

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: 8/15/2023 7:23:39 AM
To: Bridget Cornell <bcornell@trpa.gov>
Cc: Alexis Hill <ahill@washoecounty.gov>;
Subject: Enjoyment of property !

(b) The project to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

Dear TRPA,
This is in your staff report , project will NOT be
Disturbing of enjoyment of property!!
Well yes this is disturbing to our property every school day last year . 45 students plus teachers , outside noise during school hours .
We wrote to TRPA last year that we didn't want to be the school noise police ! We believed your TRPA letter to us in 2022 ,
6 months with a possible
one 6 month extension.
I don't understand how you can put this in your report .
This temporary permit does "DISTURB " our enjoyment of property. We are now going through 2 summers trying to get the word out to our community and neighbors
what is happening along MT Rose Hwy and in the Tahoe Woods regulatory Zone (re-zoning) . If we ever thought this would go further, we would of spent all last year
getting the word out to our community.
The Comstocks

Sent from my iPhone

From: DUANE CATANIA <dhat48@msn.com>
Sent: 8/14/2023 10:50:24 AM
To: Bridget Cornell <bcornell@trpa.gov>; ahill@washoeconomy.gov <ahill@washoeconomy.gov>; tlloyd@washoeconomy.gov <tlloyd@washoeconomy.gov>; Jacob Stock <jstock@trpa.gov>; cweiche@washoeconomy.gov <cweiche@washoeconomy.gov>
Subject: Re: St. Clare's Tahoe application for 701 Mt. Rose Highway
Attachments: [image001.png](#)

Good morning Ms. Cornell

Thank you for acknowledging receipt of my comments on the St. Clare School project. I never received any public notice last year ahead of the TRPA Hearing. This issue is bigger than just another 6th month temporary use permit (the third!). The school is actively pursuing a rezoning of our neighborhood to allow construction of a larger school. This rezoning is not in the best interest of our neighborhood for many reasons, noise pollution, safety and fire issues as well as negative impact on resale value of our homes.

Prior to school letting out this spring, Washoe Sheriff vehicle pulled over a suspect with drawn weapons on Kelly Dr. at the school parking lot. One of the teachers came out to complain to the sheriff about doing so by their school.....well, even the sheriff wasn't aware of running a school there. In addition, there is some controversy about St. Francis renting to the school in the newly constructed administrative space. That project was supposed to be used for church activities, which was spelled out in the project description before it was approved. The church has had to refund a large amount of donated funding for that project due to this breach of trust. The parish membership is very divided about this use of their facilities.

I will not be able to attend the meeting at South Shore this Thursday, due to other commitments. I trust that my concerns will garner more attention than was shown at the June 2nd meeting at St. Francis Church.

Sincerely
Hannelore Catania

From: Bridget Cornell <bcornell@trpa.gov>
Sent: Monday, August 14, 2023 10:22 AM
To: DUANE CATANIA <dhat48@msn.com>; ahill@washoeconomy.gov <ahill@washoeconomy.gov>; tlloyd@washoeconomy.gov <tlloyd@washoeconomy.gov>; Jacob Stock <jstock@trpa.gov>; cweiche@washoeconomy.gov <cweiche@washoeconomy.gov>
Subject: RE: St. Clare's Tahoe application for 701 Mt. Rose Highway

Good morning, Mr. Catania:

Thank you for sending comments about the proposed temporary use of St. Clare's School at St. Francis of Assisi Catholic Church in Incline Village (TRPA File #ERSP2023-0890). Your comments will be entered into the record for the project.

Please let me know if you'd like to discuss the project before the public hearing on Thursday.

You mentioned not knowing about the school until they moved in. Did you receive a public notice last year ahead of the TRPA Hearings Officer meeting?

Thank you again for taking the time to provide written public comments for this proposed project.

Bridget

Bridget K. Cornell
Permitting and Compliance
(775) 589-5218



Find parcel-specific information and permit history.
<https://parcels.laketahoeinfo.org/>

From: DUANE CATANIA <dhat48@msn.com>
Sent: Monday, August 14, 2023 7:38 AM
To: Bridget Cornell <bcornell@trpa.gov>; ahill@washoeconomy.gov; tlloyd@washoeconomy.gov; Jacob Stock <jstock@trpa.gov>; cweiche@washoeconomy.gov
Subject: St. Clare's Tahoe application for 701 Mt. Rose Highway

Ms. Cornell

I live at 732 Betty Lane and my back yard abuts the St. Francis Church property line. I am upset about the St. Clare School that has now located at St. Francis Church. I have voiced complaints about the noise generated while school was in session. I attended the June 2nd meeting at the church. I voiced concerns about the noise, about impact on parking with more cars parked on both Kelly and Hwy 431. I am also very concerned over safety. With just another truck needing the runaway truck ramp this month (thankfully with no fatalities this time) having the entrance to the school right across from the runaway truck ramp poses risks to both cars slowing to turn, as well as truckers coming downhill at 50 mph. In addition, Hwy 431 is our fire evacuation route. After seeing the congestion created evacuating south shore last summer, having school with parents coming to get their kids in the midst of an evacuation puts more people at risk. What can happen with a wildfire in a community with limited routes to evacuate as is the case in Incline Village was terribly true for the residents of Lahaina, Hawaii.

The lady representing the project at the June 2nd meeting would not address any of our concerns, but simply told us we could raise them with Washoe County.

Our neighborhood was zoned to not have a school here for a reason! The center of our village is zoned for schools because it was planned to provide easy fire and safety response, as well as having a school speed zone to not endanger kids.

I also feel that the communication to the community has been sorely lacking. I didn't know about the school until they moved in. Getting repetitive 6-month temporary use permits from TRPA while the church gave the school a two-year lease at a ridiculously low rent that doesn't even cover utilities seems underhanded.

The lower parking lot was surveyed as unbuildable when Father Bill was still around. Proposing to put temporary buildings there for a school seems to be a way to circumvent that survey. With parking already spilling onto the streets, taking away additional spaces will only exacerbate that issue.

As you can tell I am adamantly opposed to the school at this location and rezoning of my neighborhood. Certainly, there are better options available to the school.

Hannelore Catania

732 Betty Lane

Incline Village, NV 89451

From: Brenda Agnes Boutte <brenda.boutte@gmail.com>
Sent: 8/14/2023 8:42:06 PM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: St Clare's School/St Francis Catholic Church

Dear Ms Cornell, would it be possible to receive the staff report on the above? I understand the hearing on this issue will be this Thursday. Thank you!

Brenda Agnes Boutte

From: Marlene Borgess <marlenej17@aol.com>
Sent: 8/11/2023 12:39:26 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>
Subject: Church Schools 8/17/23 TRPA Meeting
Attachments: [Church Schools 81723 TRPA.pdf](#)

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 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

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

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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: 8/10/2023 9:54:02 PM
To: ahill@washoeconomy.gov <ahill@washoeconomy.gov>
Cc: tloyd@washoeconomy.gov <tloyd@washoeconomy.gov>; cweiche@washoeconomy.gov <cweiche@washoeconomy.gov>; Jacob Stock <jstock@trpa.gov>; Bridget Cornell <bcornell@trpa.gov>;
Subject: Fw: St Francis Of Assisi

This video shows traffic patterns, on a typical Sunday, at 701 Mount Rose Hwy. **Imagine** it Monday through Friday with 45 to 120 students at St Clare's School! It's dangerous and **not** zoned for a school for good reason!!!

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

From: IRA PAUL RODMAN <iproddman@aol.com>
To: Scott Comstock <scom2000@sbcglobal.net>
Sent: Thursday, August 10, 2023 at 01:11:06 PM PDT
Subject: St Francis Of Assisi

[Download Attachment](#)
Available until Sep 9, 2023

[Click to Download](#)
IMG_9555.MOV
0 bytes

Sent from my iPhone

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: 8/10/2023 9:59:11 PM
To: Alexis Hill <ahill@washoecounty.gov>
Cc: Bridget Cornell <bcornell@trpa.gov>; Trevor Lloyd <tlloyd@washoecounty.gov>; Courtney Weiche <cweiche@washoecounty.gov>; Jacob Stock <jstock@trpa.gov>;
Subject: Fw: letter attached
Attachments: [This is a typical Sunday on Mt.docx](#)

This is a letter from Ira Rodman. He lives in the neighborhood and took the "traffic pattern" video. He is very concerned!

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

From: Ira Paul Rodman <iprodman@aol.com>
To: scom2000@sbcglobal.net <scom2000@sbcglobal.net>
Sent: Thursday, August 10, 2023 at 01:04:49 PM PDT
Subject: letter attached

August 10, 2023

To Whom It May Concern:

This video is a typical Sunday on Mt. Rose Highway showing cars leaving St. Francis of Assisi parking lot. Because of limited parking, many cars park along the highway making u-turns on Mt. Rose Highway creating a very dangerous situation because of limited view of oncoming traffic. The posted speed limit is 45 mph and most cars are driving in excess of 55 mph. This driving speed is also typical of work days when people are rushing to work in Incline Village or Reno. This would be the same dangerous situation on a busy school morning or afternoon.

The speed limit on Village Blvd. is 15 mph during school hours providing safety for both the high school and elementary school. This is not the case on Mt Rose Highway.

Sincerely,

Kathleen & Ira Rodman

From: Ira Paul Rodman <iprodman@aol.com>
Sent: 8/5/2023 11:31:58 AM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: Proposed school at St. Francis of Assisi, Incline Village
Attachments: [TRPA churchletter.docx](#)

Dear Bridget
Please see attached letter.

Thanks,
Kathleen & Ira Rodman

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: 7/21/2023 10:06:07 PM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: Re: Runaway Truck ramp Mt Rose Hwy

As we said ONE year ago
There was not ever going to be a "temporary " 6 months school use permit
With a one "possible" 6 months extension!!
Their lack of planning should not be rewarded
With more "Temporary "
permits !
It's Obvious school is on summer break , we are now enjoying a noise FREE peaceful neighborhood.
Please Don't issue any more permits .
Shawn and Scott
Comstock

Sent from my iPhone

On Jul 20, 2023, at 10:47 AM, Scott Comstock <scm2000@sbcglobal.net> wrote:

Yes
Big signs at church entrance

Sent from my iPhone

On Jul 20, 2023, at 9:37 AM, Bridget Cornell <bcornell@trpa.gov> wrote:

Hi Shawn:

Is that the one at Village Presbyterian? If they are enrolling "students" as a school (i.e., not as a daycare), then yes, they will also need a permit. I do not see any recent applications from the Village Church for additional land uses at that location.

Thank you!

Bridget

Bridget K. Cornell
Permitting and Compliance
(775) 589-5218

<image001.png>

Find parcel-specific information and permit history.
<https://parcels.laketahoeinfo.org/>

From: Scott Comstock <scm2000@sbcglobal.net>
Sent: Thursday, July 20, 2023 9:03 AM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: Re: Runaway Truck ramp Mt Rose Hwy

This concerns also applies to Village Church properties. They are now enrolling nursery school Kindergarten and 1st grade
Do they also have a new Special Use Permit ?
Sent from my iPhone

On Jul 20, 2023, at 8:48 AM, Scott Comstock <scm2000@sbcglobal.net> wrote:

Sent from my iPhone

Begin forwarded message:

From: Bridget Cornell <bcornell@trpa.gov>

Date: July 20, 2023 at 8:08:30 AM PDT
To: Scott Comstock <scom2000@sbcglobal.net>
Cc: Jacob Stock <jstock@trpa.gov>
Subject: RE: Runaway Truck ramp Mt Rose Hwy

Good morning, Shawn:

Thank you for your email.

We received an application from St. Clare's for another temporary use at St. Francis Church.

As you know, St. Clare's has been working with Washoe County to pursue an Area Plan amendment for the Wood Creek Regulatory Zone to add Schools to the table of permissible uses. Due to the length of time it takes to process an area plan amendment, and St. Clare's "diligent pursuit" of the amendment, TRPA will process a second application for the school's temporary use.

I appreciate the information about the nearby accident. I had not heard about that one. I will add your email to the record for the current application.

I will be the TRPA planner processing the second temporary use application.

Jacob Stock is the TRPA planner who has been working with Washoe County on the Area Plan amendment. He is cc'd on this email so he has a copy of the comment email, too.

I will be in touch again within the next week regarding the current application for St. Clare's temporary use at St. Francis.

Thank you!

Bridget

Bridget K. Cornell
PERMITTING AND COMPLIANCE
(775) 589-5218

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

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Thursday, July 20, 2023 6:16 AM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: Runaway Truck ramp Mt Rose Hwy

Morning Bridget

Yesterday afternoon there was another accident at the runway truck ramp across from the Catholic Church . Thank God no deaths , but in our letter with concerns about expanding business at the church is validated . This is a dangerous road to have any school on !!!

Please email us who is on this St Clares school expansion project, (Area Planner) to re zone Catholic Church and Village Church . We have no information from County or TRPA on meeting schedules.

Thank you
Shawn Comstock

Sent from my iPhone

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: 7/20/2023 6:15:40 AM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: Runaway Truck ramp Mt Rose Hwy

Morning Bridget

Yesterday afternoon there was another accident at the runaway truck ramp across from the Catholic Church . Thank God no deaths , but in our letter with concerns about expanding business at the church is validated . This is a dangerous road to have any school on !!!

Please email us who is on this St Clares school expansion project, (Area Planner) to re zone Catholic Church and Village Church . We have no information from County or TRPA on meeting schedules.

Thank you

Shawn Comstock

Sent from my iPhone

From: Scott Comstock <scm2000@sbcglobal.net>
Sent: 6/26/2023 11:13:38 PM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: Fwd: St Clare's Tahoe Proposal

Hi Bridget , There are more than just the Comstock Complaints about noise from St Clares School. We made two complaints you. One in Aug last year and again in February this year . You told our neighbor Jill Mulhaney only one complaint . Our neighbor on Kelly dr (Andrew Visci)if you see this email feed speaks that he was in town

On Aug 29th 2022 and definitely Got Loud everyday!!

Please Take daily Increased noise as a huge problem for us neighbors.

There is a outdoor playground in the back parking lot . Please do not issue any more Permits

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scm2000@sbcglobal.net>
Date: August 29, 2022 at 5:35:13 PM PDT
To: Andrew Visci <andrew.visci@gmail.com>
Subject: Re: St Clare's Tahoe Proposal

We made a official complaint to Bridget

Also sent her copy from church letter two is about the two year commitment

Sent from my iPhone

On Aug 29, 2022, at 5:00 PM, Andrew Visci <andrew.visci@gmail.com> wrote:

Was in Tahoe last week and it definitely got loud at recess every day.

On Aug 29, 2022, at 12:09 PM, Scott Comstock <scm2000@sbcglobal.net> wrote:

Not sure if you home but loud school noise !!!

Sent from my iPhone

On Jul 14, 2022, at 10:52 AM, Andrew Visci <andrew.visci@gmail.com> wrote:

Scott and Shawn,

Thanks for sending this along. I have emailed Bridget my concerns. Called as well but haven't received a response after a couple of days.

Sincerely,

Andrew

On Jul 12, 2022, at 12:03 PM, Scott Comstock <scm2000@sbcglobal.net> wrote:

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scm2000@sbcglobal.net>
Date: July 12, 2022 at 8:44:16 AM PDT
To: Cristina Pires <cristina@gandona.com>
Subject: Fwd: St Clare's Tahoe Proposal

This is what we sent

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <hacienda.incline@sbcglobal.net>
Date: July 12, 2022 at 8:29:27 AM PDT
To: Scott Comstock <scom2000@sbcglobal.net>
Subject: Fwd: St Clare's Tahoe Proposal

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <hacienda.incline@sbcglobal.net>
Date: July 12, 2022 at 8:28:11 AM PDT
To: fulkerstone@gmail.com
Subject: St Clare's Tahoe Proposal

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <hacienda.incline@sbcglobal.net>
Date: July 11, 2022 at 10:46:33 PM PDT
To: tvhsfl@aol.com
Subject: Fw: St Clare's Tahoe Proposal

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

From: Scott Comstock <hacienda.incline@sbcglobal.net>
To: broker@crystalrealty.net <broker@crystalrealty.net>
Sent: Monday, July 11, 2022 at 10:44:25 PM PDT
Subject: Fw: St Clare's Tahoe Proposal

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

From: Scott Comstock <hacienda.incline@sbcglobal.net>
To: E. Alan Tiras <atiras@sierralawyers.com>
Sent: Monday, July 11, 2022 at 10:43:01 PM PDT
Subject: Fw: St Clare's Tahoe Proposal

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

From: Scott Comstock <hacienda.incline@sbcglobal.net>
To: manuel@gandona.com <manuel@gandona.com>
Sent: Monday, July 11, 2022 at 10:41:00 PM PDT
Subject: Fw: St Clare's Tahoe Proposal

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

From: Scott Comstock <hacienda.incline@sbcglobal.net>
To: Ben Kronick <benkronick@att.net>
Sent: Monday, July 11, 2022 at 10:40:03 PM PDT
Subject: Fw: St Clare's Tahoe Proposal

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

From: Scott Comstock <hacienda.incline@sbcglobal.net>
To: bcornell@trpa.gov <bcornell@trpa.gov>
Sent: Monday, July 11, 2022 at 10:34:14 PM PDT
Subject: St Clare's Tahoe Proposal

Hello Bridget,

Thank you for speaking with us today regarding the proposed usage of the St. Francis of Assisi property. We have attached a letter for your review regarding the application for temporary use by the St. Clare's Tahoe School. PLEASE take our concerns into consideration and include as much as you can in your "staff summary". We sincerely hope that you deny the proposed application based on the points made in our letter, other information gathered and your knowledge of the location and neighborhood involved.

Thank you for your time,
Scott and Shawn Comstock
Comstock Family Trust

<St Clair's Tahoe School.pdf>

From: Scott Comstock <hacienda.incline@sbcglobal.net>
Sent: 6/12/2023 4:54:59 PM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: Fw: St. Clair's Neighborhood Meeting
Attachments: [IMG_4027.jpg](#) , [IMG_4028.jpg](#) , [IMG_2208.HEIC](#) , [IMG_2202.jpg](#) , [image \(2\).png](#)

Sorry, I tried to cc you on this but used the wrong email address. You have our letter from July 2022 stating our concerns so I didn't attach it. Have a good day!

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

From: Scott Comstock <scom2000@sbcglobal.net>
To: Scott Comstock <hacienda.incline@sbcglobal.net>
Sent: Monday, June 12, 2023 at 04:35:33 PM PDT
Subject: Fwd: St. Clair's Neighborhood Meeting

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <hacienda.incline@sbcglobal.net>
Date: June 5, 2023 at 9:16:13 PM PDT
To: Scott Comstock <scom2000@sbcglobal.net>
Subject: Fwd: St. Clair's Neighborhood Meeting

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <hacienda.incline@sbcglobal.net>
Date: June 5, 2023 at 9:04:26 PM PDT
To: Scott Comstock <scom2000@sbcglobal.net>
Subject: Fwd: St. Clair's Neighborhood Meeting

Sent from my iPhone

Begin forwarded message:

From: "Weiche, Courtney" <CWeiche@washoecounty.gov>
Date: June 5, 2023 at 12:14:13 PM PDT
To: Scott Comstock <hacienda.incline@sbcglobal.net>
Cc: bccornell@trpa.gov
Subject: RE: St. Clair's Neighborhood Meeting

Hi Scott,

Thank you for your comments. I have added them to the preapplication case file. Upon a formal submittal of a development code amendment application, all property owners within 500' will receive a notice of such application and the assigned planner to the case. In any event, your comments will be incorporated into the record.

<image001.jpg>

Courtney Weiche
Senior Planner, Planning & Building Division | Community Services Department
cweiche@washoecounty.gov | Direct Line: 775.328.3608
Planning Division: 775.328.6100 | Planning@washoecounty.gov
Visit us first online: www.washoecounty.gov/csd
[<image002.png>](#)
[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

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

[Submit a Nomination](#)

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

From: Scott Comstock <hacienda.incline@sbcglobal.net>

Sent: Monday, June 5, 2023 12:25 AM

To: Weiche, Courtney <CWeiche@washoecounty.gov>

Cc: bccornell@trpa.gov

Subject: St. Clair's Neighborhood Meeting

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

Good morning,

We attended a meeting, at the request of a land use planner with DWOL named AnnMarie Lain, at St Francis of Assisi Church this past 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 the last month of their second 6 month period. Their right to have students at their current location is now coming to an 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. 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. Until last week, the Dumpster location was not addressed and it lived in the lower lot without an enclosure.

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. 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 case of an emergency as well as commercial development. The proposed projects should be located inside of that zone.

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

731 Betty Lane

Incline Village NV 89451







