

From: DUANE CATANIA <dhcat48@msn.com>
Sent: 8/22/2023 7:35:23 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Fwd: St. Clare's Tahoe application for 701 Mt. Rose Highway

I am unable to attend the Wednesday, August 23 meeting regarding the project for St. Clare school and the rezoning of my subdivision to allow schools. I am vehemently opposed to the rezoning as outlined in my attached letter. I would like my letter be put into the record as public comments.

I would also like to know when future meetings on this project will be held, so I can have additional input. Thank you for your assistance.

Hannelore Catania
732 Betty Lane
Incline Village, NV 89451

Sent from my iPad

Begin forwarded message:

From: DUANE CATANIA <dhcat48@msn.com>
Date: August 14, 2023 at 7:38:27 AM PDT
To: Bridget Cornell <bcornell@trpa.gov>, ahill@washoecounty.gov, tloyd@washoecounty.gov, jstock@trpa.gov, cweiche@washoecounty.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: [Scott Comstock](#)
To: [Marja Ambler](#)
Subject: Fwd: Runaway Truck ramp Mt Rose Hwy
Date: Monday, August 21, 2023 10:22:47 PM

Crash on MT Rose Hwy
July 19th , 2023
For TRPA committee to know .
Public Comment and information.
For meeting Aug 23 , 2023
Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: July 20, 2023 at 6:15:40 AM PDT
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](#)
To: [Marja Ambler](#)
Subject: Fwd: St. Clair's Neighborhood Meeting. Against Re-zoning
Date: Monday, August 21, 2023 10:33:03 PM
Attachments: [image.png](#)
[image \(2\).png](#)
[St Clair's Tahoe School \(1\).pdf](#)
[IMG_2208.HEIC](#)

Pictures of parking on Mt Rose Hwy and increased trash at School and Church

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: June 5, 2023 at 12:32:35 AM PDT
To: jill@snowhound.net
Subject: Fwd: St. Clair's Neighborhood Meeting

This is what we sent to TRPA and County
Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <hacienda.incline@sbcglobal.net>
Date: June 5, 2023 at 12:27:10 AM PDT
To: scom2000@sbcglobal.net
Subject: Fw: St. Clair's Neighborhood Meeting

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

From: Scott Comstock <hacienda.incline@sbcglobal.net>
To: "cweiche@washoecounty.gov" <cweiche@washoecounty.gov>
Cc: "bccornell@trpa.gov" <bccornell@trpa.gov>
Sent: Monday, June 5, 2023 at 12:25:07 AM PDT
Subject: St. Clair's Neighborhood Meeting

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. There 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!

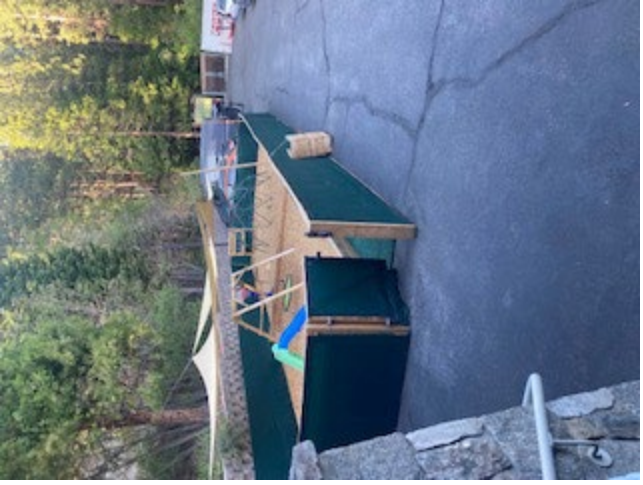
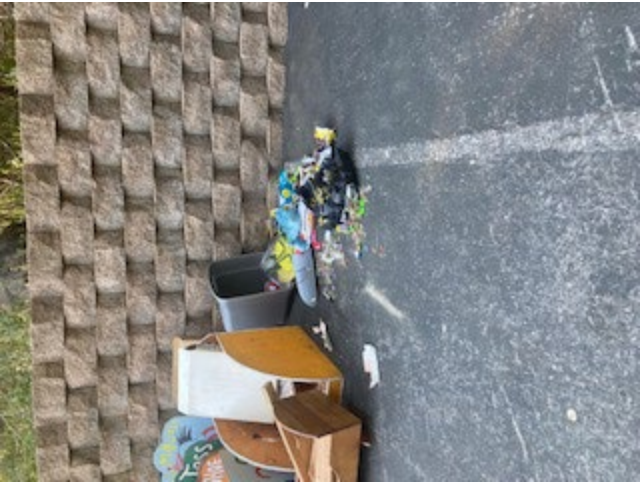
Our parking concerns have been observed as well. The parking lot overflow frequently spills out onto Rt 431/ Mt Rose Highway. See Photos

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







July 11, 2022

To Whom It May Concern,

I am writing this letter to inform you of our concerns regarding the temporary use permit that is currently under consideration in our neighborhood. These issues are in regards to the St. Clare's Tahoe Daycare/Montessori School, proposed at the St Francis of Assisi Catholic Church at 701 Mt Rose Highway in Incline Village. TRPA File #ERSP2022-1017.

1) Safety

The increased traffic in our neighborhood would be hazardous to families who own residences adjacent to the proposed project. They may have their own children playing outside their homes that could be struck by a St Clare's School parent's vehicle, due to increased traffic. They could frequently be in a hurry, concerned about being late for drop off or pick up at the school location. The proposed student enrollment of 45 students could equate to an extra 50-90 vehicle trips daily down our residential streets. In addition, there is a public school bus stop at the corner of Winding Way and Kelly Drive where children wait to catch, at different times, buses to attend our public schools. The children walking to and from their bus stop will be on the neighborhood streets at the same time that the proposed school will be dropping off and/or picking their children. This simply is not a safe situation.

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

2) Project Description

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

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

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

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

"The applicant is proposing to use the classroom areas within the existing St. Francis of Assisi Catholic Church on a temporary basis to house a school for St. Clare's Tahoe."

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

Here is a quote from their site.

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

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

3) Trash, garbage and dumpster location

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

4) Things to think about

Limiting to a Maximum number of Students

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

Dumpster issues

Increased traffic

Noise impact

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

School Zone speed change on Mt Rose Highway during school hours

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

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

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

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

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

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

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

Sincerely,
Scott and Shawn Comstock
Comstock Family Trust

From: [Scott Comstock](#)
To: [Marja Ambler](#)
Subject: Fwd: St Clair's School
Date: Monday, August 21, 2023 10:37:27 PM
Attachments: [img042.pdf](#)

Summer of 2022 ,
Letters emails against special use permits

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: August 29, 2022 at 5:40:40 PM PDT
To: Andrew Visci <andrew.visci@gmail.com>
Subject: Fwd: St Clair's School

Loud outdoor play
Does change value of property. If it bothers you , make a neighborhood complaint . We filed one today .
Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: August 29, 2022 at 2:53:52 PM PDT
To: jill@snowhound.net
Subject: Fwd: St Clair's School

Letter to TRPA

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: August 29, 2022 at 2:31:07 PM PDT
To: bcornell@trpa.gov
Subject: Fw: St Clair's School

Hello Bridget,
We received this letter from Saint Francis Of Assisi last week postmarked on August 22nd. As you can see, they are under the impression that they can enter into a two year agreement

with St Clair's. That's not in alignment with their TEMPORARY 6 month permit issued by the TRPA.

I am formally making a complaint regarding outdoor playground noise. It states in Staff analysis Chapter 21-Special Use Findings

Item (b) "will not be injurious or **disturbing** to the health, safety, **enjoyment of property**"

Item (c) "will not change the character of the neighborhood"

As of today there is still an unenclosed dumpster located in the lower parking area.

Thank you for your assistance in this matter,
Shawn Comstock

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

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

To: Scott Comstock <scom2000@sbcglobal.net>

Sent: Monday, August 29, 2022 at 01:42:54 PM PDT

Subject: St Clair's School

Here is the letter from St Francis Of Assisi. It refers to a "2-year arrangement" between St Clair's and St. Francis. TRPA time frames state **one** 6 month temporary permit with **one** possible 6 month temporary permit extension.



Dear Comstock Family Trust,

I wanted to take the opportunity to introduce myself and share some news about our parish.

I am the new pastor at Saint Francis. I moved here during Covid, shortly after the previous pastor, Father Bill Nadeau, retired. I went to seminary in San Francisco and over my 19 years as a priest, I have had assignments in Gardnerville, Elko, Yerington, and Reno. I have now been in Incline going on two years and am so happy to share this wonderful village with you all.

You have likely heard that this fall the primary and elementary grades of Saint Clare's Mountain Montessori School will be housed in our building, which will be around 40 children. This is a 2-year arrangement, as the space limitations make it impossible for them to accommodate their waiting list. The school approached our parish when their previous landlord, the Hebrew Congregation in Tahoe Vista, informed them that because their community was growing, they needed the space Saint Clare's was occupying. Because over half of the school families are Saint Francis parishioners, we agreed to help them out and bridge the between their old location and a new one.

We are striving to be mindful of your neighborhood experience. Toward that end, the school will communicate to all parents to reach the church via Mt. Rose highway and not through the neighborhood, as indicated in the enclosed traffic flow plan. The school day will be from 8:15 am to 2:50 pm. The children's limited outdoor play will always be supervised. Furthermore, we are working out the details of our trash management.

Because most of the children attending the school are parishioners, it means if they were not attending the school, they would be attending our religious education classes. Thus, the school offsets some of the people attending our regular classes—close to the same volume of kids but at different times. Also noteworthy, the new religious education program we started has a greater adult-to-student ratio, which means our regular religious education classes are now limited in size.

I invite you to call, email, or meet with me. I am here to answer your questions and concerns.

Most Sincerely,

Rev. Jorge Herrera
Pastor

From: [Scott Comstock](#)
To: [Marja Ambler](#)
Subject: Re: This is a typical Sunday on Mt.docx
Date: Tuesday, August 22, 2023 12:59:17 PM

My husband spoke at Aug 17 th meeting
We can't not be present at Aug 23 rd meeting,
I wanted to make sure the committee understands we are not the only neighbors and residents who are concerned. We did have a phone meeting with Alexis Hill and we have been sending her information/ concerns about Evacuations on MT Rose Hwy , as well as accidents(Deaths)at truck ramp , increased Noise and Trash since School has been operating for the past year .
Thank You for your time
And getting back to us
The Comstocks

Sent from my iPhone

On Aug 22, 2023, at 12:30 PM, Scott Comstock <scom2000@sbcglobal.net> wrote:

Bridgett Cornell should have it
Courtney Weiche also
Senior planner Washoe County.
I will try to find again agin and email

Sent from my iPhone

On Aug 22, 2023, at 10:11 AM, Marja Ambler <mambler@trpa.gov> wrote:

Good morning,
This letter references a video but there's no video included in the email. If you have it, please forward to us.
Thank you

Marja Ambler
Executive Assistant
775-589-5287

[<image001.jpg>](#)

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Monday, August 21, 2023 10:16 PM
To: Marja Ambler <mambler@trpa.gov>
Subject: Fwd: This is a typical Sunday on Mt.docx

Letter written against
Re -zoning Tahoe Woods
Regulatory Zone !
Public Comment sent to officials
TRPA and County

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: August 16, 2023 at 2:00:57 PM PDT
To: kathie julian <kathiejulian@gmail.com>
Subject: This is a typical Sunday on Mt.docx

Letters written of concerns

Sent from my iPhone

From: DUANE CATANIA <dhcat48@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 <dhcat48@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 <dhcat48@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



**TAHOE
REGIONAL
PLANNING
AGENCY**

P.O. Box 5310
Stateline, NV 89449
775-588-4547
www.trpa.gov

Lake Tahoe
INFO

**Parcel
Tracker**

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

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

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

Video is available at
www.trpa.gov

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: [Scott Comstock](#)
To: [Marja Ambler](#)
Subject: Fwd: Change in zoning next to Hwy 431
Date: Monday, August 21, 2023 10:18:58 PM

Letter of concern of Re-zoning
Public Comment for Aug 23rd meeting

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: July 20, 2023 at 6:41:57 AM PDT
To: planning@washoecounty.us
Subject: Fwd: Change in zoning next to Hwy 431

Sent from my iPhone

Begin forwarded message:

From: Diane Brown <tahoedi@gmail.com>
Date: July 20, 2023 at 6:36:29 AM PDT
To: Shawn Comstock <scom2000@sbcglobal.net>
Subject: Fwd: Change in zoning next to Hwy 431

This is what I sent.

----- Forwarded message -----
From: **Diane Brown** <tahoedi@gmail.com>
Date: Wed, Jul 19, 2023 at 18:18
Subject: Change in zoning next to Hwy 431
To: <Cweiche@washoecounty.gov>

Hi Courtney,
I'm aware our the proposed change in zoning laws to permit schools at two of our churches. I have many friends that live adjacent to the proposed zoning changes. Saint Francis church is behind them and they now have no quiet enjoyment of their home anymore. Schools run give days a week and the church on the weekends. Please also consider how additional schools will negatively impact our schools. 431 is one of three exits out of town in case of emergencies. Please

reconsider and schedule public input prior to any changes in zoning.

--

Diane Brown | California and Nevada Realtor
Sierra Sotheby's International Realty
Certified International Property Specialist, CRS, GRI, e-Pro & RSPS
2023 NAR Global Business Alliance Council
NV#S059465, CA BRE #01807676
Mobil: (01) 775.691.2114
Diane.Brown@sothebysrealty.com

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Diane Brown | California and Nevada Realtor
Sierra Sotheby's International Realty
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2023 NAR Global Business Alliance Council
NV#S059465, CA BRE #01807676
Mobil: (01) 775.691.2114
Diane.Brown@sothebysrealty.com

From: Bridget Cornell <bcornell@trpa.gov>
Sent: 8/18/2023 3:33:56 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Jacob Stock <jstock@trpa.gov>;
Subject: FW: More Flyers on School
Attachments: [IMG_7709.jpeg](#)

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Wednesday, August 16, 2023 6:14 PM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: More Flyers on School

Our neighborhood has not been Re-zoned for this .

6:02



VILLAGE CHRISTIAN ACADEMY

KINDERGARTEN- 1ST GRADE
2023-2024 SCHOOL YEAR



NOW ENROLLING
FALL 2023



Development of life-long love of learning
Passionate, credentialed teachers
Christian curriculum that is personalized & challenging





Christian Academy
a joyful place to grow

775-831-0797

VCA@THEVILLAGECHURCHNV.ORG

736 MCCOURY BLVD
INCLINE VILLAGE, NV 89451



 thevillagechurchnv.org

Sent from my iPhone

6:02



736 McCourry Blvd. Incline Village, NV
775-831-0784 | www.TheVillageChurchNV.org

VILLAGE CHRISTIAN ACADEMY

KINDERGARTEN- 1ST GRADE
2023-2024 SCHOOL YEAR



NOW ENROLLING
FALL 2023



Development of life-long love of learning
Passionate, credentialed teachers
Christian curriculum that
is personalized &
challenging



775-831-0797

VCA@THEVILLAGECHURCHNV.ORG

736 MCCOURY BLVD
INCLINE VILLAGE, NV 89451



From: Bridget Cornell <bcornell@trpa.gov>
Sent: 8/18/2023 3:33:37 PM
To: Marja Ambler <mambler@trpa.gov>
Cc: Jacob Stock <jstock@trpa.gov>;
Subject: FW: [BULK] School Blue ribbon cutting
Attachments: [IMG_8885.jpeg](#)

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Wednesday, August 16, 2023 6:09 PM
To: Bridget Cornell <bcornell@trpa.gov>
Subject: [BULK] School Blue ribbon cutting



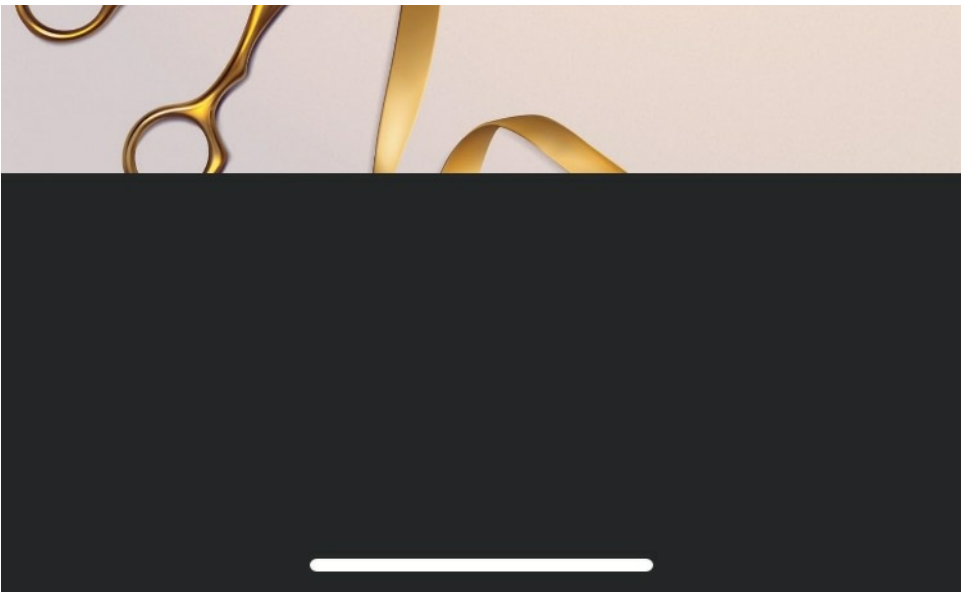
You are cordially invited to the Ribbon Cutting event for:

VILLAGE CHRISTIAN ACADEMY
736 McCourry Blvd, Incline Village
vca@thevillagechurchnv.org
775-831-0797

AUGUST 20, 2023

11:30 AM





They are opening a school
Intentions of K - High School with the proposed amendment .
Signs enrolling Kindergarten/ 1st grade
This year .
Nothing has been passed yet to run such a school .
Is this okay ?
The Comstocks
Sent from my iPhone



You are cordially invited to the Ribbon Cutting event for:

VILLAGE CHRISTIAN ACADEMY
736 McCourry Blvd, Incline Village
vca@thevillagechurchnv.org
775-831-0797

AUGUST 20, 2023

11:30 AM



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: 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 <crisrina@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>