The residents in these neighborhoods have let that be known. Stand in their shoes for a few moments and think you would feel the same.

There are public buildings available in Incline Village for lease / longterm rental where these schools could be located that would have larger parking areas / more classroom space and open space for protected / safe play and activity areas. They are in commercial areas where there is space for these schools to grow as they increase in population. It was noted at an info meeting at St Francis on Thursday Sept 14 that there are approximately 40+ students at St Clare's School in St Francis of Assisi Church at this time with a waiting list of over 20 children. Larger buildings with the potential to expand would accomodate all the students noted and additional ones if planning is done properly.

Please take all of the above into consideration to create actual schools for these children in existent / vacant locations in Incline Village zoned for schools / commercial development where they are safe and can grow and flourish in their studies and activities without fear of anything happening to any of them or their families.

Nancy Henderson

From: Lynn Windham <lynn45505@gmail.com>
Sent: 9/25/2023 8:07:27 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: School Zoning in Wood Creek Regulatory Zone

To: TRPA Regional Plan Implementation Committee

Regarding 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..

Meeting Date: September 27th

As an Incline Village resident, I am strongly in favor of the above proposal. Christian education has a strong and storied history in this country. It adds value to a community and a choice for parents as to where they educate their children. The churches that may benefit from a passage of this amendment are uniquely situated in the community so that no negative impacts would be felt by the populace.

Thank you for considering the positive results passing this amendment would bring.

Sincerely,
Lynn Windham
MA, Education

From: Karen F <karenferrell875@gmail.com>
Sent: 9/25/2023 8:46:27 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Dear TRPA Regional Plan Implementation Committee,

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.

Good Morning.

It seems lately that the “squeaky wheel” gets heard and recognized in our Incline community. There are a few negative & angry people living here but most people that I have spoken to support having a Christian school in our community.

With that said, I would like to stress the positive and hopefully “get heard.”

Our preschool at the Village Church has been operating successfully for 20 plus years. Our waitlist now has 80 children waiting for a spot to open. When a few of us local nonprofits got together a year ago, I asked what was their number one need in our community? They responded that they didn't need money but they needed our church to expand our preschool. When the kids graduate from preschool, their parents want to continue their kids' education at our church as an alternative to public school. Our community should be able to provide that request. The Village Church has a lot of open area with very few neighbors (2-3).

I am hoping you will consider approving the Special use permit for the growing youth population in our community.

Sincerely,
Karen Ferrell
Village Christian Thrift Shop
Village Church Women's Ministry moderator

From: Judy Ackerman <jptahoe2@icloud.com>
Sent: 9/25/2023 11:56:34 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan Amendment

To whom it may concern,

I am in total favor of 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 those parcels equal to or greater than three acres in size. Nevada needs more education alternatives, especially in the the light of the fact that the state education system ranks near the bottom nationally - see below ranking information from the internet:

Where do Nevada schools rank nationally?



"Nevada ranks 50th in Chance for Success, barely outpacing New Mexico for the bottom spot. The School Finance category utilizes eight indicators, including education spending and financial equity measures, to arrive at state rankings. In 2021, Nevada ranked 49th in this category."

Source: <https://doe.nv.gov>

I firmly believe Incline Village needs to offer a wider choice of primary education sources for the local youth in order to better prepare them for the challenging years ahead.

Thank you for your consideration,

Paul Ackerman

From: Judy Ackerman <jptahoe2@icloud.com>
Sent: 9/25/2023 10:35:34 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan Amendment

To Whom It May Concern:

I am in favor of adding "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal or greater than three acres in size.

This change allows families to have more choice in education for their children. Freedom to choose is the basis of our our country's foundation. It would, also, allow parents, who prefer a broader education, the opportunity to reinforce their own beliefs of faith and family. In my opinion, children who have this experience are better prepared to contribute in a more positive & less self centered manner to their community & culture.

Thank you for your consideration as this amendment is put forth.

Sincerely,
Judy Ackerman
North Lake Resident

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/25/2023 11:06:07 AM
To: Judy Ackerman <jptahoe2@icloud.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Washoe County Tahoe Area Plan Amendment

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287

-----Original Message-----

From: Judy Ackerman
Sent: Monday, September 25, 2023 10:30 AM
To: Marja Ambler
Subject: Washoe County Tahoe Area Plan Amendment

To Whom It May Concern:

I am in favor of adding "schools-kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal or greater than three acres in size.

This change families to have more choice in education for their children. Freedom to choose is the basis of our our country's foundation. It would, also, allow parents, who prefer a broader education, the opportunity to reinforce their own beliefs of faith and family. In my opinion, children who have this experience are better prepared to contribute in a more positive & less self centered manner to their community & culture.

Thank you for your consideration as this amendment is put forth.

Sincerely,
Judy Ackerman
North Lake Resident

From: JAMES STENDERUP <jim.stenderup@gmail.com>
Sent: 9/25/2023 11:58:17 AM
To: Marja Ambler <mambler@trpa.gov>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: [BULK] WASHOE COUNTY ADDING PRESCHOOL THRU K AS PERMISSIBLE LAND USE

TO: TRPA Regional Plan Implement Committee

This email is in regard to the agenda item: Washoe County Tahoe Area Plan amendment to add "schools K-Secondary" as permissible use in Wood Creek Regulatory Zone for parcels over 3 acres.

My wife and I are in favor of the change which will allow Christian schools for the very young to help more children. We personally have had conversations with three families who plan to enroll their children in such a school. This change will be good for our community.

Sincerely, Carol & James Stenderup

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/25/2023 11:11:01 AM
To: Donna Bain <donna_bain@yahoo.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Christian schools

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287

-----Original Message-----

From: Donna Bain
Sent: Sunday, September 24, 2023 5:24 PM
To: Marja Ambler
Subject: Christian schools

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add "schools-kindergarten through Secondary".....

I am writing to respond to the above proposal.....I am FULLY in favor of this change to the plan so that there will be a Christian School available for families in this community. I have been a volunteer teacher to the church and school and love the opportunity to instill, nurture and see the children grow and be examples of what God has planned and hopes for them to share with the rest of the world! I am honored to be able to teach the children the love God has for all of us!

Blessings,
Donna Bain
Sent from my iPad

From: Autumn Thantosia <autumn.thantosia@gmail.com>
Sent: 9/25/2023 1:42:22 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: To: TRPA Regional Plan Implementation Committee

Regarding 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.

Meeting Date: September 27th

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for young families in this community.

My son has been going to this pre-school for over a year now. I can't wait to see what they have to offer for Kindergarten and beyond. Continuing his educational path with his same friends and community will allow for consistent growth in a loving and caring environment.

From: Ashley Holt <ash@holt1.com>
Sent: 9/25/2023 10:28:57 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: To: TRPA Regional Plan Implementation Committee

Regarding 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.

Meeting Date: September 27, 2023

I'm in favor of this change to the plan because I want families to have more choices in educating their children. As a mother of 3 young children myself, having accessible Christian schooling options in our town makes a big difference to my family personally as well as our community at large.

Thank you for your consideration,
Ashley Holt

From: Vickie <vtwich@aol.com>
Sent: 9/24/2023 3:45:10 PM
To: Public Comment <PublicComment@trpa.gov>; Marja Ambler <mambler@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding Agenda item: WASHIE COUNTY PLAN AMENDMENT within Wood Creek REGULATORY ZONE, to allow schools Kindergarten through Secondary permissible land use (3 acres or larger.)

I am in favor of this change so families have a choice to enroll their children in a Christian School. Families should be allowed to offer & support local Christian education.

Please vote in favor of this proposal.
Thank you.
Vickie Twichell
995 Fourth Green Drive
Incline Village, Nevada

[Sent from the all new AOL app for iOS](#)

From: Richard Ashley <richard.ashley1952@gmail.com>
Sent: 9/24/2023 11:50:45 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Zoning for possible land use in Wood Creek Regularly Zone

I wanted to express my strong support for the change to the Washoe County Tahoe Area Plan to allow schools - Kindergarten through Secondary as a permissible land use.

The residents in our community should be provided with this alternative to educate their children.

We sent our daughter to a Christian school before moving to Incline Village. We believe it provided a sound moral foundation to our daughter.

Please vote in favor of this proposal.

Regards,

Richard & Mary Ashley
905 Tyner Way
Incline Village, NV 89451

From: M Young <mgrayoung@gmail.com>
Sent: 9/24/2023 4:48:11 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Public Comment on Meeting Agenda Item

To: TRPA Regional Plan Implementation Committee

Regarding 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.

Meeting Date: September 27th

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for families in this community. Being able to raise children to know the Lord God is important to us. We also feel that this type of school would provide the opportunity to have smaller, more intense classroom learning situations for children that need, and parents that want the extra focus on general education.

Thank you for your consideration – Michele & Craig Young (Incline Village homeowners and parents).

From: Mary Arbuckle <mary@barkbowls.com>
Sent: 9/24/2023 2:39:46 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School

As a member of the St. Francis Church and community, I strongly oppose the proposed zoning change to allow St. Clare's School to operate on our church site.

In recent years, we organized a capital campaign to build more space for our church staff, youth, and ministries. Many parishioners generously donated funds to support the construction and we looked forward to having more space to operate our parish and hold numerous events. With the presence of the school, we have been extremely limited in how and when we can use OUR space that WE funded.

In addition, the school will increase noise and traffic in a residential neighborhood.

Please consider my position and move the school to a commercial zoned space, not a residential one.
Thank you.

Best,
Mary Arbuckle

415-305-5784
Sent from my iPhone

From: Marlene Borgess <marlenej17@aol.com>
Sent: 9/24/2023 8:11:40 PM
To: ahill@washoecounty.gov <ahill@washoecounty.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>; Jacob Stock <jstock@trpa.gov>; Bridget Cornell <bcornell@trpa.gov>; charlie@movemountains.com <charlie@movemountains.com>; tloyd@washoecounty.gov <tloyd@washoecounty.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Re: Cement Truck Accident & Fire Resubmitting 9/24/23: Church Schools 8/17/23 TRPA Meeting
Attachments: [92423 Church TRPA Letter Resubmit.pdf](#)

September 24, 2023 - Resubmitting to TRPA Public Comment & All Addressed

I sent this letter to the below addressed 8/11/23. I'm sure you are aware of the recent September 16, 2023 cement truck with no brakes accident on Highway 431 Mt Rose crashing into a tree and setting it on fire just up the highway from the proposed expansion schools in the Churches. Also, a RV crashed and flipped moments before the cement truck crashed. The cement truck DID NOT make it to the runaway truck ramp.

I'm wondering if the Nevada Highway Patrol and Washoe County Sheriff Department have been consulted regarding the school Churches expansion and possible rezoning. Again, I have grave concern over excessive traffic, traffic flow and more horrific accidents. One of the reasons I wrote my original letter was to inform you of the horrific accidents on Highway 431 Mt Rose and my conscious would be clear if an unthinkable accident happened in the future.

Resubmitted,
Marlene J Borgess

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washoecounty.gov
Trevor Lloyd, Washoe Planning Commissioner tloyd@washoecounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washoecounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
Bridget Cornell, TRPA Associate Planner bcornell@trpa.gov
Charlie White, St. Francis of Assisi Catholic Church Advisory Representative charlie@movemountains.com

To All Listed Above,

I have lived and raised my children at my home on the lower end of McDonald Drive, Incline Village since 2001. The cross street to McDonald Drive is McCourry Boulevard. I usually do not get involved in politics or planning our community. However, I feel I must speak out against the rezoning of the Wood Creek area to allow increased student enrollment and school expansions of St. Claire Montessori at St. Francis of Assisi Catholic Church and The Village Church ("Churches"). I believe that the location of both Churches, located on Mt. Rose Highway 431, are dangerous due to highway safety, parking, jaywalking, traffic bottlenecks and winter driving issues.

The morning of June 18, 2010, I was the 911 emergency call when the semi-truck drove out-of-control towing two full loads of lumber down Highway 431 towards Incline Village. I turned right from Marlette Way on to Mt. Rose Highway 431. Out of nowhere, Fredrick Mathews, the driver of the semi-truck passed me on the right side of my vehicle between my vehicle and the mountain, where there is not a passing lane. I then understood by the smell that his brakes had failed. That day, luckily, my life and the two 11-year old children in my backseat lives were spared because of the drivers ability to squeeze between my vehicle and the mountain. He continued swerving down Mt Rose Highway 431 and avoided another oncoming vehicle. Moments later, Mr. Mathews semi-truck and two loads of lumber hit the runaway truck ramp, flew into the air snapping huge pine trees like matchsticks. His semi-truck burst into flames when he struck the home at 645 Woodbridge Circle, Incline Village. I was still on my cell phone with the Sherriff Department while watching Mr. Mathews semi-truck burn in raging flames. Mr. Mathews never made it out of his semi-truck cab and died at the scene. I am forever grateful that Mr. Mathews was able to hold on to his swerving out-of-control truck and make it to the runaway truck ramp avoiding crashing into my vehicle, an oncoming vehicle, other subdivisions, the two Churches and crossing Highway 28.

A couple of days ago, I was driving my truck and took a righthand turn off Mt. Rose Highway 431 onto McCourry Boulevard to travel home. To my surprise, many vehicles were parked on the edge of the right side of the road. I immediately stopped because a man holding a young child stepped out of these parked cars to walk across McCourry Boulevard in order to walk up the driveway through the full parking lot at The Village Church. I believe these same instances will happen on Kelly Drive where proposed portable buildings would be placed to accommodate added students.

In addition, winter driving conditions will only increase problematic driving, parking, and vehicles stopped on the roads waiting to pickup/drop-off their students from either Church school. Imagine a snowstorm with vehicles trying to turn off Mt. Rose Highway 431 stuck, having no place turn, because the road to either Church School entrance is blocked by waiting vehicles.

The above highlights my heightened concerns about the increased number of vehicles that rezoning the Wood Creek area will cause in a subdivision not designed to handle heightened traffic and congestion. Entrance and exits to both Churches are off Mt Rose Highway 431 where there is already augmented traffic from Reno, additional fulltime residents and surrounding cities. McCourry Boulevard is an especially busy street as cars navigate it to avoid Tahoe Boulevard/Highway 28, drive to Incline Elementary School and Incline High School. If a student population increase is allowed for the Churches, a bottleneck will occur with waiting vehicles on McCourry Boulevard while students are being picked up and dropped off at The Village Church School. This will be very similar to traffic issues around Incline Elementary School on Village Boulevard and Northwood Boulevard and Incline High School on Village Boulevard. An alarming difference is that the stopped traffic for the Churches will spillover to parked vehicles, in both directions, on Mt. Rose Highway 431.

The accident on the runaway truck ramp is not an isolated incident. Just this past July 2023, another very large commercial truck with a fully loaded bed hit the runaway truck ramp. This time the truck stopped on the ramp. Excessive traffic and traffic flow is a real problem to be addressed in our community. Adding students to the two Churches and rezoning the Wood Creek area will only contribute and complicate this issue.

Thank you for considering my experiences and concern.

Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450
775-233-7262 marlenej17@aol.com

On Friday, August 11, 2023 at 12:39:27 PM PDT, Marlene Borgess <marlenej17@aol.com> wrote:

Please make of Record - PDF copy attached with signature

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washoecounty.gov
Trevor Lloyd, Washoe Planning Commissioner tlloyd@washoecounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washoecounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
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Charlie White, St. Francis of Assisi Catholic Church Advisory Representative charlie@movemountains.com

To All Listed Above,

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Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450
775-233-7262 marlenej17@aol.com

September 24, 2023 - Resubmitting to TRPA Public Comment & All Addresses

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August 11, 2023

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A couple of days ago, I was driving my truck and took a righthand turn off Mt. Rose Highway 431 onto McCourry Boulevard to travel home. To my surprise, many vehicles were parked on the edge of the right side of the road. I immediately stopped because a man holding a young child stepped out of these parked cars to walk across McCourry Boulevard in order to walk up the driveway through the full parking lot at The Village Church. I believe these same instances will happen on Kelly Drive where proposed portable buildings would be placed to accommodate added students.

In addition, winter driving conditions will only increase problematic driving, parking, and vehicles stopped on the roads waiting to pickup/drop-off their students from either Church school. Imagine a snowstorm with vehicles trying to turn off Mt. Rose Highway 431 stuck, having no place turn, because the road to either Church School entrance is blocked by waiting vehicles.

The above highlights my heightened concerns about the increased number of vehicles that rezoning the Wood Creek area will cause in a subdivision not designed to handle heightened traffic and congestion. Entrance and exits to both Churches are off Mt Rose Highway 431 where there is already augmented traffic from Reno, additional fulltime residents and surrounding cities. McCourry Boulevard is an especially busy street as cars navigate it to avoid Tahoe Boulevard/Highway 28, drive to Incline Elementary School and Incline High School. If a student population increase is allowed for the Churches, a bottleneck will occur with waiting vehicles on McCourry Boulevard while students are being picked up and dropped off at The Village Church School. This will be very similar to traffic issues around Incline Elementary School on Village Boulevard and Northwood Boulevard and Incline High School on Village Boulevard. An alarming difference is that the stopped traffic for the Churches will spillover to parked vehicles, in both directions, on Mt. Rose Highway 431.

The accident on the runaway truck ramp is not an isolated incident. Just this past July 2023, another very large commercial truck with a fully loaded bed hit the runaway truck ramp. This time the truck stopped on the ramp. Excessive traffic and traffic flow is a real problem to be addressed in our community. Adding students to the two Churches and rezoning the Wood Creek area will only contribute and complicate this issue.

Thank you for considering my experiences and concern.

Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450
775-233-7262 marlenej17@aol.com

From: Lowest Servant <lowestservant@yahoo.com>
Sent: 9/24/2023 5:40:21 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan amendment

Regarding 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.

Meeting Date: September 27th

Regarding the above proposal, I am strongly in favor of this change to the plan so that a Christian School is a choice for young families in this community. Raising children to know God is important to me.

Anthony Conragan
775 830-0566

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/24/2023 1:33:55 PM
To: Linda Robins <lindarobinstahoe@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: TRPA Regional Plan Implementation Committee
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Linda Robins <lindarobinstahoe@gmail.com>
Sent: Friday, September 22, 2023 8:22 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Regarding agenda item: washoe Country Tahoe Area Plan amendment to add schools-kingergarten through Secondary as a permissible land use as a special use within the Woods Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for young families in this community. Being able to raise children to know the Lord God is important to me.

Thank you,
Linda Robins

From: Katie Christensen <katie.tahoe@gmail.com>
Sent: 9/24/2023 3:14:59 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Zone change

TRPA has always had a strict policy in regards to protecting the integrity of Incline Village. To approve two schools to reside in a residential zone is not prudent. The proximity to Mt. Rose Hwy would be an accident waiting to happen. Furthermore, the residential neighborhoods would be adversely affected with noise and increased traffic. There are plenty of vacant commercial properties where these schools could reside. Thank you for your consideration in not allowing a zone change.

~Katie Christensen

From: Katie Christensen <katie.tahoe@gmail.com>
Sent: 9/24/2023 2:55:47 PM
To: Mary Arbuckle <mary@barkbowls.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: Re: St. Clare's School

Very well put...Great!

On Sun, Sep 24, 2023 at 2:39 PM Mary Arbuckle <mary@barkbowls.com> wrote:

As a member of the St. Francis Church and community, I strongly oppose the proposed zoning change to allow St. Clare's School to operate on our church site.

In recent years, we organized a capital campaign to build more space for our church staff, youth, and ministries. Many parishioners generously donated funds to support the construction and we looked forward to having more space to operate our parish and hold numerous events. With the presence of the school, we have been extremely limited in how and when we can use OUR space that WE funded.

In addition, the school will increase noise and traffic in a residential neighborhood.

Please consider my position and move the school to a commercial zoned space, not a residential one.
Thank you.

Best,
Mary Arbuckle

415-305-5784
Sent from my iPhone

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/24/2023 1:33:39 PM
Subject: RE: Washoe County Tahoe Area Plan amendment
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Karen F (Tahoehiker) <karenferrell875@gmail.com>
Sent: Friday, September 22, 2023 7:45 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Fwd: Washoe County Tahoe Area Plan amendment

I understand you are meeting on Sept 27 and are soliciting public comment on the agenda item listed below.

Board Name: TRPA Regional Plan Implementation Committee

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.

As a permanent resident of Incline Village, I strongly support this change. The Village Church has provided a preschool as a public service to the Incline Village community for over 20 years. Tuition is very low and has risen below the rate of inflation. There is now a wait list of over 80 families demonstrating the great need for more preschool capacity.

In addition to expanding the preschool, the church would like to add a small K-5 (or 6) school and has applied for a temporary use permit. The changed "permissible use" in the Wood Creek Regulatory Zone is needed to allow its permanent operation through a special use permit (similar to the one provided to the preschool). The community needs such an alternative to the public schools, and parents are willing to pay for the opportunity. Among the needs met would be: 1) for kids who need a smaller class to thrive, 2) for parents who need flexibility in scheduling due to their work and travel schedules, and 3) for parents who desire to provide a bible-based education for their children. There are many more benefits, but these are the primary ones that come to my mind.

It is my understanding that there will be no charge for the use of church facilities included in tuition, which will cover only cash out-of-pocket costs. In result tuition will primarily pay teachers' salaries, utilities, custodial care and maintenance/repairs and should be of the order of \$10,000, far below the cost of Lake Tahoe School, which I understand also has a wait list.

The church has very few neighbors (2 or 3) that are contiguous to the church property and has gone out of its way to respond to concerns expressed by these folks. It is situated near the intersection of two main thoroughfares, Mt. Rose Hwy and McCourry Blvd.

I see substantial benefits and little or no downsides.

From: Janet Goodman <janetlgoodman@aol.com>
Sent: 9/24/2023 9:28:14 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: Sept 26 TRPA Implementation Committee Agenda item re land use amendment

Re: Sept 26 agenda item: Washoe County TRPA amendment to add "schools - kindergarten through Secondary" as 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

To: TRPA Regional Plan Implementation Committee:

Regarding the above agenda item and proposal, we want to register our support of the change to the plan to provide additional school options for the children of the Incline Village community. The school/s proposed will not encumber additional land and will better utilize land that is mostly unused during the weekdays. It will be an asset to the community to enable the school/s to operate by amending the land use plan. Please support this change with your affirmative vote.

Janet and Ronald Goodman

Janet Goodman
510-708-1277

From: Guy Tarvin <guytarvin@gmail.com>
Sent: 9/24/2023 9:47:26 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: schools-kindergarten through Secondary

To: TRPA Regional Plan Implementation Committee

Regarding 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.

Meeting Date: September 27th

Regarding the above proposal, We are in favor of this change to the plan so that a Christian School is a choice for young families in this community. Being able to raise children to know the Lord God is important to us.

*Guy and Patricia Tarvin
1057 Mill Creek Road
Incline Village, NV.
89451*

From: Edie Farrell <ewfarrell@sbcglobal.net>
Sent: 9/24/2023 12:34:58 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: Amendment to add "school-kindergarten through secondary". September 27

Dear TRPA,

I would very much like you to changed the Washoe County Tahoe Area Plan amendment to add "school-kindergarten through secondary". I feel strongly that a choice of schools should be offered to the community. The need is there and church schools offers a good education and choice to the community.

Sincerely,

Edie and Joe Farrell
930 Tahoe Blvd. ste 802-454
Incline Village, NV 89451

Sent from my iPad

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/24/2023 1:34:53 PM
To: Ed Windham <ed_windham@yahoo.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: TRPA Regional Plan Implementation Committee
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Ed Windham <ed_windham@yahoo.com>
Sent: Friday, September 22, 2023 6:46 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: TRPA Regional Plan Implementation Committee

Gentlepersons,

I am writing with my support of 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.

I strongly urge the Committee to recommend the above amendment. This will allow a Christian School to be established as an alternative for young families in our community. A strong Faith based education is important to many families and that option is not readily available to them. I greatly appreciate your time in considering my recommendation and pray that you will also agree to the proposed amendment.

Sincerely,

Edward J Windham, Elder
The Village Church and Incline Village Resident
335 Ski Way Unit 316
Incline Village, NV 89451

C 818-821-9342
E ed_windham@yahoo.com

From: Donna Bain <donna_bain@yahoo.com>
Sent: 9/24/2023 5:26:26 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fwd: Christian schools

Sent from my iPad

Begin forwarded message:

From: Donna Bain <donna_bain@yahoo.com>
Date: September 24, 2023 at 5:24:21 PM PDT
To: mambler@trpa.gov
Subject: Christian schools

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add
"schools-kindergarten through Secondary".....

I am writing to respond to the above proposal....I am FULLY in favor of this change to the plan so that there will be a Christian School available for families in this community. I have been a volunteer teacher to the church and school and love the opportunity to instill, nurture and see the children grow and be examples of what God has planned and hopes for them to share with the rest of the world! I am honored to be able to teach the children the love God has for all of us!

Blessings,
Donna Bain
Sent from my iPad

From: Chris Peterson <chrisjp@sbcglobal.net>
Sent: 9/24/2023 1:18:18 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Public Comment <PublicComment@trpa.gov>; Tim Gilbert <timgilbertsr@netscape.net>;
Subject: Zoning Amendment for Wood Creek Regulatory Zone

Friends at TRPA,

We are writing this email to encourage you to allow for the 'kindergarten through secondary school' amendment within the Wood Creek Regulatory Zone for those parcels equal to or larger than three acres in size.

We feel that education for young people should be a top priority at all levels of government. It is entirely fitting and desirable that schools be located within residential areas. Their impact on this neighborhood would be minimal based on their days and hours of operation.

We urge you to approve the amendment. Feel free to contact us with any questions or concerns.

Chris and Carla Peterson

571 Jackpine Lane / PO Box 3577 Incline Village, NV 89450

(775) 831-3778

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/24/2023 1:36:27 PM
To: charcurtisedd@aol.com <charcurtisedd@aol.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Support for village church school
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: charcurtisedd@aol.com <charcurtisedd@aol.com>
Sent: Saturday, September 23, 2023 1:01 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Support for village church school

We support village church with the school expansion in inline village.

Cheers, Charlotte Curtis
7758431512

[Sent from the all new AOL app for iOS](#)

From: Bri Holt <a@holt1.com>
Sent: 9/24/2023 3:36:16 PM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Schools Kindergarten through Secondary

TO: TRPA Regional Plan Implementation Committee

RE: Agenda Item to Add Schools to Wood Creek Regulatory Zone

I am writing in support of the proposal and allowing the new schools. My daughter attends the Village Academy school - she loves the school and her teacher. This school is an asset to the community. Please support our community and approve the proposal.

From: Teresa Eppolito <teresaepolito@gmail.com>
Sent: 9/23/2023 4:52:30 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Wood Creek Zone "Special Use" Permit

I have been a homeowner in the Wood Creek neighborhood of Incline Village for over 20 years. I am also a member of St. Francis church. I am against the proposed amendment to add "schools - kindergarten through secondary" as a permitted use type on the parcels where the Village Church and St. Clare's are running their businesses.

The Wood Creek neighborhood where these schools are operating were not designed for the increased traffic or noise. St. Francis, in particular, is not large enough to meet the current needs of the school and the church ministries. The use of the church facility by the school has divided the church community.

These schools have created a security and safety hazard for the students, church members, and my neighborhood. Putting so many residents at risk for the benefit of a few dozen students is not in the best interest of the community.

Incline Village has a school zone. There is a building across from the current elementary school that is large enough to house St. Clare's. Instead of granting a "special use" permit, why not direct the project applicant(s) to an area of Incline Village that is designated for a school? From your website:

Our mission is to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities, and people's interactions with our irreplaceable environment.

Please protect the Wood Creek neighborhood. Consider your own mission statement when discussing the Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone.

Thank you for your time and consideration.

Teresa Eppolito
Incline Village, NV 89451

From: Linda Larish <llarish@sbcglobal.net>
Sent: 9/23/2023 4:53:27 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Special Use Permit

PLEASE do not issue a permit for rezoning, allowing another school in Incline.

The problems are egress safety, increased noise, traffic, trash, and evacuation routes. St Francis is in a residential neighborhood. There are already areas zoned for schools that are not in neighborhoods.

Thank you,
Linda Larish

Sent from my iPhone

From: Linda Robins <lindarobinstahoe@gmail.com>
Sent: 9/22/2023 8:31:55 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fwd: TRPA Regional Plan Implementation Committee

Subject: TRPA Regional Plan Implementation Committee

Regarding agenda item: Washoe County Tahoe Area Plan amendment to add schools-kingergarten through Secondary as a permissible land use as a special use within the Woods Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Meeting Date: September 27th

Regarding the above proposal, I am in favor of this change to the plan so that a Christian School is a choice for young families in this community. Being able to raise children to know the Lord God is important to me.

Thank you,
Linda Robins

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/22/2023 5:47:22 PM
To: Don Ferrell <donferrell333@gmail.com>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Washoe County Tahoe Area Plan amendment
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Don Ferrell <donferrell333@gmail.com>
Sent: Friday, September 22, 2023 3:23 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Washoe County Tahoe Area Plan amendment

I understand you are meeting on Sept 27 and are soliciting public comment on the agenda item listed below.

Board Name: TRPA Regional Plan Implementation Committee

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.

As a permanent resident of Incline Village, I strongly support this change. The Village Church has provided a preschool as a public service to the Incline Village community for over 20 years. Tuition is very low and has risen below the rate of inflation. There is now a wait list of over 80 families demonstrating the great need for more preschool capacity.

In addition to expanding the preschool, the church would like to add a small K-5 (or 6) school and has applied for a temporary use permit. The changed "permissible use" in the Wood Creek Regulatory Zone is needed to allow its permanent operation through a special use permit (similar to the one provided to the preschool). The community needs such an alternative to the public schools, and parents are willing to pay for the opportunity. Among the needs met would be: 1) for kids who need a smaller class to thrive, 2) for parents who need flexibility in scheduling due to their work and travel schedules, and 3) for parents who desire to provide a bible-based education for their children. There are many more benefits, but these are the primary ones that come to my mind.

It is my understanding that there will be no charge for the use of church facilities included in tuition, which will cover only cash out-of-pocket costs. In result tuition will primarily pay teachers' salaries, utilities, custodial care and maintenance/repairs and should be of the order of \$10,000, far below the cost of Lake Tahoe School, which I understand also has a wait list.

The church has very few neighbors (2 or 3) that are contiguous to the church property and has gone out of its way to respond to concerns expressed by these folks. It is situated near the intersection of two main thoroughfares, Mt. Rose Hwy and McCourry Blvd.

I see substantial benefits and little or no downsides.

From: Anne Payne <annecpayne@gmail.com>
Sent: 9/22/2023 3:07:30 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fwd: Public Comment for Sept. 27th Meeting

Good afternoon,

I would like to add a public comment for the TRPA Regional Plan Implementation Committee meeting on September 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 highly 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.

Thank you for your time and consideration,
Anne Payne

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/21/2023 3:45:10 PM
To: Hal & Karin Paris <tahoeparis@att.net>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: 9-27-2023 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 s
Attachments: [image001.jpg](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Hal & Karin Paris <tahoeparis@att.net>
Sent: Thursday, September 21, 2023 3:30 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: 9-27-2023 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.

Board Name: TRPA Regional Plan Implementation Committee
Meeting Date: September 27,,2023
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.

Good afternoon Ms. Ambler,

In reference to the above mentioned agenda item, please share with all TRPA board members *our full support of* 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.

We have been full-time year-round residents in Incline Village, NV since 2004 and would have enrolled our now adult children in the proposed Village Christian Academy had it been available at that time. Our understanding is that Village Church has received no complaints or opposition to its' very successful multi-decade preschool operation at this location and we would expect that a K-5 program would exceed the same excellent standards.

Thank you for the opportunity to support this application.

Hal & Karin Paris
tahoeparis@att.net
775-720-8128

From: Marja Ambler <mambler@trpa.gov>
Sent: 9/21/2023 11:01:19 AM
To: Scott Comstock <scom2000@sbcglobal.net>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: DOWL report to TRPA on rezoning Woodcreek regulatory zone
Attachments: [image001.jpg](#) , [image002.png](#) , [image003.png](#)

Thank you for your email. Please send or copy all future public comments to publiccomment@trpa.gov.

Marja Ambler
Executive Assistant
775-589-5287



From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Wednesday, September 20, 2023 8:49 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Alexis Hill <ahill@washoecounty.gov>; Jacob Stock <jstock@trpa.gov>
Subject: DOWL report to TRPA on rezoning Woodcreek regulatory zone

To the TRPA, Regional Plan Implementation Committee, Aug 10th 2023 report site map of St Francis in Incline Village site analysis says:
(Child care and Educational use occurs ONLY during non assembly periods .) This is not true!

The Church holds weddings , while St Clares school is in session.

Weddings (ASSEMBLIES) being performed on Fridays . People park on MT Rose Hwy when they assemble. There is a Temporary play ground in the back parking lot taking parking spaces . Please inform Area planners of this mistake stated in the DOWL analysis site report.

Please see below pictures.



SITE ANALYSIS

ALLOWED NOTES

FROM ASSESSORS

75 BASED ON WASHOE COUNTY DEVELOPMENT CODE AND ITE PARKING MANUAL WITH A RATE RANGE OF ONE STALL PER 2 TO 6 SEATS

3 PARKING FROM THESE USES IS NOT "ADDITIONAL" TO ASSEMBLY USE. CHILD CARE AND EDUCATIONAL USE OCCURS ONLY DURING NON ASSEMBLY PERIODS.

4



From: Marcia Ellis <marciate@me.com>
Sent: 9/21/2023 5:28:46 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: the ordinanace

I am writing in regards to the zoning in my neighborhood that is being proposed. This is a quiet neighborhood and I object to TRPA rezoning my neighborhood for another school. Putting schools in this neighborhood will bring noise, trash, additional traffic ,more bear activities and a greater increase of accidents as it is right there at Mt. Rose Hwy. This will be dangerous dropping and picking kids off so close to MT. Rose.

I also object that i never received a notice of this intention and I thought all neighbors should have received a notice . We have enough schools here in Incline with one going to be closed in 2 years.

Please think carefully about this zoning and I feel the neighborhood should all be informed on what is happening so close to our homes. It sounds like there are two schools in the vicinity trying to open schools and it truly is a shame that the neighbors have not been informed.

Sincerely,

Marcie Ellis
845 O'Neil way

From: Steve Bennett <steve@ltmortgage.com>
Sent: 9/20/2023 10:53:58 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: ahill@washoeconomy.gov <ahill@washoeconomy.gov>; tloyd@washoeconomy.gov <tloyd@washoeconomy.gov>; cweiche@washoeconomy.gov <cweiche@washoeconomy.gov>; Jacob Stock <jstock@trpa.gov>;
Subject: [BULK] Against - Tahoe-Wood Creek DCA project
Attachments: [Tahoe Wood Creek DCA.pdf](#)

To Whom It May Concern:

Attached are my comments to above referenced rezoning application.

I believe most residents in Incline Village are not in favor of the proposed rezoning of Wood Creek to allow an out-of-state for-profit business to create unsafe traffic congestion at the intersection of Kelly Dr and Hwy 431. The current zoning only allows pre-school programs in this neighborhood. All 3 Washoe County Incline School campuses already impact our community during the school year. But at least these campuses front full size 2-way street systems, that have the room to include a double-yellow lane paint protocol to support road safety and traffic flow in school zones. Kelly Dr and the streets in the Wood Creek neighborhood are not paved wide enough to allow safe traffic flow on these undersized streets in this residential neighborhood. It places additional strains on the aging utility and services infrastructure throughout Incline Village. While the additional congestion created by operating a K-8 school program at St. Francis Church places more demands on these infrastructure resources, the school would not contribute meaningfully to the cost to operate and maintain these resources from the rents paid to St. Francis Church for space required to operate their for-profit school.

I guess this is me saying I'm one of those people NOT in favor of the proposed rezone application.

Thank you for your consideration.

- Steve Bennett
775-771-2729

September 20,2023

RE: Re-zone of Wood Creek for K-8th - St. Francis Church

To Whom it may Concern:

I read through the Tahoe-Wood Creek DCA project. I would like to present several items below supporting the reason I am NOT in favor of a change in zoning, as well as a temporary use permit for 2023-2024 school year.

Residential rural streets in Incline Village are not at all like standard city sized residential streets in Washoe County. We have no finished street curbs or sidewalks for pedestrians. In fact, Kelly Dr has a dirt culvert on both sides of the asphalt street. The culverts are much like a ditch, that is lower than the level of the street. Most sections of the culvert are very difficult to park a car in (or near.) When you pull over to park, your right-hand side tires would fall into half of the culvert, and two-thirds of the left side of the vehicle would stick out and be parked on the street.

There really is no such thing as off-street parking on Kelly Dr. During the winter months, snow accumulates in the culverts and overflows back on to the street (on both sides of the street) and narrows the street width down to allow only one vehicle at a time, until the snow plow comes by and makes the berms on the road shoulders even worse.

All school campuses in Incline Village front a wide 2-way street with double-yellow lane paint to support road safety and traffic flow in school zones. The width of Kelly Dr adjacent to the church property is less than 30 ft wide in spots and offers no safe road shoulder parking that would allow safe passenger loading and unloading.

This creates hazardous driving conditions for all residents of the surrounding Wood Creek neighborhood. Equally, there is a higher risk for the safety of larger emergency vehicles trying to navigate the street with congestion caused by the increase of traffic if a K-8 school zone was approved.

I attached a couple of photos below of Kelly Dr and Mt. Rose Hwy during a recent event at St. Francis church; a back-to-school night ceremony might attract a similar congestion, as well as morning drop-off and afternoon pick-up traffic.

I am NOT in favor of the proposal to rezone Wood Creek for school purposes. It is my understanding that the school enrollment is mostly made up of California residents. I'm not in favor of out-of-state tenants using Washoe County resources and services and not paying into the Washoe County revenue funds for this new demand of County resources.

Sincerely,



Steve Bennett
390 Winding Way Incline
Village, NV 89451
775-771-2729



This is the entry on to Kelly Dr from
Mt. Rose Hwy.



This is the runaway truck safety ramp, right across from the Church on Kelly Dr.



This is standing at the stop sign on Kelly Dr looking east up Mt. Rose Hwy.



This is the upper parking lot. Cars can turn left from Mt Rose Hwy into this lot. During the morning commute of workers driving to Tahoe for work from Reno, a congestion could occur on Mt Rose from cars waiting their turn to enter the church parking lot, or making a left turn on to Kelly Dr.



This is the current overflow parking lot where school modular classrooms will be built. Where do these cars park once the buildings are completed. No off street parking on road shoulder available.



Church parking in rear of church property.



Rear parking lot is quite small and hard to pull-in and quickly perform passenger loading and unloading, leading to congestion and overflow automobile idling on Kelly Dr waiting their turn.



Balance of rear parking lot, tight spaces.



Looking West from Kelly Dr to Mt
Rose Hwy.



I attached a couple of photos below of Kelly Dr showing how narrow the street becomes during the winter. Notice on the nighttime photo, there is only one set of tire tracks, right next to the snowplow berm. If a vehicle was parked on the street, it would be very difficult to safely navigate the street.



From: Scott Comstock <scom2000@sbcglobal.net>
Sent: 9/18/2023 10:16:21 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Fw: St. Clair's Neighborhood Meeting
Attachments: [IMG_2202.jpg](#) , [IMG_4027.jpg](#) , [IMG_4028.jpg](#) , [image.png](#) , [image \(2\).png](#) , [St Clair's Tahoe School \(1\).pdf](#) , [IMG_2208.HEIC](#)

Subject: STOP (Do not approve) the rezoning amendment to the Tahoe Wood Creek Regulatory Zone

Good morning Regional Plan Implementation Committee,

We attended a meeting, at the request of a land use planner with DOWL named AnnMarie Lain, at St Francis of Assisi Church on Friday 6/2/23. We were notified that they were trying to rezone their parcel along with The Village Church. Both Churches would like to change their zoning in the Winding Woods Subdivision. The new zoning would allow them to have a school that can include Pre- K through Secondary School (High School).

The Village Church is now operating with a SUP that allows for a Pre K usage only. St Francis Of Assisi/ St Clair's is now operating on a the second 6 month temporary permit from TRPA. This temporary permit was allowed while they were looking for a permanent home. They were approved for temporary use for 6 months, with an option for one 6 month extension. They are currently operating in their THIRD 6 month "TEMPORARY" extension. Will their TEMPORARY EXTENSIONS ever end?

I have attached our letter to the TRPA that we sent on July 11th, 2022. It states our concerns regarding the operation of St. Clair's at the St Francis Of Assisi location, in our neighborhood. Much to our dismay, the six month TRPA permit was subsequently approved.

Many of our concerns in our letter have come to fruition during this past school year. Their have been phone calls and emails to the Church as well as the TRPA complaining about consistent noise disturbance. The safety issues on Mt Rose Hwy (Rt 431) have been proven many times since our first letter. As many as 3 serious accidents have occurred within a mile of St Francis in the last 3 weeks! In July the truck ramp that is located within a couple hundred yards of the property was utilized for a runaway truck that had lost it's brakes! There have been 2 fatalities on that ramp within the last 12 years!

The temporary permit states that "no physical improvements to the school or the parcel are proposed with the temporary use". "The school will utilize existing facilities". They have built an outdoor playground, on the parcel, behind the Church. It creates an unacceptable amount of noise through out the neighborhood 5 days a week!

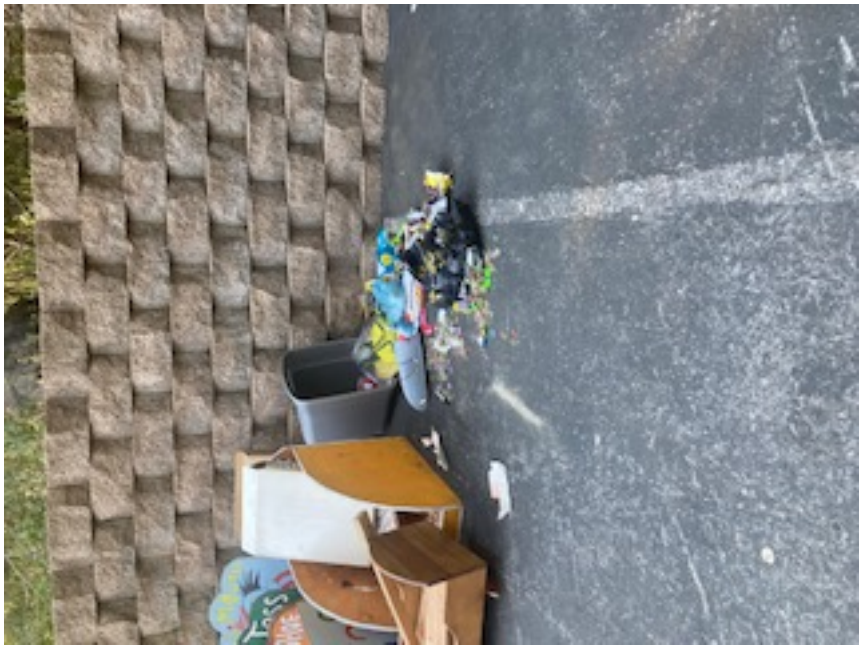
Our parking concerns have been observed as well. The parking lot overflow frequently spills out onto Rt 431/ Mt Rose Highway. This creates an avoidable hazard, on a busy highway, that is also a major fire evacuation route in case of an emergency. See Photos

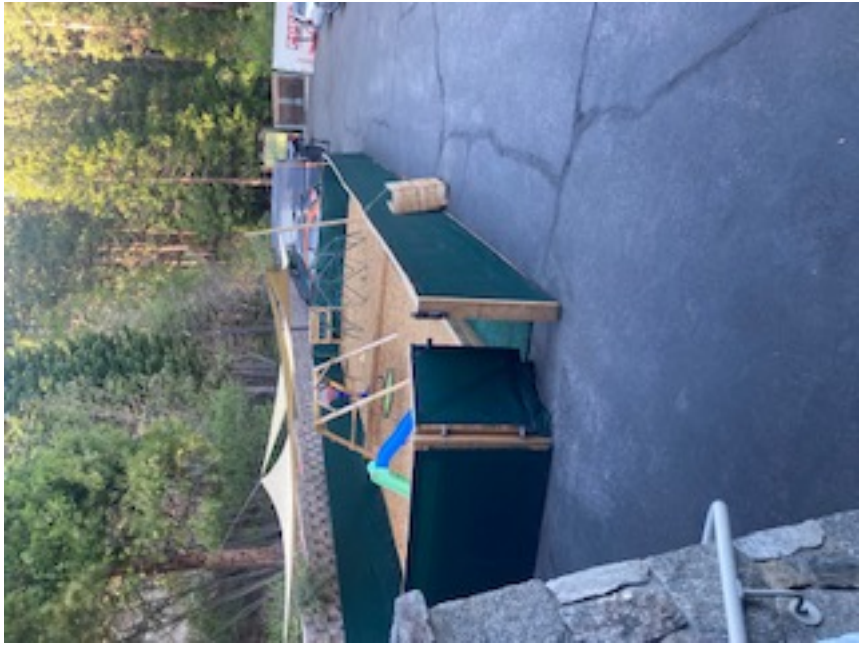
Our letter dated 7/11/22 covers most of our concerns. The Master Plan was designed with a middle of town corridor that was designed and zoned for businesses and schools. It was designed for evacuation, fire services in the case of an emergency as well as commercial development. The proposed projects should be located inside of that zone. Not at the edge of a neighborhood and a busy commuter route.

Would anyone want their children spending 5 days a week with a runaway truck ramp within a few hundred yards? Or on a property that is littered with storage containers and "PODS"? NO!

Please don't grant anymore "temporary" permits AND don't approve rezoning on parcel APN: 124-030-62. Don't accept the proposed amendment to the County Re-Zoning. The planners of our town zoned the parcels appropriately and excluded schools for a multitude of reasons.

Sincerely,
The Comstock Family Trust
Incline Village NV











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.

The parcel is also not suited for the school based on its proximity to Mt Rose Highway. This busy highway directly borders the NW side of the property. The number of commuter cars that use RT 431 on a daily basis is increasing at a rapid pace. It is a dangerous road! I would hate to think what might happen if a student, as young as preschool age, wandered out on to the very busy commuter highway.

2) Project Description

The wording on the "Project Description" from 2020 when the addition to the church was approved reads:

"The proposed expansion **will not result** in an intensification of the existing use but will facilitate classrooms and offices for uses that are part of the church's current operation."

This application was received 1/13/2020. At that time, the church's current operation did not include the operation of a Montessori School. The permit to build was based on the description that is quoted above. Had they asked to put a school in at that time, the permit would have definitely received a huge amount of negative feedback from neighboring properties and a great likelihood of not being granted. This project was completed less than 2 years ago and now it looks like we have a proposed serious "intensification of existing use". The buildings were built under the 2020 church's need for classrooms and offices for use that were part of the church's 2020 operation.

The wording of the "Project Description" for 2022 reads:

"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."

After researching their website, I don't think that they will be using the classrooms like traditional schools. They state that, "At St Clare's, we get our hands dirty—literally—spending as much time as possible out of doors". The Project Description describes use of the classroom areas **within** the existing St Francis of Assisi Catholic Church.

Here is a quote from their site.

"Let the children be free; encourage them; let them to run outside when it's raining...and when the grass of the meadows is damp with dew, let them run on it with their bare feet"

This is all well and good but the property borders Mt Rose Highway and five personal residences. It's not a good fit.

3) Trash, garbage and dumpster location

The possible addition of a school on the property will create more refuse that will need to be secured in a locked dumpster located within an approved dumpster enclosure. After the addition was built in 2020, the church has not been using their dumpster enclosure, located behind the addition. The Waste Management trucks can't navigate that steep driveway and around the new building to get to the old dumpster enclosure. There is now a dumpster in the lower parking lot without an enclosure. It is not properly monitored and it has attracted many bears since being placed there.

4) Things to think about

Limiting to a Maximum number of Students

Changing wording to "No physical improvements to the school or parcel are allowed (instead of proposed) IE: Playgrounds

Dumpster issues

Increased traffic

Noise impact

Notifying parcel owners of changes months in advance. We were notified on(7/11/2022 from a letter dated 7/7/2022)

School Zone speed change on Mt Rose Highway during school hours

I'm afraid that "temporary "doesn't mean temporary. The Church thinks that it is a 2 year temporary use permit!

I really don't want to be the school police, watching for "violations" during their operation. Just don't put a school in a residential neighborhood.

I have nothing against the school itself. Just it's poor choice of a new location.

The building was built under the proposal that it was for the Churches offices and **their** classrooms not to be leased out to other entities.

After turning them down, someone should suggest The Parasol Building which might just be a good fit. It's located right next to the Middle School, has many outdoor facilities and open space.

It already in a school zone and has existing school zone speed limits.

Please take our concerns in to consideration as we have lived next to the Church property, full time year round, for 28 years.

Sincerely,
Scott and Shawn Comstock
Comstock Family Trust

From: Gayle Archer <gaylelrma@gmail.com>
Sent: 9/18/2023 9:20:10 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Tahoe Woodcreek Regulatory Zone

No! No! No! Schools do not belong in quiet neighborhoods near a busy highway! There are appropriate places in Incline that need to be looked at. I vote NO!
Gayle Archer

From: David Delbridge <david@delbridge.email>
Sent: 9/18/2023 11:24:47 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Tahoe Woodcreek Regulatory Zone

Dear TRPA,

As I understand it, an exception to the Tahoe Woodcreek Regulatory Zone is being considered that would allow for the introduction of schools into a residential neighborhood. For the record, I am opposed to this and to any exception that could, by the mere stroke of a pen, turn a tranquil neighborhood into an implied commercial zone, with the noise, congestion, and other nuisances it will almost certainly create.

As an Incline Village homeowner and home business owner of nearly 30 years, I understand and appreciate the value of zoning and happily abide by its rules. I would never impose my business activities on my neighbors, no matter how beneficial, charitable, or urgent I believed them to be. Likewise, I expect my neighbors to do the same.

Thank you for your consideration.

Sincerely,



David Delbridge
Founder & CEO
Resort Records
775-287-0875
daviddelbridge.com



From: Bettina Le Veille <bettinalv@yahoo.com>
Sent: 9/18/2023 9:40:12 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Opposed to Tahoe Woodcreek Regulatory Zoning change

To TRPA,

This is an objection to changing the zoning ordinance in the Tahoe Woodcreek Regulatory Zone. We are full time residents in this neighborhood and are categorically opposed to allowing schools in this quiet residential neighborhood. In particular, we are very worried that it would increase the risk of traffic accidents.

Sincerely,

Bettina Le Veille and Amancio Hasty

From: Ann Demolski <anndemolski71@gmail.com>
Sent: 9/18/2023 3:39:23 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: zoning or Woodcreek Area

I am writing this letter to object to the change in the zoning of the Woodcreek Regulatory zone by allowing schools to be allowed in this residential area. As I see it, this would bring additional noise, trash, traffic, and bear activities ...not to mention a greater chance of accidents on Mt Rose Hwy for the drop off and picking up of young children. My dear friends are building in this neighborhood because it is a lovely wooded and quiet area with very little through traffic. This is just one more zoning change to the Village that is certainly going to destroy our lovely quiet town and cater once more to the loud voice of the local realtors.

Respectfully
Ann Demolski

From: Brenda Agnes Boutte <brenda.boutte@gmail.com>
Sent: 9/16/2023 9:12:12 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Zone change Wood Creek Regulatory Zone

My name is Agnes Boutte. I reside at 575 Lakeshore Blvd, Incline Village, NV 89451.

I am writing to express my opinion in the above matter. I am NOT in favor of the re-zoning of the Tahoe Woodcreek Regulatory Zone. This quiet neighborhood like many in Incline Village should not be disturbed by the constant noise brought by a school. I would not like to have the quiet of my neighborhood broken by the additional traffic, the increased amounts of trash, and as I understand, additional bear activity because of the extra amount of trash.

Also, I am concerned that the runaway truck ramp on Hwy 431 could be an issue with school traffic entering/exiting the two schools. If someone was attempting to change the zoning code to allow schools in my neighborhood, I would be very upset. As we were told at the initial neighborhood meeting, there are areas of Incline Village that are zoned for school. Those areas is where any school should be located.

Thanks you,
Agnes Boutte

P.S. Please enter my comment in the public records.

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: 9/13/2023 9:44:56 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: TRPA churchletter.docx
Attachments: [TRPA churchletter.docx](#)

Sent from my iPhone

August 5, 2023

To Whom it May Concern:

We have lived at 679 Tyner in Incline Village for 27 years. Our property is immediately across Mt. Rose Highway from St. Francis of Assisi Catholic Church.

We find it hard to believe that with all the traffic on Mt. Rose Highway and several accidents that have occurred opposite the church entrance that the county would consider rezoning The Tahoe Woods area for a permanent school.

The accidents occur because of the limited parking on the Church's property making the shoulders of the highway the only alternate parking. These cars parked on the shoulder restrict the view of the highway for cars leaving the Church parking lot.

There is more traffic on Mt. Rose Highway than ever before. This is due to a large part of the work force moving off the hill to Reno for affordable housing.

For children's safety reasons alone it's a terrible idea. There are probably other locations in town that would work without endangering children.

Please take the time to find a better solution.

Sincerely,

Ira and Kathleen Rodman

775-742-8475

From: Scott Comstock <scm2000@sbcglobal.net>
Sent: 9/13/2023 9:03:22 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Rezoning MT Rose Hwy
Attachments: [IMG_2336.heic](#)

Sent from my iPhone

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washocounty.gov
Trevor Lloyd, Washoe Planning Commissioner lloyd@washocounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washocounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
Bridget Cornell, TRPA Associate Planner bcornell@trpa.gov
Charlie White, St. Francis of Assisi Catholic Church Advisory Representative charlie@movemountains.com

To All Listed Above,

I have lived and raised my children at my home on the lower end of McDonald Drive, Incline Village since 2001. The cross street to McDonald Drive is McCourry Boulevard. I usually do not get involved in politics or planning our community. However, I feel I must speak out against the rezoning of the Wood Creek area to allow increased student enrollment and school expansions of St. Claire Montessori at St Francis of Assisi Catholic Church and The Village Church ("Churches"). I believe that the location of both Churches, located on Mt. Rose Highway 431, are dangerous due to highway safety, parking, jaywalking, traffic bottlenecks and winter driving issues.

The morning of June 18, 2010, I was the 911 emergency call when the semi-truck drove out-of-control towing two full loads of lumber down Highway 431 towards Incline Village. I turned right from Mariette Way on to Mt. Rose Highway 431. Out of nowhere, Fredrick Mathews, the driver of the semi-truck passed me on the right side of my vehicle between my vehicle and the mountain, where there is not a passing lane. I then understood by the smell that his brakes had failed. That day, luckily, my life and the two 11-year old children in my backseat lives were spared because of the drivers ability to squeeze between my vehicle and the mountain. He continued swerving down Mt Rose Highway 431 and avoided another oncoming vehicle. Moments later, Mr. Mathews semi-truck and two loads of lumber hit the runaway truck ramp, flew into the air snapping huge pine trees like matchsticks. His semi-truck burst into flames when he struck the home at 645 Woodbridge Circle, Incline Village. I was still on my cell phone with the Sherriff Department while watching Mr. Mathews semi-truck burn in raging flames. Mr. Mathews never made it out of his semi-truck cab and died at the scene. I am forever grateful that Mr. Mathews was able to hold on to his swerving out-of-control truck and make it to the runaway truck ramp avoiding crashing into my vehicle, an oncoming vehicle, other subdivisions, the two Churches and crossing Highway 28.

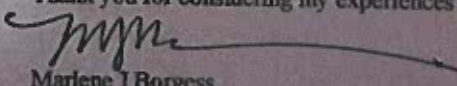
A couple of days ago, I was driving my truck and took a righthand turn off Mt. Rose Highway 431 onto McCourry Boulevard to travel home. To my surprise, many vehicles were parked on the edge of the right side of the road. I immediately stopped because a man holding a young child stepped out of these parked cars to walk across McCourry Boulevard in order to walk up the driveway through the full parking lot at The Village Church. I believe these same instances will happen on Kelly Drive where proposed portable buildings would be placed to accommodate added students.

In addition, winter driving conditions will only increase problematic driving, parking, and vehicles stopped on the roads waiting to pickup/drop-off their students from either Church school. Imagine a snowstorm with vehicles trying to turn off Mt. Rose Highway 431 stuck, having no place turn, because the road to either Church School entrance is blocked by waiting vehicles.

The above highlights my heightened concerns about the increased number of vehicles that rezoning the Wood Creek area will cause in a subdivision not designed to handle heightened traffic and congestion. Entrance and exits to both Churches are off Mt Rose Highway 431 where there is already augmented traffic from Reno, additional fulltime residents and surrounding cities. McCourry Boulevard is an especially busy street as cars navigate it to avoid Tahoe Boulevard/Highway 28, drive to Incline Elementary School and Incline High School. If a student population increase is allowed for the Churches, a bottleneck will occur with waiting vehicles on McCourry Boulevard while students are being picked up and dropped off at The Village Church School. This will be very similar to traffic issues around Incline Elementary School on Village Boulevard and Northwood Boulevard and Incline High School on Village Boulevard. An alarming difference is that the stopped traffic for the Churches will spillover to parked vehicles, in both directions, on Mt. Rose Highway 431.

The accident on the runaway truck ramp is not an isolated incident. Just this past July 2023, another very large commercial truck with a fully loaded bed hit the runaway truck ramp. This time the truck stopped on the ramp. Excessive traffic and traffic flow is a real problem to be addressed in our community. Adding students to the two Churches and rezoning the Wood Creek area will only contribute and complicate this issue.

Thank you for considering my experiences and concern.



Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450-
775-233-7262 marlenej17@aol.com

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: 9/13/2023 9:46:02 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: IMG_9555.mov
Attachments: [IMG_9555.mov](#)

Video following IRA Rodman's letter

Sent from my iPhone

See video posted
separately at
www.trpa.gov/meeting-materials