

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WAC23-0014 (Lake Tahoe School) for WSUP17-0004

February 6, 2024

Background



- On August 6, 2002, the Planning Commission approved a special use permit (Case No. SW02-008) for Lake Tahoe School, a private pre-K through ninth grade school.
- On September 5, 2006, the Planning Commission approved an Amendment of Conditions to the 2002 special use permit (Case No. AC06-006) increasing the number of pre-K students from 15 to 25. However, the maximum number of student enrollment for all grades remained at 150.
- On September 3, 2013, the Planning Commission approved an Amendment of Conditions (Case No. AC13-007) to amend Special Use Permit Case Number SW02-008 in order to increase the maximum number of pre-K students to 40, and to increase the total school enrollment (including Pre-K) from 150 to 200 students.



- On May 2, 2017, the Planning Commission approved a new special use permit (Case No. WSUP17-0004) to allow construction of a 13,906 square foot multi-purpose building, which was an intensification of use of more than 10% from the allowance in the original special use permit Case No. SW02-0008.
- On July 11, 2017, an appeal, filed by a neighboring residential condominium “Tahoe Raquet Club”, of the Planning Commission’s action to approve WSUP17-0004 was heard by the Board of County Commissioners (BCC). The BCC upheld the Planning Commission’s action, with modifications to the Conditions of Approval, as agreed upon by the appellant.
- On January 13, 2022, a minor deviation of standards was approved to allow a 10% expansion in the number of enrolled students from 200 to 220 students for the 2022/23 school year (Case No. WDMOD21-0009).

- An Amendment of Conditions to modify WSUP17-0004 to increase student enrollment from 220 to 250 students. The specific condition being requested to be amended is below:

Condition of Approval 1.g.iv.1. “The school operation is limited to Pre-K, and kindergarten through ninth grade. The maximum enrollment [shall] not exceed ~~200~~ 250 students in any one enrollment period (quarter, semester, or school year) including Pre-K.”

Reviewing Agencies



- The project application was sent to thirteen (19) agencies for review.
- Three (3) of the agencies provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NV Highway Patrol	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All	X	X		
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	#N/A
Washoe County School District (All TMs)	X			
Incline Village Roads	X			
IVGID	X			
IVGID - Parks	X			
North Lake Tahoe FPD	X	X	X	Ryan Sommers, rsommers@nltfpd.net; John James, jjames@nltfpd.net
Tahoe Regional Planning Agency	X			
Tahoe Transportation District	X			

Public Notice

- 149 property owners noticed.
- 2 public comments were received in opposition to the request, citing concerns of traffic on SR 28, lighting, and landscaping.
- Staff believes the applicant has provided sufficient responses and proof of compliance with the Conditions of Approval for WSUP17-0004, please see Exhibit J.



Staff is able to make all 5 required findings, as detailed on in the staff report.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.
- (c) Site Suitability. That the site is physically suitable for an energy production, renewable use and major grading permit and for the intensity of such a development.
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff recommends approval with the conditions of approval in Exhibit A and provides the following possible motion:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC23-0014 for Lake Tahoe School in order to amend Conditions of Approval for Special Use Permit Case Number WSUP17-0004 (Lake Tahoe School) and increase student enrollment from 220 to 250 students, with the amended conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

Thank you

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