

From: [Aaron Harding](#)
To: [Washoe311](#)
Subject: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)
Date: Sunday, November 5, 2023 7:43:42 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**
MEETING DATE: **November 7, 2023**
BOARD: **Washoe County Planning Commission**

As a homeowner and parent living in Incline Village, my family and I wholeheartedly agree Incline Village needs the St. Claire's School at St. Francis to provide faith-based education to the community's children. Incline Village offers no other faith-based K-8 or K-12 schools. Residents seeking a faith-based education must travel over 20 miles to have their children attend a faith-based school. St. Clare's Montessori provides a premier education to fill a needless educational void present in our Incline Village and greater Tahoe area community.

From: [Andrea Riggio](#)
To: [Washoe311](#)
Subject: Public Comment - 11/7 - WDCA22-0001 (Wood Creek Regulatory Zone)
Date: Sunday, November 5, 2023 9:16:30 PM

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Meeting Date: November 7th 2023

Case Number: WDCA22-0001 (Wood Creek Regulatory Zone)

Board: Washoe County Planning Commission

Dear Members of the Board and all Washoe County Planning Commission,

My name is Andrea Riggio and I am a mom from St Clare's School. My son Tobi has been attending the Primary class since the beginning of this school year.

Even though we are new members of the school (and we are also new in town) we knew we wanted to enroll him in St Clare's even months before moving to Incline Village.

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

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

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

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

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

Best regards,

Andrea Riggio

From: [Brittany Brady](#)
To: [Washoe311](#)
Subject: Development Code Amendment
Date: Monday, November 6, 2023 7:56:52 AM

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CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

MEETING DATE: November 7, 2023

BOARD: Washoe County Planning Commission

To whom it May Concern,

I would like to submit a statement for the meeting on November 7th, regarding the development code amendment concerning St. Clare School and St. Francis of Assisi Catholic Community. I am a member of the Saint Francis Catholic Community.

In my view, it is a very important task to raise and form the next generation of young adults. I am very confident that this school is contributing greatly to the improvement of our community. I have witnessed the confidence, joy, and care the students at Saint Clare's share with others. These students are formed to be responsible members of this community and will be the problem solvers of their generation.

It is crucial to have many options to educate children. The Montessori Method is a scientifically based method of education which has been implemented around the globe for over 100 years. The children in Incline Village would need to travel a great distance to find another Catholic Montessori School.

Lastly, St. Francis of Assisi Parish has been at this location for over 50 years. There are four masses said on Sundays with the Church capacity of 300 people. There are weddings and funerals said throughout the week with much greater numbers than the student body of Saint Clare's. The parish also includes a religious education program after school with over 100 kids registered. I am convinced that the student body of this school does not create more traffic or liability concerns than any other activity already present at this church community.

Regards,

Brittany Brady
Member of St. Francis of Assisi Catholic Community

From: [Planning Counter](#)
To: [Wesche, Courtney](#)
Subject: FW: Case Number WDCA22-0001 (Wood Creek Regulatory Zone) Meeting Date November 7, 2023 BOARD Washoe County Planning Commission
Date: Monday, November 6, 2023 12:35:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

A new one.



Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, November 6, 2023 11:50 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Case Number WDCA22-0001 (Wood Creek Regulatory Zone) Meeting Date November 7, 2023 BOARD Washoe County Planning Commission

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: charlesadowd@aim.com <charlesadowd@aim.com>
Sent: Saturday, November 4, 2023 1:25 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Case Number WDCA22-0001 (Wood Creek Regulatory Zone) Meeting Date November 7, 2023 BOARD Washoe County Planning Commission

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

d@aim.com wrote:

Dear Board Members,

I am a 25 year resident of this community. I am a retired executive and my wife is a retired doctor. We have no children or grandchildren in the community but we both believe strongly that this land use should be supported for the long term health of Incline Village and its residents. The unique cultural and recreational features of the community can best be optimized with a diverse age mix of its residents, including younger active parents with children. Many of these are remote workers who represent dual income families. They need alternative channels of education for their children. Home schooling is not the answer for this and other cohorts. Public school curricula have been under a spotlight for good reason in the eyes of many parents. We don't want Incline Village to default to a wealthy retirement home mentality. We're far more vibrant than that. So both my wife and I respectfully ask that you approve this land use for this important addition to the Community's welfare.

Thank you,

Charles Dowd
547 Knotty Pine Drive
Incline Village, Nevada 89451
775-720-4844

[Sent from the all new AOL app for iOS](#)

**WDCA23-0001
PUBLIC COMMENT**

From: [Cara Harding](#)
To: [Washoe311](#)
Cc: [Paige Roodhouse](#)
Subject: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)
Date: Sunday, November 5, 2023 7:23:19 PM

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CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

MEETING DATE: November 7, 2023

Dear Washoe County Planning Commission,

St. Clare's Montessori School is a great addition to Incline Village. This school has made such a positive impact on our children and our family as a whole. St. Clare's allows our children to be well educated and practice their faith right here in Incline, their home (without driving 40 minutes to attend a faith based school). The school has filled a long standing void in the local community and is giving back by encouraging the students to be pillars of that same community.

Please consider approving zoning to keep St. Clare's at St. Francis of Assisi.

Kindly,

Cara Harding

From: Planning Counter
To: Weiche, Courtney
Subject: FW: Comment - CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)
Date: Monday, November 6, 2023 11:35:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Public comment for you.



Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
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1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, November 6, 2023 11:09 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Comment - CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

Greetings,

Below, please find the public comment received by Washoe311. Let us know if we can provide additional information.

Respectfully,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Christine Switzer <christine.k.switzer@gmail.com>
Sent: Friday, November 3, 2023 1:12 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Comment - CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

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Hello,

I am in favor of permitting schools for Kindergarten through secondary in the Wood Creek Regulatory Zone. As a parent of 2 young children approaching this age group, I want the choice of the newly proposed Christian school in that zone for my family and others in my community.

Thank you,
Christine Switzer
Incline Village, NV

Weiche, Courtney

From: Changchun Shi <changchun.shi@gmail.com>
Sent: Saturday, November 4, 2023 7:43 PM
To: Weiche, Courtney; Hill, Alexis
Cc: Chao Quan
Subject: Opposition to the San Fransis church rezoning at 701 Mt Rose Hwy, Incline Village, NV 89451

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

From : Dr. Changchun Shi and Dr. Chao Quan
735 Kelly Drive
Incline Village, NV, Zip Code

Nov 3, 2023

To: Washoe County Planning Officials

Objection to Proposed the rezoning to build Motor Home School at 701 Mt Rose Hwy, Incline Village, NV 89451

Dear Washoe County Officials,

I am writing to you as a resident of Kelly Drive in Incline Village, Nevada, to formally express my opposition—and that of my neighbors—to the proposed motor home school by the church at our location. The church is in the process applying for rezoning the lot in order to build the school. Our objections are rooted in concerns for safety, community well-being, residence prices, and environmental considerations:

1. Proximity to Major Highways: The proposed location is a mere 10 feet from Kelly Drive, and dangerously close to Highway 431. The church address is on 431, aka Mountain Rose highway. This exposes young children to the risk of traffic accidents, especially given the high speeds at which vehicles travel on the state highway.
2. Traffic and Parking Concerns: The motor home school's operation will exacerbate parking scarcity and increase traffic during peak hours, causing significant inconvenience to local residents.
3. Crime Risks: Our neighborhood has experienced a spate of criminal activities, including car break-ins. The chaotic traffic situation could be exploited by criminals, posing additional safety risks.
4. Severe Weather Conditions: Our area receives approximately 200 inches of snow annually. The proposed site, lacking adequate play areas and situated on a steep gradient, is unsuitable for a school.
5. Wildlife Encounters: The presence of a bear den nearby, along with frequent sightings of coyotes, endangers children and could lead to potentially dangerous wildlife encounters.
6. Impact on Residential Value: The increased traffic, safety issues, and noise pollution are likely to devalue our homes, affecting our investment and community serenity.
7. Vandalism Concerns: Vandalism at the church premises suggests a similar threat could extend to the motor home school, endangering children and property alike.

We strongly urge you to reconsider the application for the motor home school based on the points listed. Our community prides itself on being a safe, tranquil environment for families and such a project would severely undermine these values.

Thank you for your time and understanding. I trust that you will consider our concerns with the seriousness they warrant.

Sincerely,

Dr. Changchun Shi and Dr. Chao Quan
735 Kelly drive, Incline Village NV.
changchun.shi@gmail.com

Please adapt and personalize the details as necessary for your actual submission to the county officials.

Weiche, Courtney

From: Debbie Larson <larsondebbie@hotmail.com>
Sent: Thursday, November 2, 2023 3:50 PM
To: Washoe311
Subject: Development Code Amendment - public comment

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Case Number: WDCA22-0001 (Wood Creek Regulatory Zone)

Meeting Date: November 7, 2023

Agenda Item: Washoe County Tahoe Area Plan amendment to add “schools- Kindergarten through Secondary” as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Greetings,

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

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

The restrictions in the proposed zoning amendment ensure that allowing schools will not change the look and feel of the neighborhood—a neighborhood St. Francis has been in since 1965. That's really important to remember when listening to all these concerns of noise, safety, etc.

That key reality alone—St. Francis' 50+ years in its current location—can inspire confidence to approve this amendment: The church has been peacefully functioning for *over five decades* with far more activities involving traffic and children: Masses 4 times a weekend, weddings and/or funerals most weekends, weekly religious education classes with over 100 kids, not to mention community events such as concerts and public talks. When you consider the church's capacity of roughly 300 people, these proven safe activities, which have barely gotten the notice of neighbors, constituted far more activity and traffic than a small school would.

Please, support this community-building change that will further enhance our great village.

Sincerely,
Debbie and Andy Larson

From: [Eric Johnston](#)
To: [Washoe311](#)
Subject: Support for Wood Creed Rezoning to Support Schools
Date: Monday, November 6, 2023 2:12:23 PM

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CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**

MEETING DATE: **November 7, 2023**

BOARD: **Washoe County Planning Commission**

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

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

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

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

Best,

Eric

**WDCA23-0001
PUBLIC COMMENT**

From: [Planning Counter](#)
To: [Wische, Courtney](#)
Subject: FW: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Monday, November 6, 2023 11:46:38 AM
Attachments: [image001.png](#)
[image002.png](#)
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[image010.png](#)

Another one...



Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, November 6, 2023 11:42 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
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From: Meagan Haynes <meagan.e.haynes@gmail.com>
Sent: Friday, November 3, 2023 9:38 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: St. Clare's School - Area Plan Amendment (Wood Creek Regulatory Zone)

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CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**
MEETING DATE: **November 7, 2023**
BOARD: **Washoe County Planning Commission**

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

Best,
Meagan and Justin Haynes

**WDCA23-0001
PUBLIC COMMENT**

From: [John Godfrey](#)
To: [Weiche, Courtney](#)
Subject: Fw: St. Clares School
Date: Tuesday, October 31, 2023 6:05:10 PM

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[Sent from AOL on Android](#)

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

From: "John Godfrey" <tvhsfl@aol.com>
To: "bcornell@trpa.gov" <bcornell@trpa.gov>
Sent: Wed, Oct 25, 2023 at 1:41 PM
Subject: St. Clares School

This is an official complaint in regards to St. Clares School in Incline Village. I have lived on Kelly Drive for over 32 years. Since classes started at the school, the noise from the children is very loud when they're outside. Also, the amount of foot traffic and automobile traffic has increased dramatically.

There seems to be little or no supervision of the children outside. Yesterday afternoon, there was approximately 10 children walking past my house towards Winding Way. They walked in the middle of the street and they didn't seem to care about cars trying to get past them. The children have no regard that this is a residential neighborhood.

Myself and the majority of the people in the neighborhood do not want our neighborhood re-zoned from a residential neighborhood.

Cordially,
Claudia B. Godfrey
732 Kelly Drive

From: [Jeff Ogden](#)
To: [Washoe311](#)
Subject: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone) MEETING DATE: November 7, 2023 BOARD:
Washoe County Planning Commission
Date: Monday, November 6, 2023 2:04:13 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Re: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)
MEETING DATE: November 7, 2023
BOARD: Washoe County Planning Commission

Dear Members of the Washoe County Planning Commission,

I am writing to express my support of the proposed code amendment to allow schools in the Wood Creek Regulatory Zone on parcels over 3 acres. I believe that it is important for communities to allow for all kinds of educational opportunities and especially to allow for the free exercise of religion guaranteed by our Constitution. This code change would allow both these benefits. Both the Presbyterian and Roman Catholic traditions prize education of children and both have long histories of establishing schools for this purpose. The current code puts up an unnecessary obstacle to the exercise of our faith. I ask you to support changing this code and urge you to vote in favor of the proposed amendment.

Sincerely,

Jeffrey Ogden
Pastor, The Village Church
736 McCourry Blvd, Incline Village, NV 89451

From: [Jonathan Smith](#)
To: [Washoe311](#)
Subject: WDCA22-0001 (Wood Creek Regulatory Zone)
Date: Sunday, November 5, 2023 12:50:40 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Case Number: **WDCA22-0001 (Wood Creek Regulatory Zone)**

Meeting Date: **November 7, 2023**

Board: **Washoe County Planning Commission**

Dear Members of the Washoe County Planning Commission,

I am a thirty year resident of Incline Village and long time parishioner of St. Francis of Assisi Catholic Church. I'd like to voice my support of the above DCA to ultimately allow for St. Clare's School to make a permanent home in our church. I realize this is somewhat controversial, but I feel they have a very positive influence on our parish and our community as a whole. I have no doubt they will do everything they can to be good neighbors to all residents of this area. Parents have a right to educate their children as they see fit, and without St. Clare's, our community would have a significant void in allowing for faith-based education, which is sorely needed. The presence of St. Clare's in our parish is a refreshing sign of hope in an often disturbing world. I strongly urge you to move forward to allow for the approval of this amendment.

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

From: [Karen Colbert](#)
To: [Washoe311](#)
Subject: Development Code Amendment Case Number WDCA23-0001
Date: Monday, November 6, 2023 8:22:47 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To: Board Members

I fully support adding Schools - Kindergarten through Secondary, as a special permissible land use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size. I understand this is coming up for a vote at the November 7th Washoe County Planning Commission meeting, and strongly urge you to vote in favor of adding this regulatory zone change.

--

Karen Colbert
Web Site: www.tahoequilts.com
tahoequilts@gmail.com
775-833-0637

From: [Kristin Derrin](#)
To: [Washoe311](#)
Subject: WDCA22-0001 (Wood Creek Regulatory Zone) - Public Comment
Date: Sunday, November 5, 2023 7:12:52 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

MEETING DATE: November 7, 2023

BOARD: Washoe County Planning Commission

Washoe County Planning Commission,

I am writing to express my concern about individual's attempts to stop Saint Clare's Montessori from being held at St Francis Church in the Wood Creek Regulatory Zone. As a Parent to a 5 and 8-year-old, school choice is incredibly important for our family.

We started this year at Saint Clare's Montessori; before this, we had exclusively homeschooled our children. Once we learned that Saint Clare's moved to Incline Village and was going to offer Religious education in a Montessori setting at Saint Francis Church, we quickly signed on to the waitlist. Now, after only three months of attending Saint Clare's, our children are thriving academically and socially.

Montessori education is my preferred choice of schooling, and I am excited about the opportunity Saint Clare's gives my children. Without Saint Clares, we would have to travel 30 miles to Carson City daily to find another Montessori or Catholic School. My kids love everything about Saint Clare's and are excited about school every day; that is how education should look.

My husband and I have attended Mass on Thursday, and watching the kids speak and follow traditions is incredible. The discipline and knowledge of Catholic traditions and values are very inspiring. Our children need more of this. What a wonderful experience they get to partake in weekly with Father Jorge. I pray that those who complain soften their hearts and see that this is the future of St. Francis church and the Incline Village Community—inspiring our youth by teaching essential values around respect, discipline, and service. My hope is that as a community, we all come together, be kind, and see the importance of having religious education in our village. Saint Clares is a small, respectful school with children practicing peaceful Montessori and Catholic principles.

Thank You,
Kristin Derrin
Mother to Primary and Elementary Students

**WDCA23-0001
PUBLIC COMMENT**

Weiche, Courtney

From: Kate Schweiss <kate.schweiss@gmail.com>
Sent: Thursday, November 2, 2023 8:33 PM
To: Washoe311
Subject: WDCA22-0001 (Wood Creek Regulatory Zone), November 7, 2023

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CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**

MEETING DATE: **November 7, 2023**

BOARD: **Washoe County Planning Commission**

Hello,

I am a parent at St. Clare's Montessori school. Unfortunately, I will not be able to attend the meeting on the 7th in person but I am sending this letter to express my support for the school's location at St. Francis Church.

My husband and I send four of our five daughters to St. Clare's. The school has been an incredible blessing in our lives, providing the faithful Catholic education that we desire for our children. Having the school located at our parish, St. Francis, is hugely important to us. It provides our family with a true spiritual home and a community of joyful, faithful families that we know, love and trust. Our kids are able to frequently participate in the sacraments--something that is very important to us as Catholics.

We have been full-time residents of Incline Village for six and a half years and we love living here. We are grateful that we are able to call this beautiful town our home, and that we can educate our children in the way we see fit--according to our religious beliefs--right here in Incline. Unfortunately, if it were not for St. Clare's School being here, we would probably move in order to have access to a Catholic education. We pray that the school can stay in its location so it can continue to benefit our family and so many other young, growing families here in North Lake Tahoe.

Thank you for considering my comments!

Kate Schweiss

1008 Galaxy Way

Incline Village, NV 89451

From: [Luke Derrin](#)
To: [Washoe311](#)
Subject: WDCA22-0001 (Wood Creek Regulatory Zone) - Public Comment
Date: Sunday, November 5, 2023 7:14:43 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

MEETING DATE: November 7, 2023

BOARD: Washoe County Planning Commission

Washoe County Planning Commission,

Being a resident of Incline Village, I was happy to see a religious school choice in town. In regard to the Wood Creek Regulatory Zone, I feel it is important for our children to gain a great education well-rounded in religion, community, and academics with Montessori methods. Saint Clare's at St. Francis church is offering this at the highest standard.

The fact that the kids are at St. Francis church is a blessing. Weekly Mass, incredible education, teaching our kids important values and how to be respectful citizens, something that is lacking in our world. My hope is that St. Francis is zoned for our school so our children can continue to gain an incredible education in an inspiring setting.

Thank You,

Luke Derrin

Father to Primary and Elementary Students.

From: mikes@projectdiscovery.com
To: [Washoe311](#)
Cc: [Paige Roodhouse](#)
Subject: Wood Creek Regulatory Zone
Date: Monday, November 6, 2023 9:49:38 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

MEETING DATE: November 7, 2023

BOARD: Washoe County Planning Commission

Dear Washoe County Planning Commission,

I have been partnering and providing services for St. Clare's School for years. I can attest to their competent staff, their wonderful student body and the good work they do for the community. It is vitally important that the school be housed in the church in order for this educational choice to be viable. I realize there have been neighbor complaints about granting the Development Code Amendment but in a democracy, the needs of the many should certainly outweigh the needs of the few... in they case the neighbors opposing this amendment.

I hope you will all support educational choice and the right for those wanting to simply practice their religion through their educational choices. In fact, sending one's child to a Catholic School is a part of that choice which our constitution guarantees. As Americans we pride ourselves on accepting and promoting a diverse range of educational choices. A vote for this amendment is a vote for diversity, a vote for the freedom of religion, and really a vote for all the values we Americans hold dear.

Michael Selby, Ed.D.
Executive Director



From: tahoerager@sbcglobal.net
To: [Washoe311](#)
Subject: WDCA23-0001 - Wood Creek
Date: Sunday, November 5, 2023 4:30:01 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Washoe County Planning Commission:

We have been full time residents located on Betty Lane (150 ft from Village Church) since 2003 are 100% AGAINST

- Changing the zoning to allow schools of any kind in the subdivision, regardless of total acres.
- Allowing any permits, whether temporary or permanent that would allow a full time school to operate either at the proposed Village Church or via the St. Francis Catholic Church down the street.
 - Both of these churches have been in the neighborhood – as churches, not schools. Schools bring an entirely different dynamic to a neighborhood, along with traffic, noise and other considerations that were never present when operated as a church or preschool, as currently zoned.

Our neighborhood, it just that. A residential neighborhood in which others who do not reside wish to change the zoning to their personal benefit because they are unhappy with the school choices they have. If you are unhappy with school choices, you re-locate, you don't ask well established neighborhoods to completely change their zoning to accommodate a handful of families.

If you allow this and the school fails or closes, the zoning would remain. What would prevent a commercial establishment or condos from being built? This permit would create higher density and more traffic which the roads were not designed to handle. This is an attempt by outsiders who do NOT live in our neighborhood who want to make changes just to satisfy their personal preferences and gain in establishing a school, they believe will satisfy their educational needs. By the way the local middle school is likely to close next school year as WCSD shifts students between 2 campuses due to lack of attendance caused by these "pop up schools" which are personally funded by parents. If the school wants to open they should utilize already existing buildings in town such as Incline Middle School to serve their purpose. Otherwise there are plenty of options for parents as it currently stands. No need to recreate the wheel. Schools are also very expensive to operate and the population in Incline is already decreasing with school age children – why does anyone think this idea will actually be sustainable?

You would be putting our neighborhood's zoning and dynamics at risk for essentially an experimental school which may or may not work out.

We are 100% AGAINST this project and/or permit or rezoning of the Woodcreek Subdivision. Please decline the zoning request.

Sincerely,

Matt and Janna Rager

738 Betty Lane

Incline Village, NV 89451

From: [Planning Counter](#)
To: [Weiche, Courtney](#)
Subject: FW: Washoe County Planning Meeting 11/7/23 - Agenda Item 8B
Date: Monday, November 6, 2023 12:48:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Another..



Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, November 6, 2023 12:47 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Washoe County Planning Meeting 11/7/23 - Agenda Item 8B

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Nancy Carlson <nmcarlson01@yahoo.com>
Sent: Monday, November 6, 2023 12:13 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Washoe County Planning Meeting 11/7/23 - Agenda Item 8B

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Planning Meeting:

I am writing to you *in strong support* of a special use permit for elementary school approval at the St. Francis Church and the Village Church properties in Incline Village.

Parents have few choices in a small town such as Incline Village, and the call for alternate school options is a loud and consistent one. This issue actually drives some of our families *out of our community* when they are not able to find options consistent with their beliefs. I spoke just last week with a family that sends their children to a private school in the Incline Village area, this family may move out of our town because they are dissatisfied with the curriculum provided to their children. We need families in Incline Village, and those families need school choice options!

Please give our local parents (secular and non-secular) another option for their families' educational needs. These properties are large and surrounded by few residences, so the impact on our community will be a positive one.

Regards,

Nancy Carlson
Incline Village Resident

From: [Peter Larson](#)
To: [Washoe311](#)
Subject: Public Comment For November 7th Washoe County Planning Commission Public Hearing
Date: Monday, November 6, 2023 2:09:10 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

MEETING DATE: November 7, 2023

BOARD: Washoe County Planning Commission

To The Washoe County Planning Commission,

My name is Peter Larson and I would like to write in support of the Saint Clare's School. I am 25 years old and have lived in Incline Village my entire life. I grew up attending Mass at Saint Francis and now have the opportunity to teach at the Saint Clare's school.

I would like to address two points: First, the safety concerns of the school. And second, the school's positive impact on the community.

1. As a teacher at the school, I can personally attest to how serious we take student safety. Many of the safety points against the school do not take into account the fact that Saint Francis has been around for 50 years with many hundreds of young children (including myself) spending significant amounts of time in and around Saint Francis. The exact same safety concerns (bears, traffic, etc.) have been present for these 50 years and not once has there been an accident involving a child. In addition to teaching the students how to safely interact with the environment surrounding the campus, our school has developed a wildfire plan and an emergency evacuation plan. We also practice fire drills and code red drills on a regular basis. The Saint Clare's staff has always held student safety as a top priority and will continue to do so.
2. The Saint Clare's school provides an important school choice for families. There are many families enrolled at Saint Clare's that are not Catholic, yet they choose our school because of our approach to education. As a Catholic school, it is difficult to overstate the importance of having our education in the church. Our mission as a school is "to help students know the truth, love the good, and appreciate the beautiful, and to grow into the fullness of their created potential." This mission is best executed in close proximity to the Holy Eucharist, an essential and irrevocable element of our faith.

Thank you,
Peter Larson

From: [Ramona Bigelow](#)
To: [Washoe311](#)
Subject: Special use permit for Incline Churches
Date: Monday, November 6, 2023 2:30:30 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Thank you for your approval of special use permits to have classes at the 2 churches in Incline Village. There is a great need for additional space for new students and this will help alleviate the lines waiting to get into school
Ramona Bigelow
PO Box 4194
Incline Village, Nv 89450

Sent from my iPhone

From: [Vern Howard](#)
To: [Washoe311](#)
Subject: Wood Creek Regulatory Zoning
Date: Monday, November 6, 2023 2:40:06 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To the Washoe County Planning commission,

The use of the existing church sites for schools at St Francis (St Clare's) and Village churches seem reasonable to me. However, I strongly encourage the County or the churches to fund additional traffic patrol officers on both Kelly Drive and especially McCourry Blvd where I live. The speed of traffic is well above the 25 mph posted and speeders pose real danger to both children and congested traffic at the entrance to the churches / schools.

Sincerely,

Roland Howard
806 McCourry Blvd
Incline Village

From: [Donna Roodhouse](#)
To: [Washoe311](#)
Subject: Case Number: WDCA22-0001 Wood Creek Regulatory Zone
Date: Monday, November 6, 2023 9:16:36 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

November 7, 2023

Washoe County Planning Commission

To Whom It May Concern:

We support St Clare's Tahoe Montessori School located at St. Francis of Assisi Catholic Church in Incline Village. My husband and I, together with our adult children and their families, live in Incline Village. Nine of our grandchildren attend St. Clare's. We know firsthand the importance and benefit of having a faithful Catholic school in our community.

Our grandchildren have flourished academically from the independent and individual education programs that Montessori provides, which are not available at any other school in this area. More importantly, the children, from the very youngest age, receive daily instruction in their Catholic faith and access to daily Mass and the sacraments, which are vital for their spiritual growth. This is possible because of the location of St. Clare's at St. Francis Church. Living our faith is important to our family and all the families who have made the decision to send their children to St. Clare's. A compassionate and caring community of families has grown up around this school where excellence in education, devotion to the Catholic faith, and service to the community are central attributes.

We are members of the St. Francis of Assisi parish. This is a dynamic parish that supports over two dozen ministries and is the site of many weddings and funerals throughout the year. St. Francis parish is host to concerts, public speaking events, and retreats. In addition, weekly parish religious education programs for over 100 children and young adults are held at this location. All these Parish events, including four Masses each weekend, create much higher traffic, parking and pedestrian occurrences than does the comings and goings of St. Clare's families school drop-offs and pick-ups. The school has made every effort to mitigate concerns about traffic and safety by careful monitoring and regulating traffic patterns and parking.

Thank you for your time.

Sincerely,

Donna and Alan Roodhouse
1010 Galaxy Way
Incline Village NV

WDCA23-0001
PUBLIC COMMENT

From: [Stacy Phillips](#)
To: [Washoe311](#)
Subject: WDCA22-0001 (Wood Creek Regulatory Zone) November 7, 2023 Washoe County Planning Commission
Date: Monday, November 6, 2023 7:52:09 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**

MEETING DATE: **November 7, 2023**

BOARD: **Washoe County Planning Commission**

Dear TRPA Regional Plan Implementation Committee,

I am for allowing these churches to provide schools kindergarten through secondary faith-based education to the children of our community.

Faith-based school's are imperative to our Incline Village community as they provide a school of choice. We would be forced to commute long distances to provide our children with the foundational faith education schooling we cherish so much. There are great benefits to school choice for an overall community with increased competition. To hold faith education daily in school, we need to be in a church setting. Let us continue to have this freedom.

Church land should be maximized to serve all ages all week long given its nonprofit status and property. Wherever a church already exists, the land should be expected to be a bustling community facing hub.

In regards to traffic, The Village Church is located on a major artery through town (McCourry Boulevard) where both schools are positioned in safe distances from the major roads. The current local public school has managed to adapt to meet traffic concerns, which is something these faith-based schools have already done and will continue to do.

Please keep educational schooling a choice in Incline Village by allowing our children and other children in our community the opportunity to continue attending faith-based schools.

Warmly,
Stacy Phillips

Who we are:

St. Clare's is a small Catholic Montessori School founded and run by parishioners of St. Francis Catholic Church as a ministry of the church, seeking to be allowed to permanently operate in our spiritual home to provide a religious education to the children in our community. Access to the sacraments of holy communion and confession as well as the opportunity to participate in adoration of the blessed sacrament are essential components of Catholic education that take place within our Catholic church.

Whole School Photo:



- 501 (c)3 Non-Profit PreK3-8 Catholic school that has been serving the North Tahoe area for 5.5 years. (first 4 years we operated in Tahoe Vista)
- Small school serving a total of 22 families with 45 students
- Licensed Child Care Provider, serving the community by offering childcare for children as young as 2.5 years old (this is a critical infrastructure component for working parents)
- Our Montessori school enriches our community by providing access to a world-renowned education model that is based on a self-paced, differentiated learning
- Less than half the tuition charged by the other private schools in the Tahoe area
- Aggressive financial aid awarded to enable families with financial hardship to attend (25% of students receive full financial aid scholarships)

Student Safety:

retaining wall

Two large retaining walls and a large wooded area provide ample buffer between the church and Mt. Rose Hwy.

retaining wall



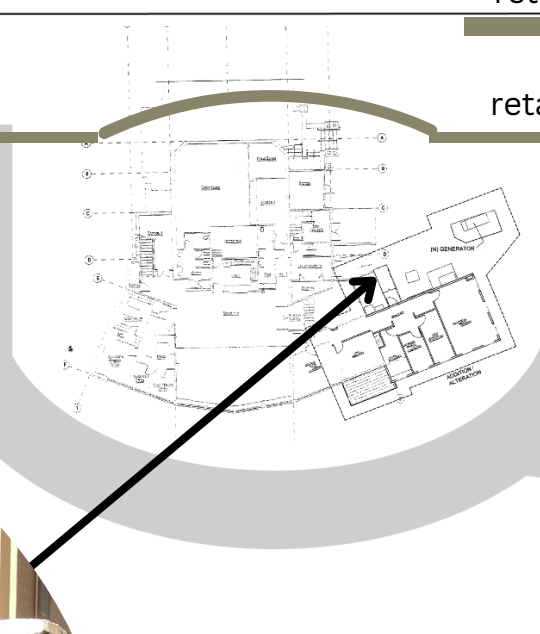
Mount Rose Hwy

retaining wall

retaining wall

West Parking Lot

Main School Parking (East Lot)



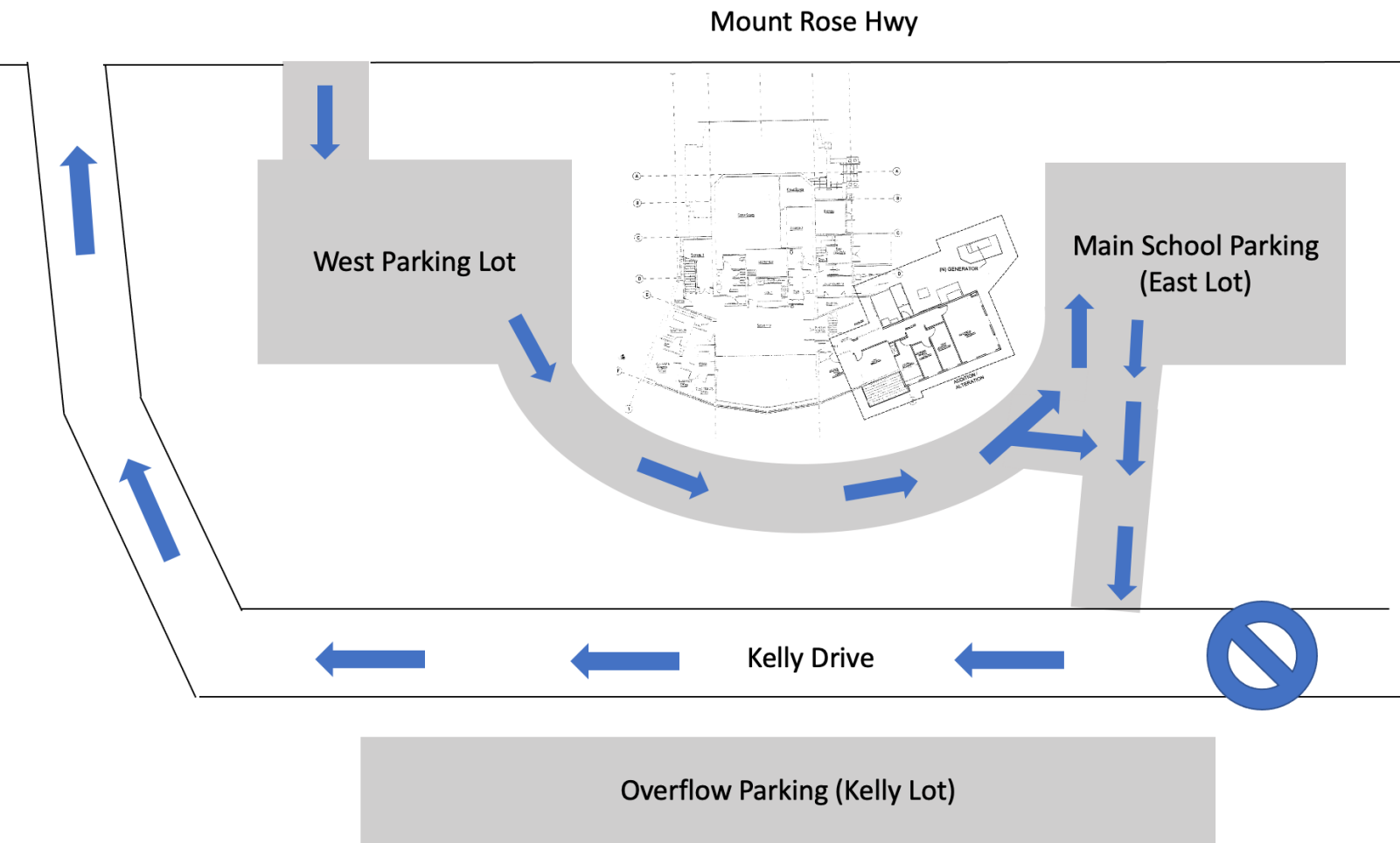
Kelly Drive



Students are safely escorted by parents to the side church door and handed off to school staff. Students are picked up by parents from the same location.

**WDC#23-0001
PUBLIC COMMENT**

Traffic Considerations (Impact to Neighborhood) :



The following instructions are given to parents in the parent handbook and included each week in the school's weekly update:

In an effort to be good neighbors and minimize our impact on the residents nearby, we ask that you enter the school parking lot for drop-off and pick-up from Mount Rose Hwy, and exit via Mt. Rose Hwy according to the traffic flow diagram above. Please do not park in the west church parking lot or enter/exit the school through the Kelly Drive neighborhood.

All cars should enter through the west church parking lot (enter from Mt. Rose Hwy) and proceed through the lower drive-through up to the main east lot.

Traffic Considerations (Mt. Rose Hwy):

Traffic generated by school use of the church building constitutes a tiny fraction of the cars/traffic that use the building during weekend masses, holy day masses, weddings, funerals, and community concerts/events during which up to 300 people are hosted safely in the church building. Currently St. Francis safely hosts over 100 students after school for religious education classes. During school hours, cars are not backed up on Mt. Rose Hwy.

8:22 a.m. Friday, November 3rd
(school drop-off is from 8:15-8:25 a.m.)



During school hours, cars are not backed up on Mt. Rose Hwy.

2:48 p.m. Friday, November 3rd
(school pick-up is at 2:50 p.m.)



WDCA23-0001
PUBLIC COMMENT

Traffic Considerations (Parking):

Comparison of parking use during Sunday mass vs. during School Drop-off and Pick-Up

9:00 a.m. Sunday, November 5th
(One of the 4 weekend masses)

Church Entrance From Mt. Rose Hwy



Note: Many mass attendees park on the side of Mt. Rose Hwy even when there is still room in the overflow lot on Kelly Drive as the walk is less strenuous from the highway.

Main "West" Church Parking Lot



Main School Parking "East" Lot



8:22 a.m. Friday, November 3rd
(school drop-off is from 8:15-8:25 a.m.)

Church Entrance From Mt. Rose Hwy



Main "West" Church Parking Lot



Main School Parking "East" Lot



Traffic Considerations (Parking Continued):

Comparison of parking use during Sunday mass vs. during School Drop-off and Pick-Up

9:00 a.m. Sunday, November 5th
(One of the 4 weekend masses)

2:50 p.m.. Friday, November 3rd
(school pick-up is at 2:50 p.m.)

Church Entrance From Mt. Rose Hwy



Church Entrance From Mt. Rose Hwy



Main "West" Church Parking Lot



Main "West" Church Parking Lot



Main School Parking "East" Lot



Main School Parking "East" Lot



Important Considerations:

- St. Francis has been in its current location for over 50 years. For decades, the church has been functioning as a community use building, with far more activities involving much higher traffic and numbers of children than St. Clare's adds to the location.
- Regular church activities include: Mass 4 times per weekend, weddings and funerals most weekends, weekly religious education classes that include over 100 students. Additionally the church regularly hosts community events drawing large numbers including concerts, public talks, day-retreats, etc.
- The church has a capacity of roughly 300 people and can be safely used for its permitted volume. Including cars safely entering and exiting the church parking lot from Mt. Rose Hwy.
- The various uses over the past 50 years, listed above, have barely raised any notice from neighbors and those events have regularly brought in much, much more traffic than the small school does.
- Our staff is trained to be able to handle a situation in which a bear comes onto the property. Bear activity is normal part of life in Tahoe. We are meticulous about maintaining a clean environment and locking up trash in the dumpsters so that bears are not drawn to the area. If it is not safe for our students to use the property because of wildlife, then it is not safe for any of our families with young children to live here in our community, because bears frequent all of our backyards on a regular basis.

Weiche, Courtney

From: Trevor <taa435@gmail.com>
Sent: Thursday, November 2, 2023 4:02 PM
To: Washoe311
Subject: St. Clare's School - Development Code Amendment (Wood Creek Regulatory Zone)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**

MEETING DATE: **November 7, 2023**

BOARD: **Washoe County Planning Commission**

To whom it may concern,

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

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

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

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

--

Trevor Anderson

From: [Theresa Johnston](#)
To: [Washoe311](#)
Subject: Re St. Clare's School Area Plan Amendment (Wood Creek Regulatory Zone)
Date: Thursday, November 2, 2023 3:12:58 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)
MEETING DATE: November 7, 2023
BOARD: Washoe County Planning Commission

Hello, my name is Theresa Johnston and I am a resident of Truckee, CA.

My husband and I are members of St. Francis of Assisi Catholic Church in Incline Village. Two of our granddaughters, ages 5 and 3, are students at St. Clare's Montessori School, located at the church since fall of 2022.

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

When I heard that some neighbors were

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

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

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

From: [Planning Counter](#)
To: [Wesche, Courtney](#)
Subject: FW: Public Comment: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone) MEETING DATE: November 7, 2023 BOARD: Washoe County Planning Commission
Date: Monday, November 6, 2023 12:56:02 PM
Attachments: [image001.png](#)
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[image004.png](#)
[image005.png](#)

Another.



Julee Olander, Planner
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My working hours: Monday-Friday 8:00am to 4:30pm
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Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, November 6, 2023 12:52 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Public Comment: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone) MEETING DATE: November 7, 2023 BOARD: Washoe County Planning Commission

Hello Planning,

Please see below.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



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From: Tony Schweiss <tony.schweiss@gmail.com>
Sent: Monday, November 6, 2023 12:47 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Re: Public Comment: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone) MEETING DATE: November 7, 2023 BOARD: Washoe County Planning Commission

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Planning Commission,

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

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

Sincerely,
Tony Schweiss

On Fri, Nov 3, 2023 at 12:15 PM Washoe311 <Washoe311@washoecounty.gov> wrote:

Greetings,

Thank you for contacting Washoe311 and submitting your comment below. We have forwarded your comment to the appropriate staff for review.

Let us know if you have any questions.

Sincerely,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



**WDCA23-0001
PUBLIC COMMENT**

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From: Tony Schweiss <tony.schweiss@gmail.com>
Sent: Friday, November 3, 2023 12:06 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Public Comment: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone) MEETING DATE: November 7, 2023 BOARD: Washoe County Planning Commission

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**
MEETING DATE: **November 7, 2023**
BOARD: **Washoe County Planning Commission**

Dear Washoe County Planning Commission,

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

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

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

I am unable to attend the meeting on Nov. 7 due to travel for work, however, were I there, I would have appreciated the opportunity to stand up in public support of this DCA. The opportunity for Incline to offer school choices to its residents is impactful for the whole community and will be a growing and contributing factor to attracting more full-time residents who desire to make this their permanent home for their young and growing families.

Sincerely,

Tony Schweiss

**WDCA23-0001
PUBLIC COMMENT**

From: [Planning Counter](#)
To: [Wesche, Courtney; Roman, Brandon](#)
Subject: FW: Public Comment: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone) MEETING DATE: November 7, 2023 BOARD: Washoe County Planning Commission
Date: Friday, November 3, 2023 12:36:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Eric M. Young, Senior Planner.
Planning & Building | Community Services Department
eyoung@washoecounty.us | Office: 775.328.3613
Visit us first online: www.washoecounty.us/csd
For Building call (775) 328-2020
For Planning call (775) 328-6100
Email: Building@washoecounty.us
Email: Planning@washoecounty.us

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Friday, November 3, 2023 12:14 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Public Comment: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone) MEETING DATE: November 7, 2023 BOARD: Washoe County Planning Commission

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Tony Schweiss <tony.schweiss@gmail.com>
Sent: Friday, November 3, 2023 12:06 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Public Comment: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone) MEETING DATE: November 7, 2023 BOARD: Washoe County Planning Commission

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CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**
MEETING DATE: **November 7, 2023**
BOARD: **Washoe County Planning Commission**

Dear Washoe County Planning Commission,

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

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Sincerely,

Tony Schweiss

**WDCA23-0001
PUBLIC COMMENT**

From: [Planning Counter](#)
To: [Weiche, Courtney](#)
Subject: FW: Planning Commission
Date: Monday, November 6, 2023 4:04:37 PM
Attachments: [WDCA22-0001 \(Wood Creek Regulatory Zone\).msg](#)
[CASE NUMBER WDCA22-0001 \(Wood Creek Regulatory Zone\).MEETING DATE November 7, 2023 BOARD Washoe County Planning Commission.msg](#)
[Public Comment For November 7th Washoe County Planning Commission Public Hearing.msg](#)
[Support for Wood Creek Rezoning to Support Schools.msg](#)
[Special use permit for Incline Churches.msg](#)
[Wood Creek Regulatory Zoning.msg](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Some more.



Julee Olander, Planner
jolander@washoecounty.gov | Direct Line: 775.328.3627
My working hours: Monday-Friday 8:00am to 4:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Monday, November 6, 2023 4:02 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: Planning Commission

Greetings,

More public comments for the commission tomorrow.

Thank you!



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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**WDCA23-0001
PUBLIC COMMENT**

From: [Will](#)
To: [Washoe311](#)
Subject: WDCA22-0001 (Wood Creek Regulatory Zone) November 7, 2023 Washoe County Planning Commission
Date: Thursday, November 2, 2023 5:27:31 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**

MEETING DATE: **November 7, 2023**

BOARD: **Washoe County Planning Commission**

I am for allowing these churches to provide primary faith-based education to the children of our community.

There is no safety issue with Mt. Rose Hwy. The kids are nowhere near the Hwy. The truck ramp is below the schools and on the other side of the road, again not in the vicinity of the schools.

There is no noise issue with the neighborhood nearby as the school is not in the neighborhood. The cost associated with renting a building in the middle of town would be cost prohibitive, when many of the families cannot afford the tuition as is, without scholarships. A lot of effort is spent in the Tahoe basin on solving the affordable housing issue. As important as that is, it takes more than just housing to sustain a community. We also need a place to educate our children. And for those of us who need faith-based education, the public schools are not an option.

The ability to choose a faith-based education for our children is a fundamental part of our American society. Without these small schools in Incline Village, we will not have that choice in our community.

These are small schools, but the positive impact they have cannot be understated.

Maria Ramirez

P.O Box 5222

Incline Village, NV 89450

richykate1@yahoo.com

27th, September 2023

Dear Reader,

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

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

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

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

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

Sincerely,

Maria Ramirez

From: [Planning Counter](#)
To: [Weiche, Courtney](#)
Subject: FW: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)
Date: Tuesday, November 7, 2023 9:10:07 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Tuesday, November 7, 2023 7:52 AM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Robert Pollak <rwpollak@gmail.com>
Sent: Monday, November 6, 2023 5:00 PM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: CASE NUMBER: WDCA22-0001 (Wood Creek Regulatory Zone)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

CASE NUMBER: **WDCA22-0001 (Wood Creek Regulatory Zone)**
MEETING DATE: **November 7, 2023**
BOARD: **Washoe County Planning Commission**

We are the parents of a 3-year-old attending Saint Clare's Montessori School. I am writing to share some thoughts for the upcoming TRPA Regional Plan Implementation Committee meeting tomorrow that we are unfortunately unable to attend in person.

My understanding is that this meeting is intended to focus on Washoe County Tahoe Area Plan amendment to add "schools- Kindergarten through Secondary" as a permissible land use as a special use within the Wood Creek Regulatory Zone for those parcels equal to or greater than three acres in size.

Currently, families across the nation face a significant challenge when it comes to accessing quality education. Incline has a chance to be different. Saint Clare's and its Montessori program is what keeps us as part of this community. Schools like this are necessary to allow us to raise our children here and be valued and giving members of the community year-round.

The importance of school choice cannot be overstated. Different families have unique educational needs and preferences. St. Clare's School offers our community a unique option, enriching the educational landscape and allowing parents to make the best choices for their children. This diversity of educational opportunities strengthens our community by catering to a wide range of learning styles and needs. It also bridges an educational gap and makes it accessible for those in our community.

The growing affordability crisis that poses a significant challenge to our residents is already having drastic effects on the community. A significant portion of our community, including long-time residents and essential workers and community members, find it increasingly difficult to remain here. Reducing the schools like St Clare's in our community would create a second usually adverse force pushing our young families that are such a vital part of making this community so wonderful.

St. Clare's School is more than just an educational institution; it is a symbol of unity within our community. It represents our collective commitment to the well-being and future of our children. As an Incline community member, I have witnessed the growth and development of our town over the years (recently more than ever). I firmly believe that St. Clare's School would be another milestone in our journey, enhancing our sense of community and providing a strong foundation for generations to come.

In conclusion, St. Clare's School is not just a matter of convenience but a matter of principle, choice, and community strength. I implore you to support allowing this invaluable institution to remain at St Francis Church so we can ensure that our community continues to thrive and provide the best possible educational opportunities for our children.

Thank you for your time and consideration.

Sincerely,

**WDCA23-0001
PUBLIC COMMENT**

Robert and Margo Pollak

From: [Sara Hillman](#)
To: [Weiche, Courtney](#); [Hill, Alexis](#); jstock@trpa.gov
Cc: [Diane Morrison](#)
Subject: WDCA22-0001 (Wood Creek Regulatory Zone)
Date: Tuesday, November 7, 2023 10:51:15 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, I am a parent of two students in Incline High School. I wanted to share some concerns over the upcoming meeting regarding zoning for two private schools in Incline Village.

We are a small community with a small student population for each of our three public schools. We have a large private PK-8 school in town as well.

Recently, Washoe County School District has approached the community to let us know that they are planning on consolidating our schools down to two public schools due to dwindling student populations. The impact on the students is concerning as it is challenging to combine middle schoolers with either elementary school students or high school students with our existing physical infrastructure.

Adding two private schools to our community will further dilute our student school populations and reduce funding for our public schools with potential further reductions by Washoe County School District. While I am a proponent of education, I am also a proponent of strong community and long-term planning. Communities rally around schools with events like athletics, parades, fundraisers, and events. Adding more schools to this small community will dilute the impact of these important community gatherings and the positive impact on students in a substantial way.

I'll give you an example that is a good analogy for how dilution can impact the success of a community. Five years ago, there were several non-profits serving the communities of Incline Village and Kings Beach. They were serving the same populations with similar services. None of the non-profits were thriving, despite their best attempts to secure funding and volunteers. Their donor and volunteer community was too diluted to meet the threshold of what it takes to succeed as a non-profit and they were failing in their mission and those they aimed to help. Realizing this, the non-profits joined forces and now have a vibrant community of donors and volunteers who are fulfilling their mission.

Please consider this impact when you are considering whether to allow the rezoning for these new schools.

thank you,
Sara Hillman

From: [Planning Counter](#)
To: [Wische, Courtney](#)
Subject: FW: Against St. Clare's expansion Incline Village
Date: Tuesday, November 7, 2023 12:12:37 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Chris Bronczyk
Senior Planner, Planning & Building Division | Community Services Department
cbronczyk@washoecounty.gov | Direct Line: 775.328.3612

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1001 East Ninth Street, Reno, NV 89512

From: Washoe311 <Washoe311@washoecounty.gov>
Sent: Tuesday, November 7, 2023 12:04 PM
To: Planning Counter <Planning@washoecounty.gov>
Subject: FW: Against St. Clare's expansion Incline Village

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.gov | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
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From: Sharon Schrage <sharon_e_schrage@gmail.com>
Sent: Tuesday, November 7, 2023 11:47 AM
To: Washoe311 <Washoe311@washoecounty.gov>
Subject: Against St. Clare's expansion Incline Village

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Washoe County,

I am registering my vote no for St. Clare's expansion in the Woodcreek area in Incline. I do not feel there should be a school in an area designated for single family homes, especially with housing in such limited supply in Incline.

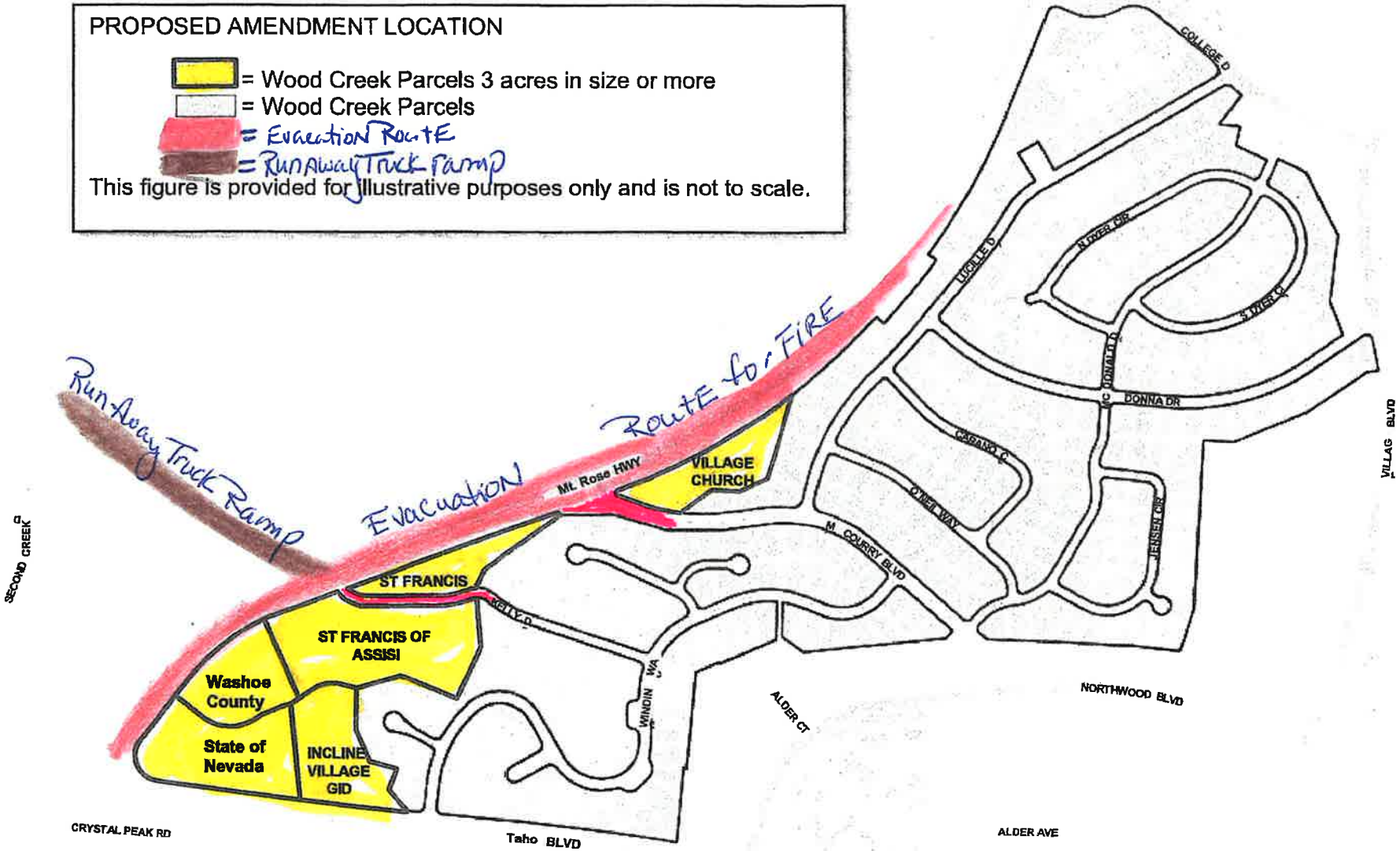
Please vote no on St. Clare's expansion.

Sharon Schrage

PROPOSED AMENDMENT LOCATION

-  = Wood Creek Parcels 3 acres in size or more
-  = Wood Creek Parcels
-  = Evacuation Route
-  = Runaway Truck Ramp

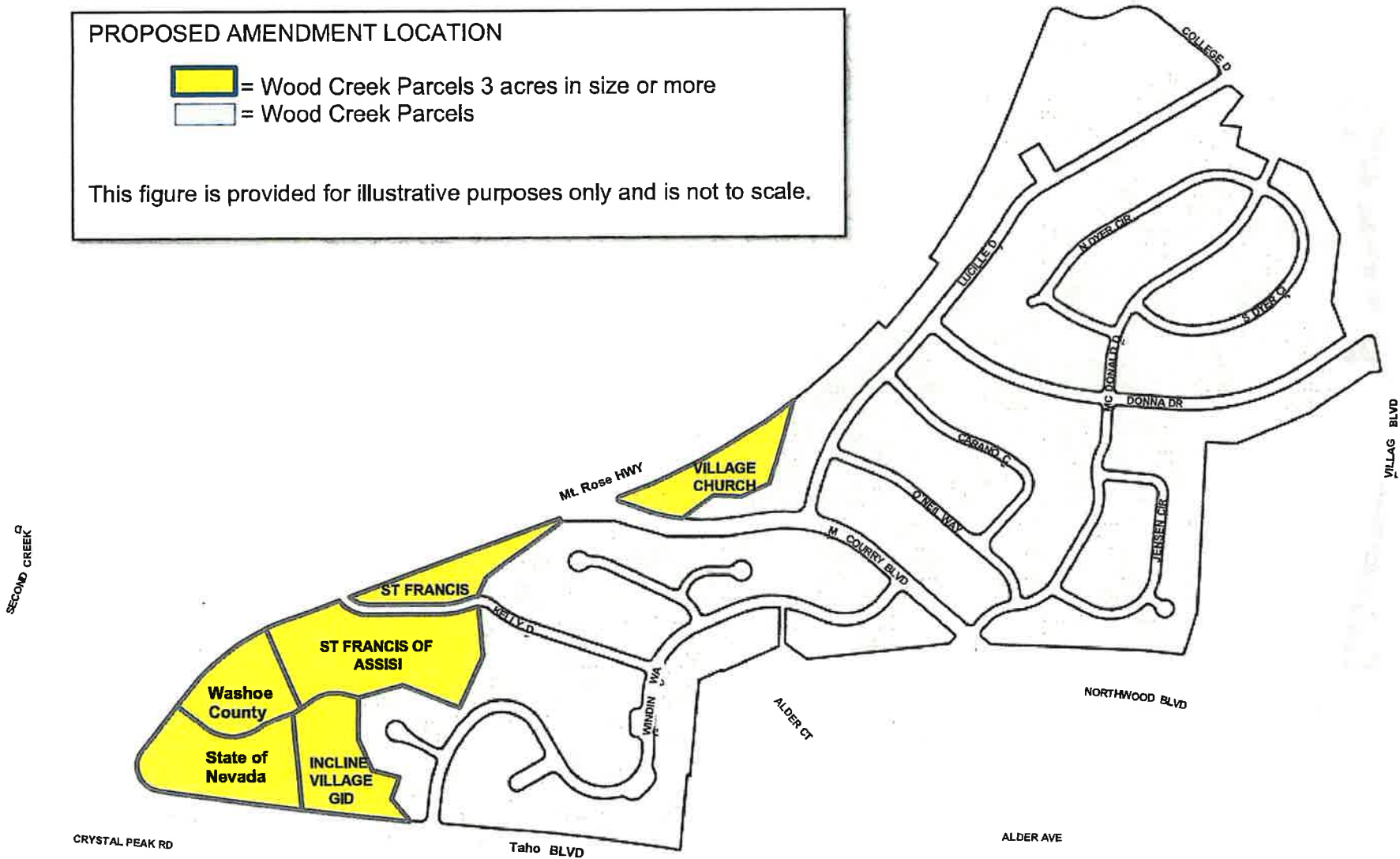
This figure is provided for illustrative purposes only and is not to scale.



PROPOSED AMENDMENT LOCATION

-  = Wood Creek Parcels 3 acres in size or more
-  = Wood Creek Parcels

This figure is provided for illustrative purposes only and is not to scale.





SITE ANALYSIS

ALLOWED NOTES

FROM ASSESSORS

75 BASED ON WASHOE COUNTY DEVELOPMENT CODE AND ITE PARKING MANUAL WITH A RATE RANGE OF ONE STALL PER 2 TO 6 SEATS

3 PARKING FROM THESE USES IS NOT "ADDITIONAL" TO ASSEMBLY USE.
 0 CHILD CARE AND EDUCATIONAL USE OCCURS ONLY DURING NON ASSEMBLY PERIODS.

4

Friday Wedding

Not Facts



Man, 31, killed in big-rig crash at North Tahoe runaway truck ramp

tahoedailytribune.com

Marlene >



THE UNION News for Nevada County, California

Big rig overshoots runaway ramp, crashes into Lake Tahoe home; driver feared dead

theunion.com

June 18th 2010



iMessage



Nevada Highway Patrol and North Lake Tahoe Fire Protection District crews were among officials at the scene Monday afternoon.

ALL /

INCLINE VILLAGE, Nev. – Details are unclear regarding circumstances that led to a fatal big-rig crash Monday afternoon at the runaway truck ramp near the intersection of highways 431 and 28 on Lake Tahoe's North Shore.

The incident occurred about 2:50 p.m. Monday. An 18-wheeler hauling long pieces of wood and other items appeared to have struck the ramp at a high speed, but did not catapult off.

The man was identified Tuesday as Eric S. Holton, 31, of Gardnerville. No one else was hurt in the incident and no other damage was reported.



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

Wood Creek - Development Code Amendment

Neighborhood Meeting
Sign-In Sheet

Project Name: _____
 701 Mount Rose Highway, Incline Village, NV 89451
Meeting Location: _____
 June 2nd, 2003
Meeting Date: _____

	First and Last Name (please print legibly)	Address	Email (or) Phone
1	Annelore Catanis	732 Betty Ln.	
2	Tim Gilbert	920 Michael Ct	
3	John Constan	731 Betty Lane.	
4	CHAD FULKERSON	737 KELLY DR	
5	ATHENA BROCKMAN	875 NORTHWOOD	
6	Don Ferred	501 Eagle	
7	Karen Ferrell	" "	
8	Jeff Ogden	943 JENNIFER INCLINE	joegden704@gmail.com

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

Project Name: St. Clare Zoning

Neighborhood Meeting
Comment Card

Name: ROSE

Company/Organization (if applicable): _____

Address: _____

.....
Comment:

My favorite school activity is everything.

NOT FROM THE
NEIGHBORHOOD!

STUDENT OF
ST. CLARES
DAUGHTER OF
ERIC JOHNSON
COMMENT CARD

Project Name: _____

Neighborhood Meeting
Comment Card

Name: Peter Larson

Company/Organization (if applicable): _____

Address: _____

.....
Comment:

This meeting was a productive step in
creating dialogue between the Saint Clares and
Wood Creek communities

ST CLARES
TEACHER/EMPLOYEE
OF ST CLARES

NOT FROM
THE
NEIGHBORHOOD!

Project Name: _____

Neighborhood Meeting
Comment Card

Name: Diane Kellogg

Company/Organization (if applicable): _____

Address: 552 N. Byer Cir, Incline Vlg

Comment:

I want to speak to the need for options. I am a parent with a child that didn't fit the public school model here in Incline. I was forced to send my children to Reno where they flourished. They are both College Grads. That Incline schools failed. We need options.

DOES NOT
LIVE IN
THE NEIGHBORHOOD

Project Name: ST. CLARE'S VILLAGE SCHOOL

Neighborhood Meeting
Comment Card

Name: ELAINE HAYNES

Company/Organization (if applicable): _____

Address: ^{HOME} 960 MERCURY COURT, INCLINE VILLAGE

.....
Comment:

THERE IS A SIGNIFICANT INCREASE IN YOUNG FAMILIES
AND CHILDREN IN INCLINE VILLAGE. THIS CREATES
A NEED AND DESIRE FOR INCREASED SCHOOLING OPTIONS.

NOT FROM
NEIGHBORHOOD

EMPLOYEE
OF CHURCH

Project Name: _____

Neighborhood Meeting
Comment Card

Name: Tony Shueiss

Company/Organization (if applicable): _____

Address: 1008 Galaxy Way, Indian Village

Comment:

This zone change is critical to our family's wellbeing in Nevada. If St. Clare's goes away, our family, including our 4 kids attending St. Clare's, will have to move out of the area to find an educational home for our family. St. Clare's is why we are here.

PARENTS OF
4 STUDENTS
BROTHER-IN-LAW
OF FOUNDER
ST. CLARE'S

NOT FROM
NEIGHBORHOOD

Project Name: St. Clare's

Neighborhood Meeting
Comment Card

Name: Michael Skeehan

Company/Organization (if applicable): _____

Address: 930 Tahoe Blvd #802-88 Incline Village NV 89451

.....
Comment:

I support this amendment.

NOT FROM
NEIGHBORHOOD

PARENT OF
CHILDREN OF
ST. CLARE'S

Petition Against Rezoning of The Tahoe-Wood Creek Regulatory Zone

We, the undersigned residents of Washoe County, are strongly **OPPOSED** to any amendments or changes to zoning in our NEIGHBORHOOD that would permit schools (K-Secondary) in the Tahoe Wood-Creek Regulatory Zone!

There are a multitude of reasons that should stop this re-zoning effort. The Tahoe-Wood Creek Subdivision is strictly a single-family residential area. WE WOULD LIKE TO KEEP IT THAT WAY!

1. Thea Pined 423 Pat Ct 89451
2. Claudia B. Hodfrey 732 Kelly Drive 89451
3. [Signature] " "
4. Cheryl Johnson 737 KELLY DR 89451
5. Alfred R. Elson 728 KELLY DR W. NV 89451
6. Wendell Paul 679 TYNER WAY NV 89451
7. [Signature] 679 Tyner Way, IV, NV 89451
8. [Signature] 683 Tyner Way IV, NV 89451
9. Maria Roberts 687 Tyner Way Incline Village 89451
10. Dwayne Recht 687 Tyner Way Incline Village 89451
11. Chao Quan 735 Kelly Dr, Incline Village, 8945
12. [Signature] 2045 ELMCREST RENO NV
13. [Signature] 499 Village Blvd Incline, NV 89451
14. [Signature] 499 Village Blvd IV 89451
15. Michelle Urnacia 705 Tyner Wy, IV 89451
16. [Signature] 858 [Signature] IV, NV 89451
17. [Signature] 842 McCourry Blvd
18. [Signature] 803 McCourry Blvd IV, NV 89451

19. Vick Cassin 480 Winding Way 89451
20. Bino Spadafora 491 Winding Way
21. Mare Bennett 390 Winding Way IV NV 89451
22. Steve Bennett 390 WINDING WAY INCLINE VLG NV 89451
23. Maria & Steve 379 Winding Way, 89450
53 year resident/owner since 3/1/90
24. Kimberly Allen 741 Betty Lane, IV, 89450
25. Greg Rothaus 741 Betty LN IV 89450
26. Jeanne Severance 689 Bridger Ct. IV 89451
27. Eric Severance 689 BRIDGER CT. IV 89451
28. Melene Boyes 532 McDonald Dr. Incline Village NV 89451
29. Bob Kitchell 533 McDonald Incline, NV
30. Sarah McCANN 736 Betty Ln. Incline Village, NV 89451
31. Kimberly Ann Constock 731 Betty Lane Incline Village NV 89451
32. A. G. C. 731 BETTY LANE INCLINE VILLAGE
33. Kelli Perrell 430 Pat ct Incline Village NV 89451
34. Paul Vase 726 Kelly Dr. Incline Village 89451
35. Janice 525 McDonald Dr Incline Village 89451
36. as [unclear] Tokovany 525 McDonald Dr Incline Village 89451
37. CHUCK SWING 836 McCOURRY I.V. 89451
38. Juni Swing 836 McCourry Blvd, Incline Village, NV. 89451
39. _____

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1. Steve Baker 341 Winding Way Steve Baker
2. Elaine Bild 314 Winding Way Elaine Bild
3. Patrick Thorsen 314 Winding Way Patrick Thorsen
4. Haley Elbura 307 Winding Way Haley Elbura
5. Patricia Fournier 327 Winding Way
6. Margaret Matta 332 Winding Way
7. Simon Matta 832 Winding Way
8. GILBERT LABISIT 526 SENSEN CIR Gilbert Labisit
9. Laurel Jones 308 Winding Way Laurel Jones
10. Barbara Longshore 389 Winding Way Barbara Longshore
11. Mary Blanchette 839 O'Neil Way - Incline Vlg. NV Mary Blanchette
12. BETTINA LEVEILLE, 577 Rockrose CT, NV Bettina Leveille
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____

To: Washoe County Commission

Subject: Rezoning request to allow school at St. Francis Church, Incline Village, NV

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 a school on the evacuation route, 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.

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