

April 29, 2017

Washoe County Planning Commission
1001 E. Ninth Street
Reno, NV 89512

Dear Commissioners:

We are writing to express our support for the Lake Tahoe School expansion plans and the re-routing of the road that leads to the school and to Tahoe Racquet Club.

Schools are an important part of a small community like Incline Village. They attract and retain families such as our own. Improving schools is a positive for the families who attend the school as well as for the community as a whole, which benefits from events the school holds as well as the school's facilities. Overall, areas with better schools are simply more desirable places to live.

Lake Tahoe School's plan to expand and improve its campus is critical to furthering its goal of educating and developing well-rounded students. As part of this expansion, the road that cuts directly between the school and its parking lot would be re-routed around the edge of the campus. Moving this road is critical for the integrity of the campus expansion and more importantly, for increasing pedestrian safety. Currently parents and children make frequent crossings of this road as they travel between the parking lot and school building. Moving the road would significantly reduce pedestrian traffic. That drivers would only need to drive a couple hundred extra yards seems like a small price to pay.

In addition, separating school pick-up and drop-off traffic from the through traffic for Tahoe Racquet Club would improve traffic flows, as the existing road backs up at peak times. Given that the moving of the access to Tahoe Racquet Club is permitted by the conditions of the existing easement, we urge you to approve the moving of the road and the campus expansion as proposed.

Regards,

A handwritten signature in black ink, appearing to read "Kirk and Elana Keil". The signature is written in a cursive style with some loops and flourishes.

Kirk and Elana Keil
PO Box 4086
Incline Village

April 28, 2017

To: Washoe County Planning Commission


Re: Lake Tahoe School Expansion Plans

We are writing as concerned parents to state our utmost support for the Lake Tahoe School expansion plans. The emphasis is not only on a much-needed facility expansion for the growing school, but mostly on increased safety for the students, including our two young children, who attend LTS and everyone who walks across the LTS campus to the Tahoe Racquet Club. We believe that this renovation would establish improved traffic flow for all cars on and near campus and separate school traffic from TRC traffic. We cannot tell you how many times we have witnessed pedestrian close calls while cars speed past the crosswalk on that main driveway, which is shared by *many* drivers not associated with the school. Providing improved overall access to LTS families and TRC residents that regularly make use of the shared road is not only an upgrade to the overall condition of the property and road, it is important for the safety and security of the 150 young children who are on the school premises every day. And unfortunately with the rise of targeted attacks towards schools throughout the country it is imperative that Lake Tahoe School protects its campus grounds. Strangers drive and walk within 15 yards of the LTS front entrance – no school can allow that. Eliminating uncontrolled pedestrian and automobile traffic from the center of the LTS campus is a crucial security improvement.

We feel that because Lake Tahoe School is a valuable part of the community in Incline Village, the provision of this expansion will help continue its reputation as a stellar and **safe** pre-k, elementary and middle school that positively contributes to the local economy and culture.

It is for these reasons that we support in full the proposed development and we hope you will take these points into consideration.

Regards,


Mike and Danielle Erikson



From: Sandra Burnell
To: [Krause, Eva](mailto:Krause.Eva); aborawski@trpa.org; RSommers; idonohue@nltfpd.net
Cc: trcboard@sbcglobal.net; [TRC Action Committee](#); [Hillary](#); [Larry Wodarski](#)
Subject: Lake Tahoe School proposed multi-purpose build
Date: Thursday, April 20, 2017 12:55:15 PM

To all concerned parties,

Please be advised that we oppose the the proposed building by the LTS on the basis that they are over building for that site. The site cannot support an auditorium with over 300 seating capacity and only 65 parking spaces. It can be reasonably be assumed that during events at this auditorium they will run out of parking and people will enter the TRC unlawfully to use our parking. This could cause a safety hazard.

If this project proceeds as planned, TRC will be reduced to 119 parking spaces for 101 units. It is our understanding that county rules require 2 parking spaces for each unit. Can you provide us with information if this is not true.

We are seriously concerned about this matter, but are unable to attend the meeting on May 2nd, 2017.

Please accept this letter as our voice of opposition.

Sincerely,

Sandra and Gary Burnell and Candace Klieman
owners of units #14, #84 and #85

From: Annette Heying
To: [Krause, Eva](#)
Subject: Lake Tahoe School's Proposed Expansion
Date: Tuesday, April 25, 2017 4:16:25 PM

April 23, 2017

Re: Lake Tahoe School Proposed Changes

Dear Eva Krause:

I am an owner in Tahoe Racquet Club (TRC).
I'm not opposed to Lake Tahoe School (LTS's) expansion project, but I do believe there are several areas that must be worked out.
Namely,

1. Easement/Right of Way for TRC Members

We are being held hostage with threats of raising fees for access to the road easement. LTS is demanding we break our 3 year lease now, yet no alternate solutions have been reached. This is a ploy to eliminate any negotiation power we may have so LTS can get quick approval of their plans and start on the project immediately. This seems unreasonable as TRC did not ask for a new access road—this is for the benefit of LTS.

2) Parking

LTS is demanding we abandon the 3 year lease we have on one of the defunct tennis courts TRC currently uses for parking. If we don't, Chuck Weinberger of the LTS is threatening legal action to break our lease. He has not offered any alternate solutions, indicating it's our problem. This adversely impacts TRC as there is already inadequate parking.

No one understands how adequate parking for TRC was not addressed/somehow ignored by Washoe County when the LTS & TRC properties were originally split up years ago. Since this should never have been allowed to begin with, we must come up with a mutually agreeable solution.

Additionally, we are told the proposed multi-purpose theater/gymnasium can seat up to 400. There does not appear to be consideration for parking for the additional school guests LTS intends to accommodate as well as parking for their cottage rentals much less parking to accommodate TRC Owners. Clearly, **there is simply not enough parking for this project.**

3) Egress

The Fire Department is requesting a secondary entrance to LTS for fire-fighting/evacuation purposes. This would mean LTS would need an easement/right of way through TRC's property, yet they are unwilling to grant us an easement. It would seem reasonable for both LTS & TRC to allow permanent rights of ways without the other charging a fee... I'd like to see this as part of the solution before LTS is granted permission to expand.

LTS also does not want us to put signage of our address on their property (we had a street sign but it is gone—likely taken down by LTS). This could impact the ability for emergency services to locate us quickly.

I'm sure there are additional details that must be worked out, but these three are critical if the project is to move forward with both communities in mind.

Regards,

Annette Heying
TRC Unit # 52

From: Timothy Heying
To: Krause, Eva
Subject: Lake Tahoe School WSUP17-0004
Date: Tuesday, May 02, 2017 8:46:36 AM

Eva Krause & Planning Commission members,

My name is Tim Heying, I live in the Tahoe Racquet Club. I am retired from the fire service after over 30 years of firefighting and operating various fire trucks. I have a few observations I would like to make regarding the school's proposal from a public safety standpoint. I would like to direct you to the letter regarding the Lake Tahoe School proposal from the North Lake Tahoe Fire Protection District, dated April 11, 2017.

Item #1 I believe that four of the five buildings the fire marshal is referring to are an apartment complex with approximately 14 apartments that the Lake Tahoe School owns and operates on their property. They are located adjacent to the Tahoe Racquet Club and I believe he mistakenly thought that they are part of our condo community, but they are not. The school owns them and currently they have their own parking lot for their residents, which this proposal incidentally eliminates.

The current access road runs past the front of the school, providing great access there, then continues past the apartment complex, providing access there as well, and then enters the TRC condo complex. The school's proposal moves the current access road away from the apartment complex, thus cutting off access to them for both fire trucks and patrol cars. I believe the school's hope is that they can still be reached by the loop road they've proposed, but that's almost impossible. Imagine an apartment catches fire there, the complex currently has wood shingle roofs, so fire spread would be rapid. Between the apartments and the loop road there is a water retention pond and a year round stream. Also, there is an elevation change between the proposed loop road and those apartments. So, in the event of a fire, the firemen will be expected to pull hose lines through a pond, across a stream, and down a hillside to access a burning apartment. Or in the event of a medical emergency to one of the residents, the paramedics will be attempting to reach the patient in the same manner. The only other option is to park some distance away on the other access road that leads into the Tahoe Racquet Club (TRC) and have the firemen stretch hose lines and carry firefighting equipment through the proposed parking lot, navigating around parked cars as they go. That isn't a feasible option either and is why the fire marshal voices his objection in item #1. For this reason alone the proposed moving of the current access road should be denied. It is rumored that in the future the school hopes to replace their apartments with additional school buildings, but even those future buildings would have the same access problems as the apartment complex.

Item #2 refers to secondary access for emergency vehicles, which the school currently has, but this proposal eliminates. Under this proposal there is only one way in and one way out. Imagine an emergency at the school, a fire, natural gas explosion or active shooter for example. People will be running out to their cars and driving away in a panic. Others will be driving to the school in a panic to get their kids. This will create a cluster at the only entrance to the school where emergency vehicles will also be trying to enter the school property. Access will be delayed for emergency responders as traffic tries to sort itself out. That is why the fire district is requiring the school to maintain two ways of entering the property. Under this proposal the school could potentially utilize a route through the TRC as a back entrance to their property, thus fulfilling the fire district's requirement, but thus far no one from the school has bothered to approach the TRC to ask about a right of way through our property. Thus I can only assume they are hoping to get around this requirement somehow, but that could potentially jeopardize children's lives. For this reason, I agree with the fire marshal and believe this proposal should be rejected until a solution is found for secondary access.

I am also in full agreement with the fire district on items number three and four as well. People will be tempted, as they always are when there is inadequate parking, to park in the access road/fire lane. I don't believe, from my experience that the posted signs alone will keep people from parking in the roadway, but they will help. The current access road is straight, but the 90 degree turns in the proposed roadway will be impassible for fire trucks if people park in the roadway.

Sincerely,

Timothy Heying

April 24, 2017

Eva M. Krause, AICP Planner
Washoe County Community Services, Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, Nevada 89512
By e-mail: ekrause@washoeocounty.us

Subject: Special Use Permit Case Number WSUP17-0004, Lake Tahoe School

From: Blane and Linda Johnson
Tahoe Racquet Club, #34

Welcome to our neighborhood, Tahoe Racquet Club, located in Incline Village, Nevada. We love where we live. We have owned condo #34 for 25 years and completed an extensive remodel about three years ago. Many of our neighbors have also completed remodels, eliminating downstairs kitchens and providing other upgrades and the complex is transitioning to an affordable and quiet community for retirees and local workers in addition to many college students from adjacent Sierra College. Our home is located on Incline Creek and we hike either to the lake (about ½ mile away) or in the nearby mountains almost every day. We also enjoy the golf courses, Diamond Peak ski resort and the Rec Center. It is a great place to live. We are dedicated to continuing to participate in improvements in our condo association and Incline Village.

When Blane first moved here, there was a commercial development where Lake Tahoe School is now and a pedestrian bridge over the Tahoe Racquet Club access street to the parking lot. The Deer Creek community was not there nor was the Rec Center or Sierra College. The only use of the access road from Lake Tahoe Blvd was for Tahoe Racquet Club residents. It was only after Lake Tahoe School was built a few years ago that problems with use of the road began to occur. We agree that continued use of the access road the way it is, with children crossing from the parking lot to the school is a safety hazard. That should have been recognized by the developers and zoning authorities when the school was first allowed to build there. But perhaps it was overlooked. In any event, that such a decision was made should not now be used to detrimentally affect homeowners whose homes were there 35 years prior to the school. Lake Tahoe School is now proposing an expansion for a use that was never anticipated, is incompatible with surrounding uses and will likely aggravate the safety issues to all concerned. We hope the Planning Commission process can bring some balance to the plan as we believe there are reasonable alternatives that accommodate the needs of everyone.

It is clear that the school is likely to continue to expand, as it provides a popular private alternative to Incline Village public schools. Under evolving Federal policies which may allow families to use vouchers for private schools, the demand will increase for Lake Tahoe School.¹ The current proposal does not describe future expansion plans, but there will certainly be no room for growth in parking and access to the school that would be safe or efficient. The property also includes several older residential units which are rented to tenants by Lake Tahoe Schools and which may be removed in the near future. There is nothing in the proposal indicating what the use of this property will be. We suggest that, instead of incremental additions, the developers come up with a 20 year plan that provides a campus

¹ Governor Sandoval's proposed budget includes \$60 million for a voucher program.
http://www.ontheissues.org/Governor/Brian_Sandoval_Education.htm

that can be safely enjoyed by the students. Included in the 20 year plan should be responsibility for alternative use of the property in the event primary contributors reduce their support for the school and the buildings are abandoned. There are already numerous properties in Incline Village badly in need of restoration or demolition. Approval of new buildings should include re-purposing plans and funds for removal.

The following is a summary of possible alternatives:

- 1) It is our understanding that the chief contributor for the current multiple use center expansion is Mr. David Duffield. Mr. Duffield owns what used to be the old Ponderosa land, a gorgeous property that could be turned into a beautiful school. There's lots of room for parking and accessible buildings that are still located far enough from a busy highway to provide a safe campus for students. In addition, students would have access to the beach at Sand Harbor using a new bike trail being built by Washoe County. According to tax assessment records, Mr. Duffield received a \$12 million write-off for his donation of the land for Lake Tahoe Schools. It would seem that financial resources are available for a re-location of the school.
- 2) Alternatively, we wonder if the Lake Tahoe School and Sierra Nevada College, both private institutions, have considered going together to build a multiple use center on the Sierra Nevada campus that could be used by both institutions. Access to the Sierra College campus by the Lake Tahoe School students would be via Tahoe Racquet Club property or additional footbridge, but it is away from the main road and the campus can be reached safely.² It also seems worth exploring options for joint use of public school facilities, at least as an interim solution.
- 3) A third solution would be for Lake Tahoe School to provide an alternate access/easement to Tahoe Racquet Club. With the cooperation of Incline Village Improvement District, it would be possible to use the existing easement at the Rec Center along the eastern side. There could be additional parking built adjacent to the existing parking lot. This could be a non-exclusive use of the new parking lot for Tahoe Racquet Club. The additional parking could benefit overflow during the day time hours for beach goers, ski area activities, etc. and used as additional parking for Tahoe Racquet Club homeowners and guests during the evening hours. With an additional set back from the Tahoe Racquet Club and landscaping, leaving in place as many existing trees as possible, this could be a beautiful addition. Tahoe Racquet Club could build a more attractive and useable enclosure for waste management, snow removal could be pushed through this new area relieving the need to pile snow at the end of the existing driveways and away from the Creeks, fire access would also be enhanced. It is our understanding that the land for the Rec Center and adjacent properties was donated to the IVGID community. It would be in the interest of the community served by IVGID to help us with this project. Including Deer Creek homeowners, Tahoe Racquet Club homeowners and the 250 families with students at Lake Tahoe School, there are over 500 families affected by this issue. We need a community solution.

In this letter, we wanted to focus on alternatives, but we agree with the concerns expressed by other residents at Tahoe Racquet Club and Deer Creek concerning access road design, lack of parking, snow

² Access to the beaches and lake by Lake Tahoe School students is already through land owned and managed by Tahoe Racquet Club at no charge to Lake Tahoe School.

storage and other issues with the current proposal. We will be attending the May 2nd meeting and look forward to working with you.

Thank-you for your consideration of these issues.

Blane and Linda Johnson
TRC# 34
PO Box 7002
Incline Village, Nevada 89450
(916) 878-0213

cc:
Tahoe Racquet Club Board of Directors
trcboard@sbcglobal.net

Tahoe Regional Planning Agency
Jennifer Self
Associate Planner
128 Market Street
PO Box 5310
Stateline, Nevada 89449
aborawski@trpa.org

Chief Sommers
Incline Village Fire Dept.
rsommers@nltfpd.net

Steve Pinkerton, General Manager
Incline Village General Improvement District
sjp@ivgid.org

From: [Planning Counter](#)
To: [Krause, Eva](#)
Subject: FW: Tahoe Racquet Club and Lake Tahoe School Development Proposal
Date: Wednesday, April 19, 2017 3:42:57 PM

From: Yvonne Shevnin [<mailto:yvonne@pointsconnected.com>]
Sent: Wednesday, April 19, 2017 3:10 PM
To: MBIRKBIGLER@washoecounty.us
Cc: Washoe County Planning and Development
Subject: Tahoe Racquet Club and Lake Tahoe School Development Proposal

Dear Commissioner Birkbigler and other Commissioners,

I am the owner of Tahoe Racquet Club #69. The Board and a group of homeowners are very concerned about a new proposed development by Lake Tahoe School which would remove our access to about 40 parking spaces. There are 101 condos in the Tahoe Racquet Club. This new proposal would reduce our parking spaces to 119 spaces for approximately 250 - 300 residents. That would be approximately 1 parking space per 3 bd/ 2ba home.

We have made many offers to Lake Tahoe School to purchase our current overflow parking area - which would be taken away if this development proposal goes through. In the 80s, a redrawing of the subdivision, cut out the tennis court area from TRC and allowed ITS to purchase the property that was originally part of the TRC complex. Most of our owners, even ones who recently purchased property here, were not advised of that fact. In fact, last May Governor Sandoval and the First Lady purchased Unit #32. I have to wonder if he knows about this issue.

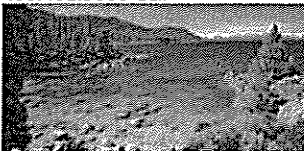
The current county rules mandate 2 parking spaces (one covered) per residential dwelling. Right now, we (mostly) meet that mandate. Reducing parking at Tahoe Racquet Club is going in the wrong direction in terms of compliance with county rules.

I believe reducing parking would represent a safety hazard in our complex which is already burdened with parking problems. For instance, if there is a fire and we have to evacuate quickly - wouldn't we want enough cars nearby in order to evacuate?

I would like your opinion on this matter. Would you be willing to speak with me about this subject?

Thank you,
Yvonne

Yvonne Shevnin
Tahoe Racquet Club
989 Tahoe Blvd. #69
Incline Village, NV 89451
yvonne@pointsconnected.com
408.615.8424 Landline
408.461.9006 Cell



April 27, 2017

Washoe County Planning Commission
Attn: Community Services Department
P.O. Box 11130
Reno, Nevada 89520-0027

RECEIVED

APR 28 2017

WASHOE COUNTY
COMMUNITY DEVELOPMENT

Re: Case # WSUP17-0004

Dear Commission,

I apologize in advance for not including my name or address in this letter, but I am a resident of Incline Village and a Lake Tahoe School parent who does not want to subject my husband or children to any backlash from other members of the fairly tight-knit LTS community.

I was prompted to write this letter when I received a message from Ruth Glass, head of LTS, requesting that parents attend the upcoming commission hearing or write letters and stress the safety benefits of the proposed addition of a gymnasium to the school. I'm sorry, but that's not what this development is all about. It's about building a monument to the school's major donor. If the school was primarily concerned with improving safety, they might change the driveway and parking lot a bit without building a gym. The design would not cut the number of driveways into the school from two to one as the proposed site plan does. What does the fire department think of the plan?

Another concern I have is that the school has not even begun a capital campaign to build the center. How do we know that after construction has begun the project will be completed. In a document sent by Ruth Glass to parents earlier this month that is being used in the search for a new head of school, there is a table that shows that donations dropped from \$936,442 in 2011-2012 to \$536,695 in 2015-2016. The same document shows that enrollment is stagnant, stuck between 148 and 155 students. There is a lot of grumbling among parents about the direction the school has taken in recent years. Parents are pulling their kids out due to the lack of diversity in the population of students and in the academic and extracurricular activities (the latter are almost all sports) as well as because of bullying. One middle school student left LTS this week to attend Incline Middle School. What could be so bad at LTS that the child would leave less than two months before the end of the school year?

Speaking of Incline Middle School, the public schools in Incline Village are very good. LTS is unnecessary. It is a luxury. We have sent our kids there for the small class sizes but have often questioned whether it was the right decision. We have stayed because so much our (and our kids') social life is wrapped up in the school. The new gym is just an added luxury. With the Rec Center a few hundred yards away and the school having fewer than 50 middle school students, the gym is not needed.

Finally, as a member of the broader Incline Village community, I am concerned with the effect of the expansion on LTS's neighbors. Many of the residents of the Tahoe Racquet Club, for example, are two-income families who need their cars to get to work. What will be the effect of taking parking away from them to accommodate well-heeled parents who spend very little time dropping off and picking up their kids? There are very few events each year at LTS that require as much parking as the school already has. With a little advance planning, the school could arrange to have cars parked at the Rec Center or at Incline Middle School. Both are within a few minutes walk of the school.

Thank you for considering my concerns.

Sincerely,

A Concerned Citizen

WALSH, BAKER & ROSEVEAR

Please Reply to:

ATTORNEYS & COUNSELORS AT LAW
9468 Double R Blvd., Suite A
RENO, NEVADA 89521
(775) 853-0883
FAX (775) 853-0860

William A. Baker

April 27, 2017

Washoe County Planning Commission
Chairman James I. Barnes
1001 E. 9th Street, Bldg. A
Reno, Nevada

Re: WSUP 17-0004 Lake Tahoe School

Dear Chairman Barnes:

I will be appearing at the May 2, 2017 Planning Commission meeting on the above referenced matter on behalf of approximately 150 individual homes and at least twice that many homeowners. These adjacent homes are the Tahoe Racquet Club Condominium Association and the Deer Creek Owners Association. I have reviewed the Commission's rules and procedures and would request that my presentation be given equal time with that of staff and the applicant. I have visual presentations and am accompanied and assisted by a registered engineer who has prepared the visual graphics that form part of our presentation in opposition to the requested special use permit.

I am sure that some homeowners from both Association's will want to be heard individually but I have been asked to make a presentation on behalf of the Board of Directors and members of these two homeowners associations. I would appreciate the opportunity to perhaps make the initial presentation of the opposition points immediately after the staff and applicant presentations. I suspect that individual owners thereafter will potentially touch upon similar issues and points but such an initial, single, comprehensive presentation may focus these opposition points and potentially result in expediting the process somewhat.

If I can get the same 15 minutes for me and my engineer as the staff and applicant have, I will make every effort to explain to the Commission members our significant points in opposition to this special use permit application. Thank you for your consideration of this request.

Sincerely,


William A. Baker, Esq.