

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

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

Thank you for considering my perspective,

Kristin Flynn
Educator of Young Minds

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

Dear sirs:

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

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

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

TRPA committee,

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

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

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

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

Hello,

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

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

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

Best,
Liz tomaino

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

Hello,

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

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

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

Sincerely,

Mary and Eric Martineau

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

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

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

Friends at TRPA,

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

Please vote to approve the schools.

Chris and Carla Peterson

571 Jackpine Lane
Incline Village, NV 89451

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

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

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

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

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

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

Best,

Eric

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

To Whom It May Concern:

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

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

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

Respectfully yours,

Deborah Ceragioli

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

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

Ashley Holt

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

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

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

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

From: Camila Delsignore <camiladelsig@gmail.com>

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

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

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

Dear TRPA,

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

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

Please I urge you to approve this Amendment.

Camila Delsignore

593 Tyner Way Incline Village NV 89451

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

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

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

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

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

Thank you for your consideration and, hopefully, approval.

Yolanda Knaak
Incline Village Resident

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

Good Afternoon,

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

Mike O'Neill
805-630-4442

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

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

Agenda Item 3

Regarding amendment to the Washoe County Tahoe Area Plan

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

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

Ronald and Janet Goodman
Washoe County residents

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

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

To: Public Comment <PublicComment@trpa.gov>

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

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

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

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

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

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

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

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

Thank you for your consideration and, hopefully, approval.

Yours truly,

Patricia J. Moser Morris

330 Ski Way

Incline Village NV 89451

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

Hello,

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

Thank You,
Bri Holt

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

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

--

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

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

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

Regards,
Ann Schofield

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

To whom it may concern,

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

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

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

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

Sincerely,

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

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

To whom it may concern,

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

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

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

Thank you,
Jonathan Russell

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

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

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

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

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

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

Good Afternoon TRPA,

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

Thank you,

Sas
sas.hadden@gmail.com

From: Thomas Payne <tpayne82@gmail.com>

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

To: Public Comment <PublicComment@trpa.gov>

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

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

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

Thank you for your time,
Thomas Payne

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

Greetings,

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

Thank you,

Jenna Hilton

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

Good morning,

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

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

Thank you for your time and consideration,
Anne Payne

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

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

Dear TRPA and TRPA Regional Planning Committee,

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

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

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

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

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

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

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

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

To: Public Comment <PublicComment@trpa.gov>

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

Dear TRPA board members,

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

Thank you for your time and consideration of this issue.

Gia Rauenhorst, M.Ed.

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

Dear TRPA Board Members,

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

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

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

Jeff Ogden
Pastor, The Village Church
Incline Village NV

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

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

Thank you,
Victoria Ogden

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

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

To TRPA,

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

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

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

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

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

Sharon Schrage

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

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

Matthew Dent
(775) 530-1345

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

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

415 265 3617

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

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

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

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

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

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

Thank you for your time in considering these comments

Don Ferrell