

Hello, my name is Roger Hill and I am an owner at the Tahoe Racquet Club. Here is an enlargement of a photo that shows the neighborhood of the proposed project. The neighbors are TRC/ Deer Creek and the Glen/ 150 single family residents. Also Sierra Nevada College, The Recreation Center and State Highway 28.

The proposed 14,000 square foot building includes a basketball court and fixed seating for 250 people. Also there is a raised stage for performances where 400 people can be accommodated. 65 parking places exist when construction is complete. This is inadequate when large events occur and will have to be made up by **overflow parking**.

Overflow parking will occur when a sign is posted at the highway entrance, PARKING FULL. Then the fun begins. Cars slow to a stop and slowly advance and drivers are given directions on where to find street parking, passengers get out of cars, cars U turn, left turn lane cars give up and go for a U turn and join the cars waiting for a right hand turn, some cars U turn and hope for street parking on Highway 28, others go to Incline Way and drive into the Recreation Center lot , park near TRC, and then trespass thru the TRC complex to the event. Perhaps street parking will be possible on Incline way, Country Club Drive or South Wood. Some TRC residents may be ensnared in this while they wish to get home. All of the above is:

- 1 unsafe activity on the state highway 28,
- 2 inappropriate parking,
- 3 trespassing,
- 4 irritation for those that are required to endure this inconvenience.

My question: does the Lake Tahoe School have the right to subject the neighborhood to the negative effects and traffic safety and congestion caused by overflow parking because they lack inadequate parking on site?

I believe the Planning Commission should press the pause button and request that Lake Tahoe School reconsider a way to satisfy their multi activity needs with a much smaller building that does not result in the need for **overflow parking**, locating it back from the highway and in a location that will not require relocating the right of way serving the Tahoe Racquet Club. Thank you.

My name is Zoe Hill and I am an owner at the Tahoe Racquet Club.

I want to speak about the built environment of Incline Village and how it fits into the natural environment. The thing that makes Incline Village so special is that nearly all of the commercial buildings are set back from the roadways and are surrounded by plantings and trees. When you look at Incline Village from the overlook on highway 431 the only building noticeable through the trees is the Hyatt Hotel.

Even though the Lake Tahoe School is zoned commercial now there is enough open space that it fits into the neighborhood environment. However, the project proposed by Lake Tahoe School is a very large 14,000 square foot multi-use building that is located right next to Highway 28. That building would change the character of the surrounding area. Should the school decide at some point in the future that this campus is too small for them and move on, this large building would still be there for some other commercial use right beside the roadway. I believe the project as it is presented should not be granted a special use permit because it is **too large, too close to Highway 28, and has an adverse effect on the neighborhood environment.**

I propose that the planning commission recommend to the school that modifications be made regarding the size and location of the building. Setting a **smaller** building **further back** from Highway 28 will be more in keeping with the natural environment that we all enjoy in Incline Village.

Article 810

SPECIAL USE PERMITS

Sections:

110.810.00 110.810.05 110.810.10 110.810.15 110.810.20
110.810.25 110.810.30 110.810.35 110.810.40 110.810.42
110.810.50 110.810.55 110.810.60 110.810.65 110.810.70

Purpose

Review of Special Use Permits

Requirements for Application

Supplemental Guidelines, Standards and Criteria Review Procedures

Notice

Findings

Development of Natural Resources

Projects of Regional Significance

Hazardous Materials

Appeals

One Year Wait on Denials

Modification of a Special Use Permit

Expiration

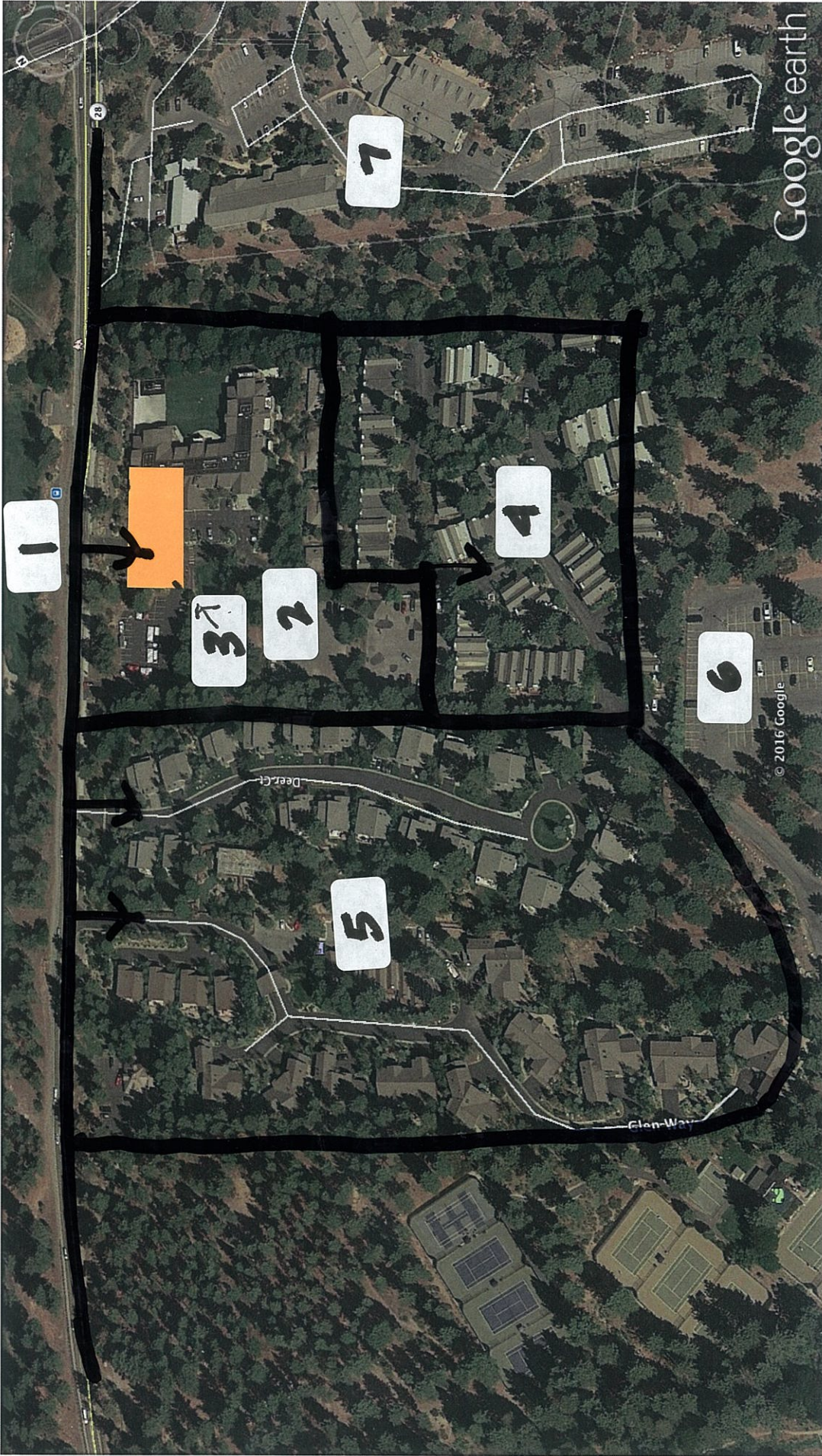
Revocation

Section 110.810.00 Purpose. The purpose of this article, Article 810, Special Use Permits, is to provide a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment or hearing examiner may require conditions of approval necessary to eliminate or minimize to an acceptable level any potentially adverse effects of the use.

[Amended by Ord. 873, provisions eff. 6/7/93; Ord. 1234, provisions eff. 5/21/04.]

Section 110.810.05 Review of Special Use Permits. Section 110.302.15 and Section 110.810.20(b) of this Development Code shall be used to determine whether the Planning Commission, the Board of Adjustment or a hearing examiner shall review an application for a special use permit according to the procedures of this article.

[Amended by. 1234, provisions eff. 5/21/04.]



LEGEND

- | | |
|--|--|
| <p>LAKE TAHOE SCHOOL
 SPECIAL USE PERMIT WSUP17- 004
 14,000 SQUARE FOOT MULTI-PURPOSE BUILDING</p> | <p>1 STATE HIGHWAY 28 - TWO LANE
 2 LAKE TAHOE SCHOOL
 3 PROPOSED 14000 SQUARE FOOT MULTI-PURPOSE BUILDING
 4 TAHOE RACQUET CLUB- 101 SINGLE FAMILY COMPLEX
 5 DEER CREEK AND GLEN SINGLE FAMILY COMPLEX
 6 RECREATION CENTER
 7 SIERRA NEVADA COLLEGE</p> |
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Remarks on Special Permit Case Number WSUP-0004
(Lake Tahoe School) Tim Kerrigan representing:

Deer Creek Homeowners Association

My name is Tim Kerrigan, and I live at 282 Deer Court in Incline Village. I am the Secretary of the Deer Creek HOA.

Members of the Planning Commission,

The School Board of Lake Tahoe School, a small private school of less than 150 elementary students, is proposing to build a huge "college-like" Gymnasium, and to move an access road to the side of their property. The Deer Creek HOA and Tahoe Racquet Club HAO, who together represent 125 residential properties, will suffer major negative effects if the School's plan is realized in its current form.

We believe that our neighbors should not be allowed to move a road near our property line that will negatively affect our lives. We feel that one of the functions of a Planning Commission should be to prevent one neighbor creating a "bad" situation for another neighbor.

Let me give you an example of how the school attempted to do just this kind of thing a few years ago.

The School rented the parking lot directly below some of our houses to Alpine Towing. The company had a contract with the County to pick up any vehicles disabled in accidents or abandoned.

The of the sound of tow trucks coming into the yard 24/7 and chains being dropped from cars, created a nightmare for us. As it turns out we discovered after eight months, the school had no business permit and the rental was illegal. Yet it took another four months for the School to act after the County served them notification.

Lake Tahoe School has made decisions in planning this new campus, which dictated that a road needed to be moved to the border of their property near our homes. There were other options that would have provided a safe entrance into the new gym. At no time did Lake Tahoe School ask for any input from either Association, nor have they been willing to give any ground when we tried to negotiate.

Our homes are all two-stories with most of our living space and patio upstairs. Most of us do not have air-conditioning, so we leave the windows open at night in the summer.

The results of moving this road will mean to us:

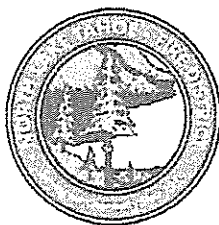
Twenty-four/seven noise from cars and motorcycles, air pollution from car exhaust, light pollution at night, our views destroyed, and a major devaluation of our property. According to several Real Estate agents, our properties along this proposed alley will see a reduction in resale value of from 8% to 12%. Property values may experience a reduction of over \$100,000 per the 10 affected homes, or well over \$1,000,000.

The school justifies moving this road in the name of student safety. As a retired elementary school principal and a retired consultant on school building and student safety, I can assure you there are many ways to provide a safe place for students without moving the access road.

We are asking this Commission to return the plans to Lake Tahoe School, so they can be revised in the interest of the School and their neighbors. We are reasonable people and ready to seek a compromise that works for everyone.

I am confident that Lake Tahoe School teaches the values of being a good neighbor; their School Board needs to practice what is taught to their children.

If you have any questions, I would be glad to attempt to answer them.



NORTH LAKE TAHOE FIRE PROTECTION DISTRICT

866 Oriole Way – Incline Village, NV 89451-9439
(775) 831-0351 Fax (775) 831-2072 www.nltfpd.net

Ryan Sommers – Fire Chief

April 11, 2017

Ms. Eva Krause, Planner
Washoe County Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512

RE: LTS, WSUP17-004

Dear Ms. Krause.

The North Lake Tahoe Fire Protection District has reviewed WSUP17-004 and will approve WSUP17-004 with the following conditions:

1. Emergency vehicle access shall be provided for the five existing TRC structures nearest the Lake Tahoe School building. The proposed entrance change eliminates access and hose reach to those five structures. *2012 IFC Chapter 5, Section 503*
2. Secondary emergency vehicle access shall be provided to property. *2012 IFC Chapter 5, Section 503*
3. Provide and maintain No Parking-Fire Lane signage for all fire apparatus access roads less than 26' in width. Signage shall be spaced to provide adequate visibility. *2012 IFC Chapter 5, Section 503 and Appendix D*
4. A minimum of two fire hydrants will be required. One near the proposed new building (phase II) and the other near the entrance to Racquet Club (phase I). Additional hydrants would be required if distance between hydrants (TRC) exceeds 500ft. *2012 IFC Chapter 5, Section 507 and Appendix B and C*

If you have questions or need clarification, I may be reached at: 775-461-6200.

Regards,

Mark Regan
North Lake Tahoe Fire Protection District
775 461 6200 mregan@nltfpd.net

WSUP17-0004
EXHIBIT H

My name is Heidi-Lynn Tayler. My husband and I live at the Tahoe Racquet Club, and my husband is the Middle School Science teacher at Lake Tahoe School. Given our connections to both entities, he and I would like to offer suggestions on how the LTS site could be renovated so that the changes would not only benefit LTS but might also improve the area for its neighbors. Two members of the LTS Board of Trustees held meetings about the plans with LTS teachers in January. While they took suggestions about the proposed gymnasium, they made it clear that the site plan was set in stone. Everything, including the entrance and exit, parking, and the footprint of the gymnasium, had already been finalized.

You have already heard concerns about the impact of the proposed changes to residents of TRC. We share many of those concerns, especially regarding lost space for TRC parking, snow removal, and having to enter our property through someone else's parking lot, maneuvering around cars and children. We are also concerned about the construction noise and believe that a 7am to 7pm timeframe is unreasonable during the summer in our special town.

I would like to take this opportunity to call into question the assertions made by LTS representatives that the site changes would be made primarily for safety's sake. If LTS was so concerned about safety, why have they not repainted the crosswalk many students and parents walk across to get to and from the school building and the main parking lot? Why is there only a stop sign at the crosswalk for cars coming *from* TRC and not for those going *to* TRC? Why is there no posted speed limit on their property, only School Zone signs? Why do they not have a crosswalk attendant with a neon vest and a hand-held stop sign to make sure students going to their parents' cars in the parking lot are safe? Why haven't they asked to install cameras to catch anyone who is driving too fast or running the stop sign? Why was the snow piled at the entrances to the crosswalks this winter so that even after stopping completely I couldn't see if anyone was approaching the crosswalk? Why aren't LTS

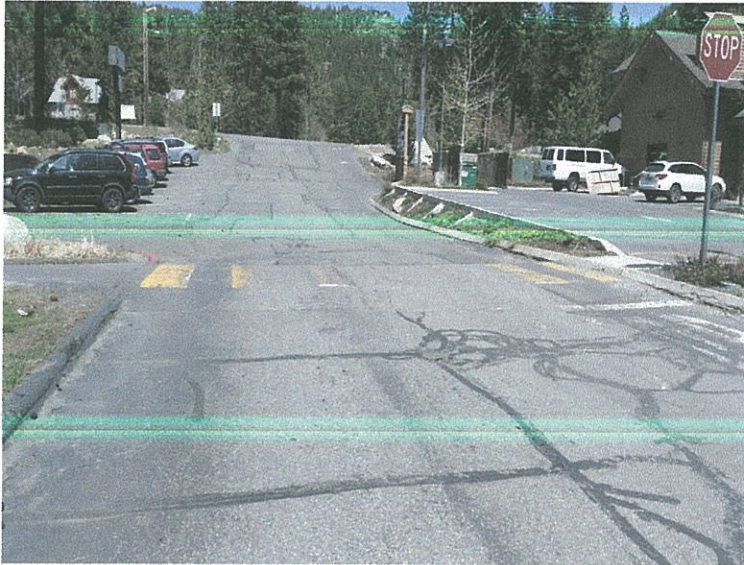
representatives making common sense, low cost improvements? I suspect that the answer to the last question is: if they solve the safety problem without making renovations to the site, they cannot use their safety issue to convince you to approve their plan to build a large gymnasium for a school with no plans to grow beyond 200 students. Ruth, what if a child is hit tomorrow and LTS is shown not to have addressed these concerns? If I were a parent of a LTS student, I would be wondering why you raise this as a major issue but haven't done anything about it.

The gymnasium might be great for a few of our community's kids, but we think LTS should go back to the drawing board and develop a plan that does not clearly hurt so many of its neighbors, who outnumber the students at LTS. My husband has a simple definition of leadership he uses when working with his students: be your best self and positively influence others. We would like to see LTS representatives be *their* best selves and set good examples for their students and children by working with their neighbors to come up with a better plan.

Entrance to TRC easement/LTS driveway from Lake Tahoe Blvd. No stop sign before the crosswalk. No speed limit posted, only School Zone sign.



Stop sign and difficult to see cross walk up TRC easement/LTS driveway from TRC.




Posted speed limit into TRC.



All photographs taken by Heidi-Lynn Tayler at 2pm on 2 May 2017.



NO	DESCRIPTION	DATE	BY	CHKD	1
P1	PRELIMINARY LAYOUT FOR CLIENT REVIEW	2017.04.27	BMD	NER	2
0	CONCEPTS PUBLISHED FOR WASHOE CO. PLANNING	2017.04.30	NER	NER	3
					4
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 PREPARED FOR:
 TAHOE RACQUET CLUB
 DEER CREEK HOA
 C/O WALSH, BAKER,
 ROSE, YEAR & LOOMIS
 9488 DOUBLE R, STE A
 RENO, NV 89521
 DRAWN: SACOPER
 DATE: 09/16/16


 WASHOE COUNTY
 PROJECT NO. 189961.001
 LAKE TAHOE SCHOOL
 EXPANSION SUPPORT
 SHEET 1
 OVERALL SITE MAP - EXISTING

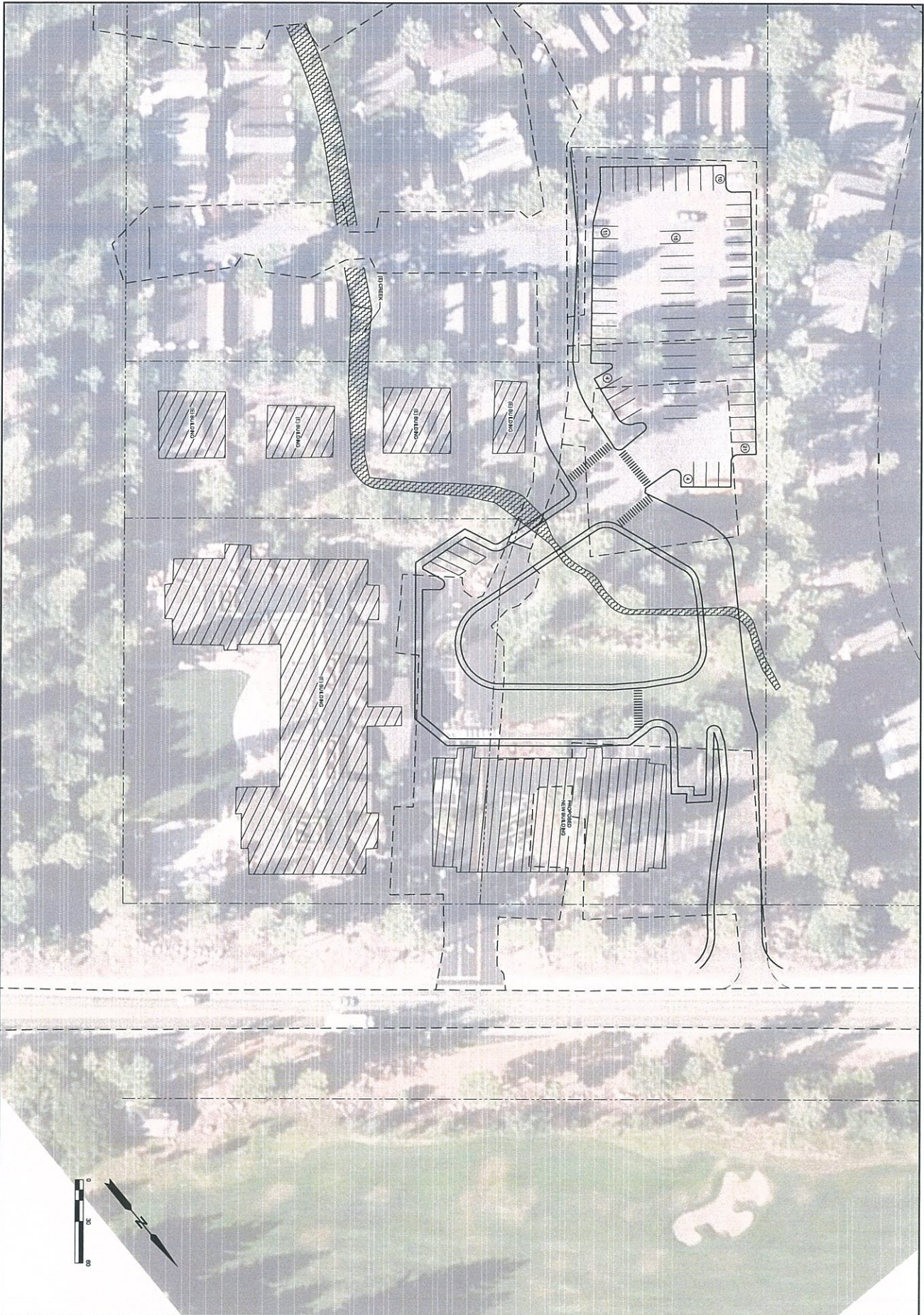


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1	PRELIMINARY LAYOUT FOR CLIENT REVIEW	2017.04.27	BMD	NER	
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NO.	DESCRIPTION	DATE	BY	CHK'D	
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6					



 PREPARED FOR:
 LAKE TAHOE SCHOOL DISTRICT
 TAHOE PACQUET CLUB/
 DEER CREEK HOA
 CO WALKER, BAKER,
 ROSEVEAR & LOOMB
 4865 DOUGLE R. SITE A
 RENO, NV 89514
 DRAWN BY: ENGINEER
 DATE: 2017.04.30

LAKE TAHOE SCHOOL
EXPANSION SUPPORT
 SHEET 2
 SCHOOL'S PROPOSAL
 WASHOE COUNTY
 PROJECT NO. 149641.001

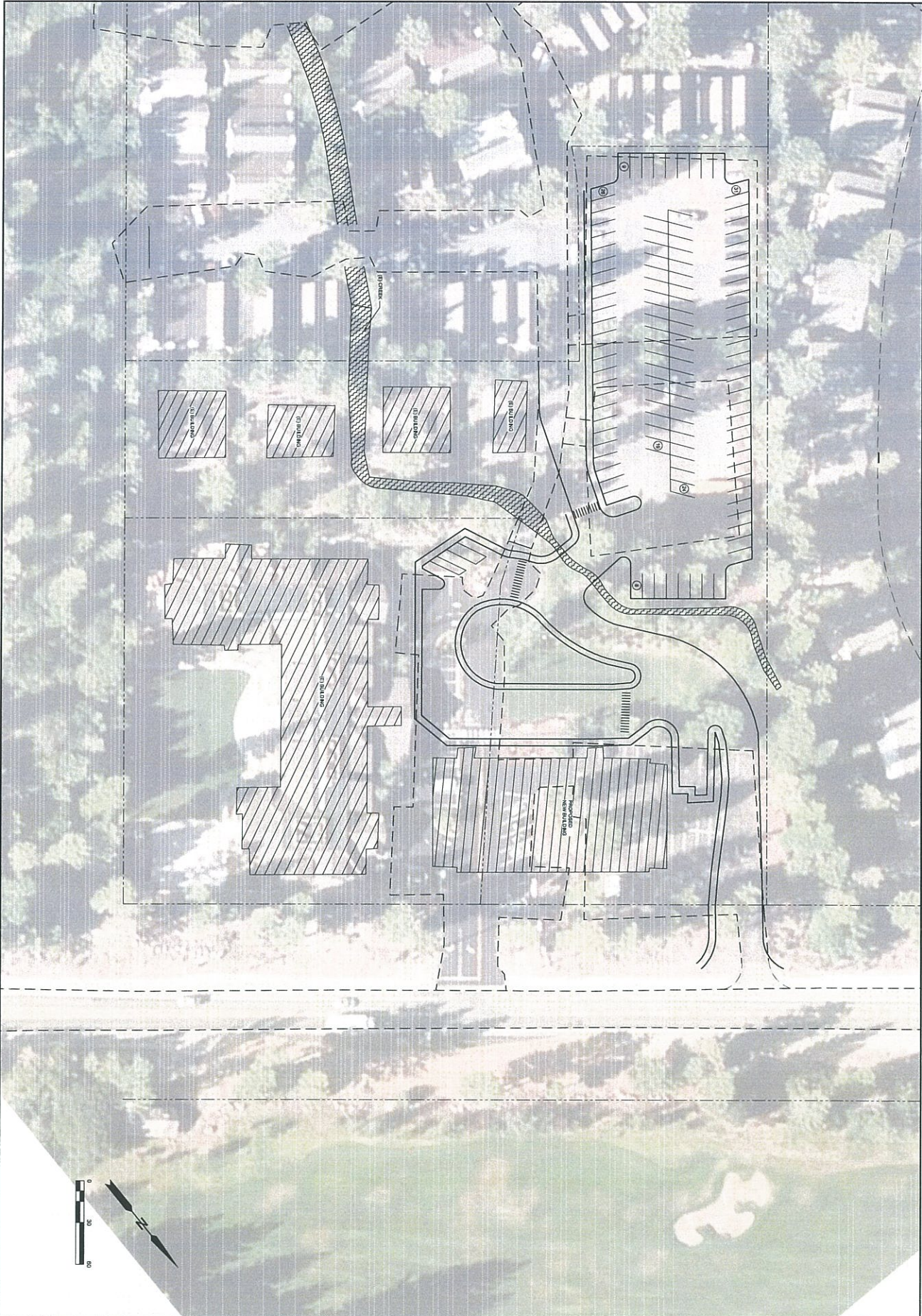


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1	PRELIMINARY LAYOUT FOR CLIENT REVIEW	2017.04.27	BMD	NER
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NO.	DESCRIPTION	DATE	BY	CHKD
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4				
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6				


 PREPARED FOR:
 LAKE TAHOE SCHOOL DISTRICT
 DEER CREEK HOA
 C/O WALSH, BAKER,
 ROSEVEAR & LOOMIS
 CHAWN INC.
 DATE: 2017.04.30

**LAKE TAHOE SCHOOL
 EXPANSION SUPPORT**
 SHEET 3
 TRC'S PROPOSAL
 WASHOE COUNTY
 PROJECT NO. 1388-01 001



NO	DESCRIPTION	DATE	BY	CHKD	1
P1	PRELIMINARY LAYOUT FOR CLIENT REVIEW	2017.04.27	BMD	NER	2
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					4
					5
					6


 PREPARED FOR:
 LAKE TAHOE RACQUET CLUB
 DEER CREEK HOA
 C/O WALSH, BAKER,
 ROSE, YEAR & LOOMIS
 DRAWN: SIMONE
 DATE: 2017.04.30
 5481 DOUGLE R., STE A
 RENO, NV 89521

LAKE TAHOE SCHOOL
 EXPANSION SUPPORT
 SHEET 4
 ROB BICH ENGINEERING'S PROPOSAL
 WASHOE COUNTY
 PROJECT NO. 1-096-01-001

4
 SHEET