

From: Aaron Harding <aaron_harding@icloud.com>
Sent: 9/27/2023 1:05:21 PM
To: cweiche@washoecounty.gov <cweiche@washoecounty.gov>; 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

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 homeowner and parent living in Incline Village, my family and I wholeheartedly agree Incline Village needs the St. Claire's School at St. Francis to provide faith-based education to the community's children. Incline Village offers no other faith-based K-8 or K-12 schools, forcing residents to travel over 25 to 40 miles to receive a faith-based education. St. Clare's Montessori provides a premier education to fill a needless faith-based educational void present in our community.

Sincerely,

Aaron Harding

From: Debra Ornelas <debra@thevillagechurchnv.org>
Sent: 9/27/2023 10:36:43 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Cc: Tim Gilbert <tgilbert@thevillagechurchnv.org>;
Subject: On September 27th at 8:30am TRPA (Regional Plan Implementation Committee) will be having a meeting where they discuss the zoning for permissible land use in our Wood Creek Regulatory Zone.

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. When I moved up here in 2015, it was a disappointment to learn that there were no Christian schools around the lake. This will be a nice option for parents that this is a priority.

Thank you for your consideration.

It takes a Village,

Debra Ornelas
Family Ministry Director
210-573-6564

From: Maria Ramirez <richykate1@yahoo.com>
Sent: 9/27/2023 11:26:39 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: Letter saint Clair's
Attachments: [Saint Clair's letter .pdf](#)

Sent from my iPhone

Maria Ramirez

P.O Box 5222

Incline Village, NV 89450

richykate1@yahoo.com

27th, September 2023

Dear Reader,

I am writing this letter to express the importance of Saint Clares Montorossri in Incline Village Nevada and the impact it will make to my family.

Incline Village Nevada has been a home for my family and two daughters for 15 years. My daughter has been attending Saint Clare's School for the past three years. Having the opportunity to attend Saint Clare's school has been a blessing. My daughter has been expanding academically and religiously.

Without Saint Clare's we would have to travel 45 minutes to an hour to the nearest Catholic school. The travel time would change depending on the weather and road construction, not to mention the risk of traveling during the winter months of heavy snow and black ice in the mornings. Saint Clare's is currently only three minutes away from my home creating a great commute for myself who works a job around Tahoe. Although, when I am unable to pick up my daughter from school my family who lives ten minutes from the school has the opportunity to pick up my daughter. It would be a difficult commute if Saint Clare's school would not be allowed for my daughter and my family.

My daughter has a great opportunity to attend mass every Thursday with her school at Saint Francis Of Assisi which is currently the church my family attends. Allowing my daughter to express and experience her love for Jesus with her classmates without being judged.

Saint Clares provides resources for my family to continue practicing religious education. As a catholic family, my daughter needs to have the ability to practice her religious faith and grow as an honest charming girl whose values are set on morals and faith. Having the opportunity to have a catholic school in the community has opened many opportunities for my daughter, family and the community.

Sincerely,

Maria Ramirez

From: Theresa Johnston <tmj838@sbcglobal.net>
Sent: 9/27/2023 10:06:07 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>
Cc: Paige Roodhouse <paige@saintclarestahoe.com>;
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Hello, I'd like to submit a public comment relating to the TRPA board meeting and agenda item below, thanks. — Theresa Johnston, 8385 Lahontan Drive, Truckee CA

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, my name is Theresa Johnston and I am a resident of Truckee, CA. My husband and I are members of St. Francis of Assisi Catholic Church in Incline Village. Two of our granddaughters, ages 5 and 3, are students at St. Clare's Montessori School, located at the church since fall of 2022.

We sincerely hope that Washoe County planners and the Tahoe Regional Planning Authority will pass a Development Code Amendment that will allow this precious new school to continue operating at St. Francis church. Saint Clare's is the only Catholic school serving families in the North Tahoe Area. Yet its Montessori program is so academically sound, and the staff so loving and family-oriented, that several non-Catholics have enrolled as well.

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

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

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

From: Trevor <taa435@gmail.com>
Sent: 9/27/2023 9:52:11 AM
To: cweiche@washoecounty.gov <cweiche@washoecounty.gov>; 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

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.

To whom it may concern,

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

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

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

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

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Trevor Anderson

From: Michael Lerch <lerch@evofund.com>
Sent: 9/27/2023 9:41:09 AM
To: Marja Ambler <mambler@trpa.gov>; Public Comment <PublicComment@trpa.gov>
Subject: Village Christian Agenda Item

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.

Dear TRPA Regional Plan Implementation Committee,

Regarding the above proposal, I strongly support this change to the plan so that a Christian School is a choice for young families in this community. The school has provided a great environment for countless children of the community and is managed with care and consideration for all the stakeholders in the community.

Regards.

Michael Lerch
711 Champagne Road
Incline Village, NV 89451

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From: Debbie Larson <larsondebbie@hotmail.com>
Sent: 9/27/2023 7:25:39 AM
To: Public Comment <PublicComment@trpa.gov>
Cc: cweiche@washoecounty.gov <cweiche@washoecounty.gov>; 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.

Greetings,

We have lived full-time in Incline Village for 25 years and have raised our four sons here. We looked for a Catholic schooling option, but couldn't manage the 45-minute drive down the mountain to make that a reality. Now that I see the intelligent, confident, open-minded and self-possessed kids at St. Clare's School, it saddens us that my now-grown children missed this opportunity.

Beyond the value to each child, please consider the value added to our community through allowing for choice of education. Central to Catholic teaching is compassion and care for all people (not just Catholics). When such a person-caring philosophy is emphasized in education, the people around such a school cannot help but benefit.

The restrictions in the proposed zoning amendment ensure that allowing schools will not change the look and feel of the neighborhood—a neighborhood St. Francis has been in since 1965. Please support this community-building change that will further enhance our great village.

Sincerely,
Debbie and Andy Larson

From: Stacy Phillips <stacy@willowforlife.com>
Sent: 9/26/2023 9:07:17 PM
To: cweiche@washoecounty.gov <cweiche@washoecounty.gov>; Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Dear TRPA Regional Plan Implementation Committee,

This letter is in regards to the upcoming Wednesday, September 27th, 2023 meeting discussing the 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 3 acres in size.

St Clare's Montessori School is imperative to our Incline Village community as the Catholic/Montessori school provides a school of choice. We would be forced to commute long distances to provide our children with the foundational Catholic Montessori schooling we cherish so much. Our son has grown tremendously in the last year plus of being at St Clare's Montessori School in Incline as their method of teaching and understanding is critical to his specific needs.

St Clare's Montessori School allows a beautiful blend of Catholic school in our church, in addition to our freedom to hold religious education as a Catholic school of St. Francis. Let us continue to have this freedom.

Please keep educational schooling a choice in Incline Village by allowing my children the opportunity to continue attending St Clare's Montessori School. As a member in our community, being a part of a forward thinking and community driven school, we cherish what St Clare's Montessori School brings - a breath of mountain fresh air.

Warmly,
Stacy Phillips

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Stacy Phillips, MS, LN, CNS, CSCS
Functional Nutritionist & Exercise Specialist

Master of Science in Human Nutrition & Functional Medicine
Certified Nutrition Specialist
Certified Holistic Health Coach
Certified Strength & Conditioning Specialist

Willow Integrative Wellness
Functional Nutrition - Wellness - Life
www.willowforlife.com

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From: Meagan Haynes <meagan.e.haynes@gmail.com>
Sent: 9/26/2023 4:31:30 PM
To: Public Comment <PublicComment@trpa.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.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.

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

Best,

Meagan and Justin Haynes

From: Marcia Ellis <marciate@me.com>
Sent: 9/26/2023 4:42:29 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: [BULK]

I hope you are planning on letting all our neighbors be informed on the schools you are intending to allow in our neighborhood. None of my neighbors have heard about this and I am rather upset that it has been kept quiet. I sent my letter last week and hope you Will seriously look into not allowing a school here in this area

Marcia Ellis
Marciate@me.com

Sent from my iPhone

From: Scott Snavelly <lisascot@mac.com>
Sent: 9/26/2023 8:15:52 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Washoe County Tahoe Area Plan Amendment to the Wood Creek Regulatory Zone

I support this amendment to allow additional education opportunities for children. I'm an educator of college students and any possibility of better education is welcome and this will be a great addition to our community.

Best regards,

Scott E. Snavelly
775 221 2053

From: Luke Derrin <lderrin@gmail.com>
Sent: 9/26/2023 9:01:49 PM
To: Public Comment <PublicComment@trpa.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.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 TRPA Regional Plan Implementation Committee,

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

Thank You,
Luke Derrin
Father to Primary and Elementary Students.

From: Kristin Derrin <kristinderrin@gmail.com>
Sent: 9/26/2023 8:33:26 PM
To: Public Comment <PublicComment@trpa.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.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 TRPA Regional Plan Implementation Committee,

I am writing in to express my concern about neighborhood individual’s attempt to stop Saint Clare’s Montessori from being held at St Francis Church. As a Parent to a 6 and 8-year-old, I have wanted to find a religious education establishment in Incline Village. We started this year at Saint Clare’s Montessori, and it has been a complete blessing. Montessori education is my preferred choice of schooling, and I am excited about the opportunity Saint Clare’s gives my children. Without this school, we would be homeschooling. My kids love everything about this and are excited for school every day; that is how education should look.

I attended my first Mass last Thursday, and watching the kids speak and follow traditions was incredible. Our children need more of this. What an incredible experience they get to partake in weekly. I pray that those who complain soften their hearts and see that this is the future of St. Francis church. I pray the Incline Village community comes together and learns to be kind to each other. This is a very respectful school with only 40 children practicing peaceful Montessori and Catholic principles. So grateful.

Thank You,
Kristin Derrin
Mom to Primary and Elementary Students

From: Jonathan Smith <jpsod@nvcbell.net>
Sent: 9/26/2023 3:33:23 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: CWeiche@washoecounty.gov <CWeiche@washoecounty.gov>;
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

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.

Dear TRPA Regional Plan Implementation Committee,

I am a thirty year resident of Incline Village and long time parishioner of St. Francis of Assisi Catholic Church. I'd like to voice my support of the above amendment to allow for St. Clare's School to make a permanent home in our church. I realize this is somewhat controversial, but I feel they have a very positive influence on our parish and our community as a whole. Parents have a right to educate their children as they see fit, and without St. Clare's, our community would have a significant void in allowing for faith-based education, which is sorely needed. The presence of St. Clare's in our parish is a refreshing sign of hope in an often disturbing world. I strongly urge you approve this amendment.

Kind regards,
Jonathan Smith
1069 Flume Rd.
Incline Village, NV 89451

From: Jacob Stock <jstock@trpa.gov>
Sent: 9/26/2023 4:47:51 PM
To: jill snowhound.net <jill@snowhound.net>
Cc: Public Comment <PublicComment@trpa.gov>;
Subject: RE: Comments and concerns for the Rezoning of the Woods

Mr. and Mrs. Mulcahy,

Thank you for your comment, it will be included in tomorrow's packet.

Regarding traffic studies: tomorrow's item is for informational purposes. It is intended to allow governing board members and the public the opportunity to provide comments and raise concerns before a formal vote is held in the future. If the County chooses to advance this item to a formal vote in the future, they will be required to submit environmental documentation including consideration of traffic impacts.

Best,
Jacob

From: jill snowhound.net <jill@snowhound.net>
Sent: Tuesday, September 26, 2023 3:43 PM
To: Jacob Stock <jstock@trpa.gov>
Subject: Comments and concerns for the Rezoning of the Woods

We have owned our home in the Woods Division for 20 years and have been full time residents here for 18 years. We purchased our home for the quiet neighborhood feel and also the close proximity to Mt. Rose Highway for my husbands work commute.

As well as living in the area where the zoning change is being considered, I am also a long-time parishioner at St. Francis of Assisi Catholic Church. I am in support of a Catholic school and parental choice in choosing a private school for their children's education. This being said, I must say that I have concerns about the rezoning and the development of two schools in this neighborhood.

The close proximity to Mt. Rose Highway and the narrow neighborhood streets pose significant safety concerns for the children attending the schools and also the residents of the neighborhoods. There is a proposal for a school on the street behind our house and also on the one in front of our house. This causes serious concerns about the egress access for the residents and the children in the event of an emergency. (Think about the recent fires in South Lake Tahoe, Paradise and the Lassen area) There is a reason this town was designed with the schools in the center of the town for emergency evacuations in one centralized area.

Has a traffic impact study and an impact study on evacuation been completed or will one be done before the zoning is considered?

While I am in favor of a Catholic School in Incline, due to the location of St. Francis of Assisi perhaps another location for the school can be proposed, which would be safer for the children and also allow the residents a less impacted evacuation route.

Thank you for considering our comments,

Jill and Robert Mulcahy
Betty Lane, Incline Village, NV 89451

From: Andrea Riggio <andreasolriggio@gmail.com>
Sent: 9/26/2023 5:16:15 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Board: 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 Members of the Board and TRPA Regional Implementation Committee,

My name is Andrea Riggio and I am a mom from St Clare's School. My son Tobi has been attending the Primary class since the beginning of this school year. Even though we are new members of the school (and we are also new in town) we knew we wanted to enroll him in St Clare's even months before moving to Incline Village.

As parents, we really appreciate the Montessori education, since our son was a baby. So for us it means a lot to be able to find a school that applies Maria Montessori's methods on the everyday life.

On the other hand, when we were doing our research, we were very pleased to find that St Clare's was also a Catholic school. This is not a common thing, or something that is easy to find, as most of the Montessori schools around the world are not related to any religion. So finding a school that can be related to our faith and also with the kind of education we like, has been a huge blessing for our family.

We live in Incline Village, and my husband works in Incline Village, so we needed a school located here too. So again, St Clare's is the best option for us in terms of its location, being very close to our home. My husband and I share a car, so it is very important for us to have the possibility of quickly reaching the school either by car or just walking.

Our son is only three years old, and there aren't many options in terms of school or other educational activities for his age group. For that reason, the few options we could find on Incline Village had a waiting list. We were very lucky to get a last minute open seat in St Clare's and we couldn't be happier about it.

St Clare's School has been a great new part of our lives. Not only has it been amazing for our son, who really enjoys his days in the Chipmunks Classroom. But also for us parents... We have been able to meet other families through the school and the church, and it has really helped us to feel part of the Incline community. We just cannot think of a better choice for our family.

Best regards,

Andrea Riggio