

From: Tony Schweiss <tony.schweiss@gmail.com>
Sent: 4/22/2024 9:40:50 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Proposed Amendment to the Washoe County Tahoe Area Plan - Wood Creek Regulatory Zone

Subj: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools -Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone - April 24, 2024 Meeting

From: Tony Schweiss
Address: 1008 Galaxy Way, Incline Village, NV

Dear TRPA Governing Board,

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

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

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

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

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

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

From: Teresa Eppolito <teresaepolito@gmail.com>
Sent: 4/22/2024 8:18:35 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Agenda Item IX.A: Amendment to the Washoe County Tahoe Area Plan

I am writing once again to voice my concern over the "Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through Secondary' as a special use within the Wood Creek Regulatory Zone..." for two faith-based schools in Incline Village. I urge you to vote NO on this amendment.

The Wood Creek neighborhood where these schools are operating was 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. St. Clare's plans to add portable buildings in the lower parking lot of the church. These schools have created a security and safety hazard for the students, church members, and the Wood Creek 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 an amendment, 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 and the Incline Village community. Consider your own mission statement when voting on the Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone. Please do not allow these schools to expand into a residential neighborhood.

Respectfully,

Teresa Eppolito
Incline Village, NV

From: Scott Comstock <scm2000@sbcglobal.net>
Sent: 4/22/2024 7:59:47 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: RESIDENTIAL Neighborhood Concerns

Scott Comstock 3 months ago

Oppose

I am a resident in the Tahoe Wood-Creek Regulatory Zone. I support school choice as well as faith based education, however our neighborhood is not zoned to house schools. I just have to mention that we have an excellent public education school system in town! The developers of Incline Village had well laid out plans as to where schools would be located and sold properties based on their zoning and plans. The schools in Incline Village are all located in a central area of town that are easily serviced by the NLTFPD and WCSD simultaneously in case of an emergency. The town is currently working on a wildfire evacuation plan as we speak. The St Francis of Assisi Church and Village Church have hired a professional land use planning firm, DOWL, to push this re-zoning of 5 (not 2) parcels in our residential neighborhood. They are a well oiled machine that have organized a letter writing and "public comment" campaign with opinions that don't reflect the feelings of the Washoe County Tax Payers that LIVE in The Tahoe Wood-Creek Regulatory Zone. Call me crazy but I believe that DOWL is also retained by Washoe County to represent them on various numbers of land use "projects". Right from the start DOWL invited the required property owners of the neighborhood to a "neighborhood meeting" and filed the paperwork for the proposed zoning change within days. The "comment cards" that were passed out at the end of the "NEIGHBORHOOD" meeting were never explained. DOWL said don't worry all of your live comments are being recorded (taped) to review later. Somehow the data collected from the "Neighbors" comment cards (at least 90% of them) included comments from MANY Parents of current students, Founders, Students and Teachers of the proposed schools WHO DO NOT LIVE in the neighborhood. Shockingly in favor of THEIR school! Please listen to the recording of the first neighborhood meeting from June 2nd 2023 to get an accurate depiction of the overwhelming opposition to the re-zoning. This proposed change should never gotten past the first neighborhood meeting! There is also a petition signed by over 50 residents of Wood-Creek that says they are "Strongly Opposed" to the re-zoning. DOWL does a very good job of making it look like this is supported but in reality it is NOT!
Please Vote No!
Scott Comstock

From: Scott Comstock <scm2000@sbcglobal.net>
Sent: 4/22/2024 7:53:51 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: No Schools in the Woodcreek Regulatory Zone

Shawn Comstock 3 months ago

Oppose

I am Shawn Comstock, homeowner for 30yrs behind the Catholic church. Over the past two years since the school has opened I have made multiple calls to the church and School about INCREASED NOISE DISTURBANCES ! This is now effecting our property rights a detriment to the quiet enjoyment of our property. Normally over 30yrs Church operates on Sundays. Now M-F and on weekends. There are more frequent bear break ins with in Woodcreek area do to increased garbage at the church. The Dumpsters rarely locked! Neighbors on Kelly Drive have sent a letter to the 1st public meeting regarding increased crime on their street, since school opened. Kelly Drive is now being used for over flow parking during outdoor activities M-F for School business. Traffic concerns, MT ROSE HWY is our main FIRE ESCAPE ROUTE! There have been multiple documented deaths at the runaway truck ramp across from McCourry Blvd and Kelly Drive, within a very short distance of both these schools. A truck ramp accident occurred as recently as this summer, thankfully while school was not in session. The churches hold services on Sundays during a time that large semi trucks don't travel as often, (see traffic studies). M-F SEMI TRUCK travel, along MT Rose Hwy is very busy and dangerous. Allowing TWO K-12th grade schools within a block of each other in our neighborhood is wrong! The traffic to drop off and pick up students interferes with our main Fire Escape Route out of town in the event of an evacuation!

The St Clare's School is currently operating under it's 4th TRPA 6 month TEMPORARY use permit to have up to 45 students! Sadly we have seen many of our concerns come to fruition! Imagine the impact of 120 students at each of 2 schools in YOUR neighborhood! They are proposed to hold preschool through High School aged students, within one block of each other! The Wood-Creek neighborhood residents have signed a petition, with more than 50 signatures, that states they "are strongly OPPOSED" to the proposed zoning changes which was submitted at the 11/9 WCBC meeting in Reno. These signatures are from homeowners who will be negatively be affected by any zoning changes that would allow 2 schools in their RESIDENTIAL neighborhood!

Please vote NO,
Shawn Comstock

From: Kate Schweiss <kate.schweiss@gmail.com>
Sent: 4/22/2024 9:17:30 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Proposed Amendment to the Washoe County Tahoe Area Plan - Wood Creek Regulatory Zone

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

To Whom it May Concern,

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

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

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

Thank you for considering my comments!

Kate Schweiss
1008 Galaxy Way
Incline Village, NV 89451

From: Andrea Riggio <andreasolriggio@gmail.com>
Sent: 4/21/2024 4:37:08 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Public Comment - Wednesday April 24th

Dear Members of the Board,

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

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

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

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

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

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

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

The same goes with noises. You cannot listen to any noises coming from Kelly Drive (but anyway, if there were any, it would be just kids playing and laughing... which doesn't seem really disturbing to me).

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

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

From: Bob Copple <Bob@hawtech.com>
Sent: 4/19/2024 4:27:08 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Stop the Tahoe Area Amendment Plan Amendment process

THIS MUST STOP NOW. AMENDING PROCESSES THAT THE TRPA WAS FOUNDED TO UPHOLD WILL ULTIMATELY DESTROY THE BEAUTY OF THE LAKE, IS ONLY SERVING THE DESIRES OF WEALTHY DEVELOPERS, AND IS COMPLETELY CONTRARY TO PUBLIC OPINION.

From: Teresa Eppolito <teresaepolito@gmail.com>
Sent: 4/9/2024 9:28:45 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Wood Creek Regulatory Zone

I am writing to voice my concern for the rezoning of the Wood Creek Regulatory Zone to accommodate two faith-based schools in this neighborhood.

St. Francis church has already published in their weekly bulletin that the Special Use Permit for St. Clare's School is expected to be granted in June 2024. This confidence must come from the fact that TRPA has approved every request from the school for the last two years without ever considering the impact the school has had on the church, the Wood Creek neighborhood, and the Incline Village community. St. Clare's proudly states that they have no business plan. They "pray to God." This should be concerning for St. Francis church, TRPA, and Washoe County Commissioners who are approving their plans. St. Clare's has stated they plan to add up to eight portable buildings in the lower church parking lot with no environmental impact to the area. How is this possible? St. Clare's claims they are respectful of the neighborhood yet residents have photos of sleds left in the parking lot after school hours, cars parked along the highway during school hours, and barbecues taking place on the property. Is TRPA aware of any of this?

I invite all TRPA members to visit Incline Village and learn about the community BEFORE you make decisions that affect those of us who live and work here. Take the time to talk to people, walk the neighborhoods, and learn about our wonderful village. Visit the excellent public schools in Incline Village. Go to the churches. These actions should have taken place two years ago before the churches were allowed special use permits.

TRPA has a responsibility to the entire community of Incline Village. Please do not approve a Special Use Permit for the Wood Creek neighborhood.

Respectfully,

Teresa Eppolito
Incline Village, NV

From: TRPA <trpa@trpa.gov>
Sent: 4/1/2024 10:37:47 AM
To: Public Comment <PublicComment@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>
Subject: Fw: Decline SUP Woodcreek Regulatory Zone
Attachments: Outlook-hsi2nyfv.png

Please see below. Thanks!

TRPA Staff
trpa@trpa.gov



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Visit [the Parcel Tracker](http://theParcelTracker.com) on LTInfo.org for parcel and permit information.

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From: Marlene Borgess <marlenej17@aol.com>
Sent: Saturday, March 30, 2024 12:53 PM
To: Brendan Ferry <Brendan.Ferry@edcgov.us>; Jennifer Carr <jcarr@ndep.nv.gov>; ElleryStahler <estahler@lands.nv.gov>; Hilary Roverud <hroverud@cityofslt.us>; Jason Drew <jdrew@ncenet.com>; TimCallicrate <tim2tahoe@msn.com>; Crystal Jacobsen <CJacobse@placer.ca.gov>; Ben Letton <ben.letton@waterboards.ca.gov>; Eric Young <EYoung@washoecounty.us>; Lee Plemel <lplemel@carson.org>; Kmoneil <Kmoneil@douglasnv.us>; Garth Alling <galling@sierraecotonesolutions.com>; Chad Stephen <stephen@lakevalleyfire.org>; ExecutiveAssistant Washoe <executive.assistant@washoetribe.us>; Steve Teshara <SteveTeshara@gmail.com>; Cindy.Gustafson <cindygustafson@placer.ca.gov>; Hayley Williamson <hayley.a.williamson@gmail.com>; Shelly Aldean <shellyaldean@gmail.com>; fvaguilar@sos.nv.gov <fvaguilar@sos.nv.gov>; Ashley Conrad-Saydah <ashleyc@alumni.princeton.edu>; Jessica Diss <jdiss.trpa@gmail.com>; Belinda Faustinos <belindafastinos@gmail.com>; TRPA <trpa@trpa.gov>; Meghan Hays <Meghan.hays9@gmail.com>; Alexis Hill <AHill@washoecounty.us>; Vince Hoenigman <vhoenigman@yahoo.com>; James Settelmeyer <JSettelmeyer@dcnr.nv.gov>; BOSFive@edcgov.us <BOSFive@edcgov.us>; Wesley Rice <wrice@douglasnv.us>; Alexandra Leumer <TRPALeumer@yahoo.com>; Julie Regan <jregan@trpa.gov>; John Marshall <jmarshall@trpa.gov>; Marja Ambler <mambler@trpa.gov>
Subject: Decline SUP Woodcreek Regulatory Zone

Dear Advisory Board & Governing Board:

Please see below my concerns regarding the rezoning Mt Rose Highway to a school zone. I oppose this rezoning for many reasons listed in me prior emails to Washoe County and TRPA.

Thank you for your consideration.

Marlene Borgess

Dear Alexis Hill, Jeanne Herman, Michael Clark, Mariluz Gargia and Clara Andriola,

I have sent the two emails below on August 11, 2023 and September 24, 2023 to TRPA regarding the Church Schools issue. Alexis Hill received these emails at that time. I understand that Washoe County Commissioners are now voting on this matter. I am submitting my prior TRPA email letters for your review and consideration for our already busy residential neighborhood. Even though I am of close proximity (about 2 blocks) to McCourry and Mt. Rose Hwy 431, without Shawn Comstock's notification, I would have never known this was even an issue in my residential neighborhood. I feel that there are many residents in close proximity that have not been informed. I hope you consider the ramifications to our neighborhood and surrounding highways, including safety and traffic flow. Have you required a Traffic Safety and Traffic Flow Study from an independent firm that Nevada Highway Patrol and Washoe County Sheriffs have reviewed?

I hope you take careful consideration regarding all residents this will impact.

Sincerely,

Marlene Borgess

532 McDonald Drive, Incline Village, NV 89451

PO Box 5604, Incline Village, NV 89450

775-233-7262

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

From: Marlene Borgess <marlenej17@aol.com>
To: ahill@washoecounty.gov <ahill@washoecounty.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>; jstock@trpa.gov <jstock@trpa.gov>; bcornell@trpa.gov <bcornell@trpa.gov>; charlie@movemountains.com <charlie@movemountains.com>; tloyd@washoecounty.gov <tloyd@washoecounty.gov>; "publiccomment@trpa.gov" <publiccomment@trpa.gov>
Sent: Sunday, September 24, 2023 at 08:11:40 PM PDT
Subject: Re: Cement Truck Accident & Fire Resubmitting 9/24/23: Church Schools 8/17/23 TRPA Meeting

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 tlloyd@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
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775-233-7262 marlenej17@aol.com



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