

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

**Special Use Permit Case Number WSUP24-0005
(Saint Clare's)**

July 8, 2024

Request

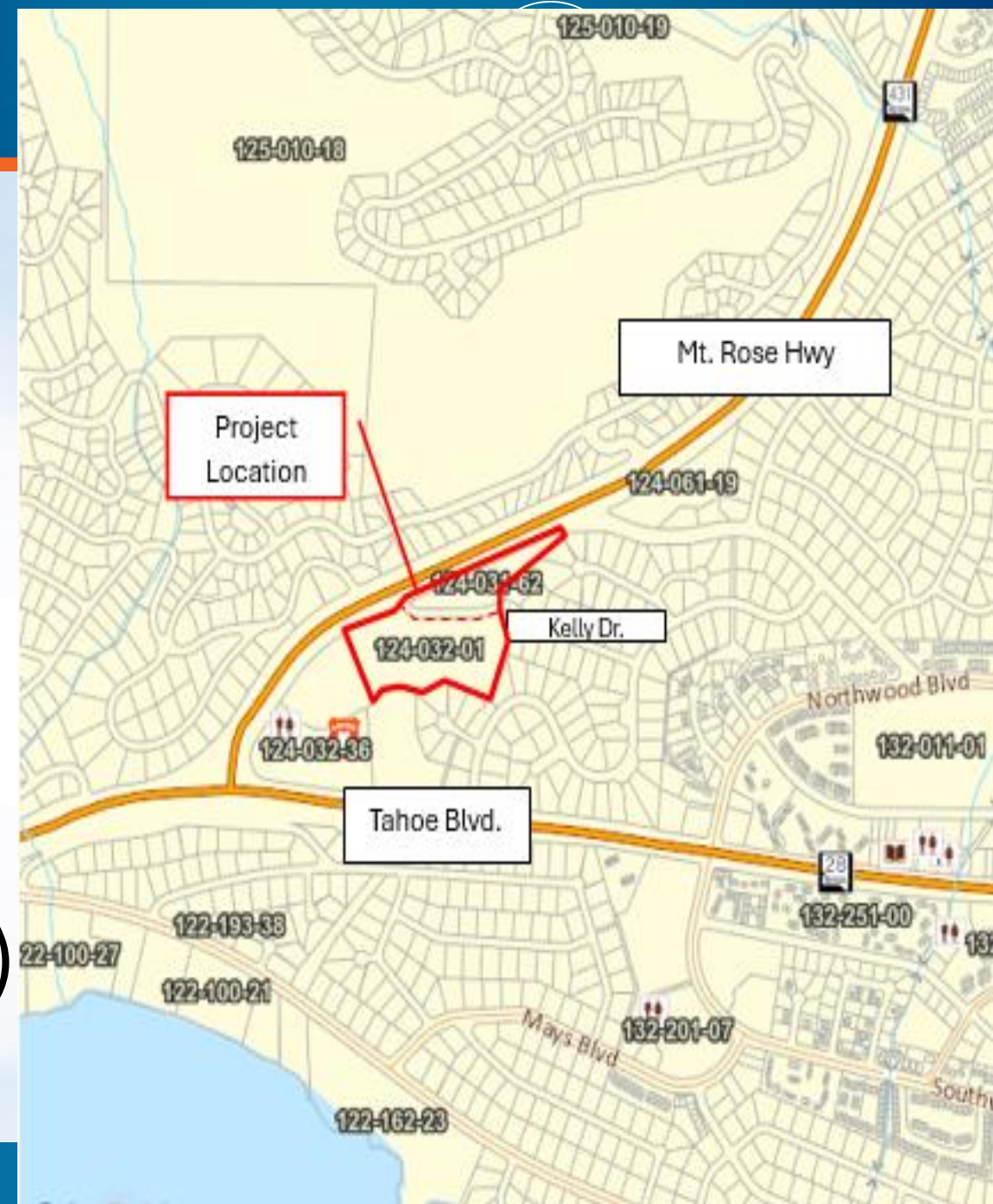


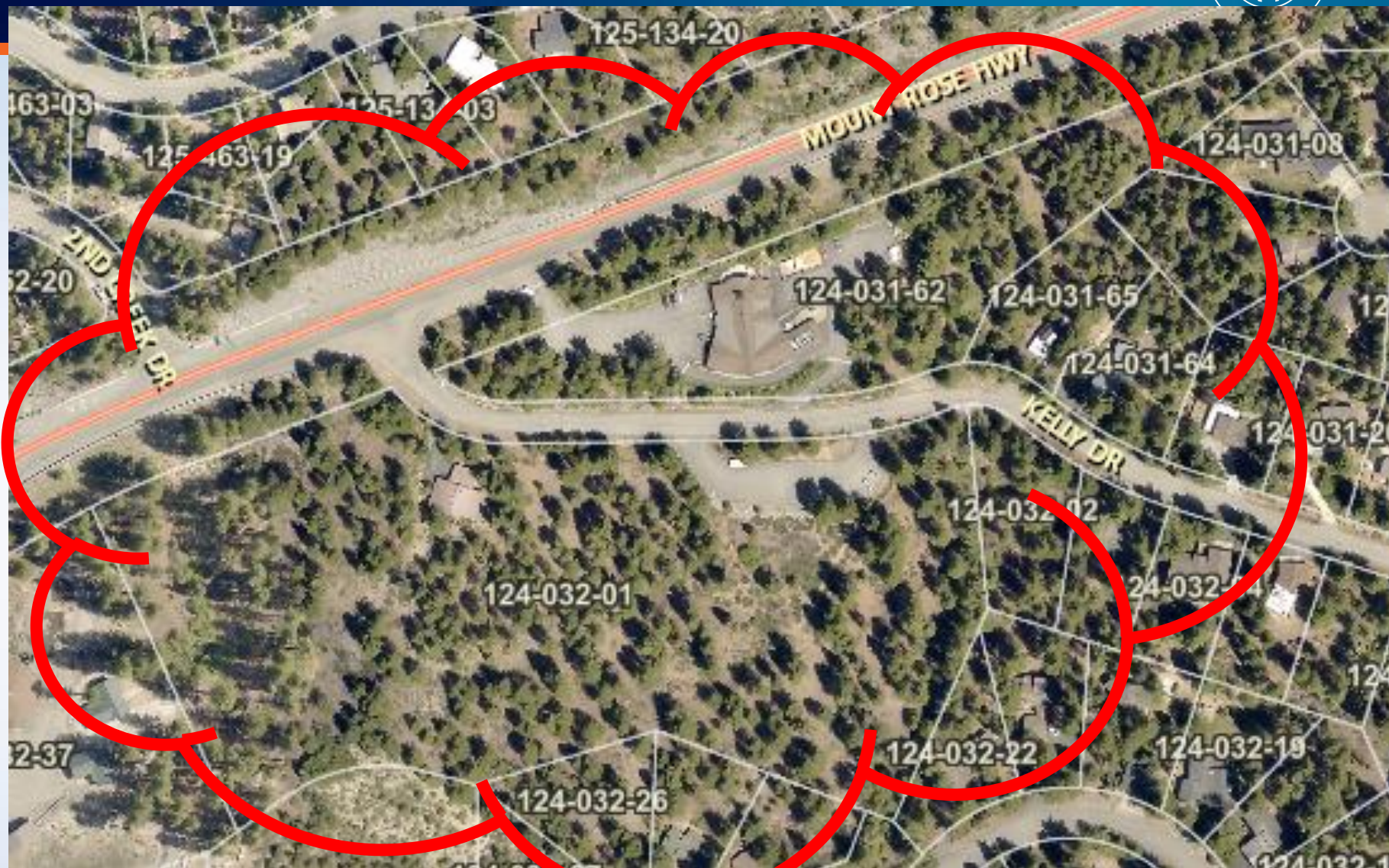
Special use permit to establish a “daycare center/preschool” and an elementary school, defined as “schools- kindergarten through secondary” in Article 220, Tahoe Area, for a combined maximum enrollment of 60 students on two parcels located at 701 Mt. Rose Highway and 665 Kelly Drive (APNs 124-031-62 & 124-032-01) within an existing 14,000-sf structure for “Saint Francis of Assisi”.

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Schools – Kindergarten through Secondary*	S	
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		

Vicinity Map

- 3.3 - acres (701 Mt. Rose Hwy)
- 9.2 - acres (665 Kelly Dr.)
- Surrounding parcels are developed with residential and civic use types
- Zoned Wood Creek (TA_WC)



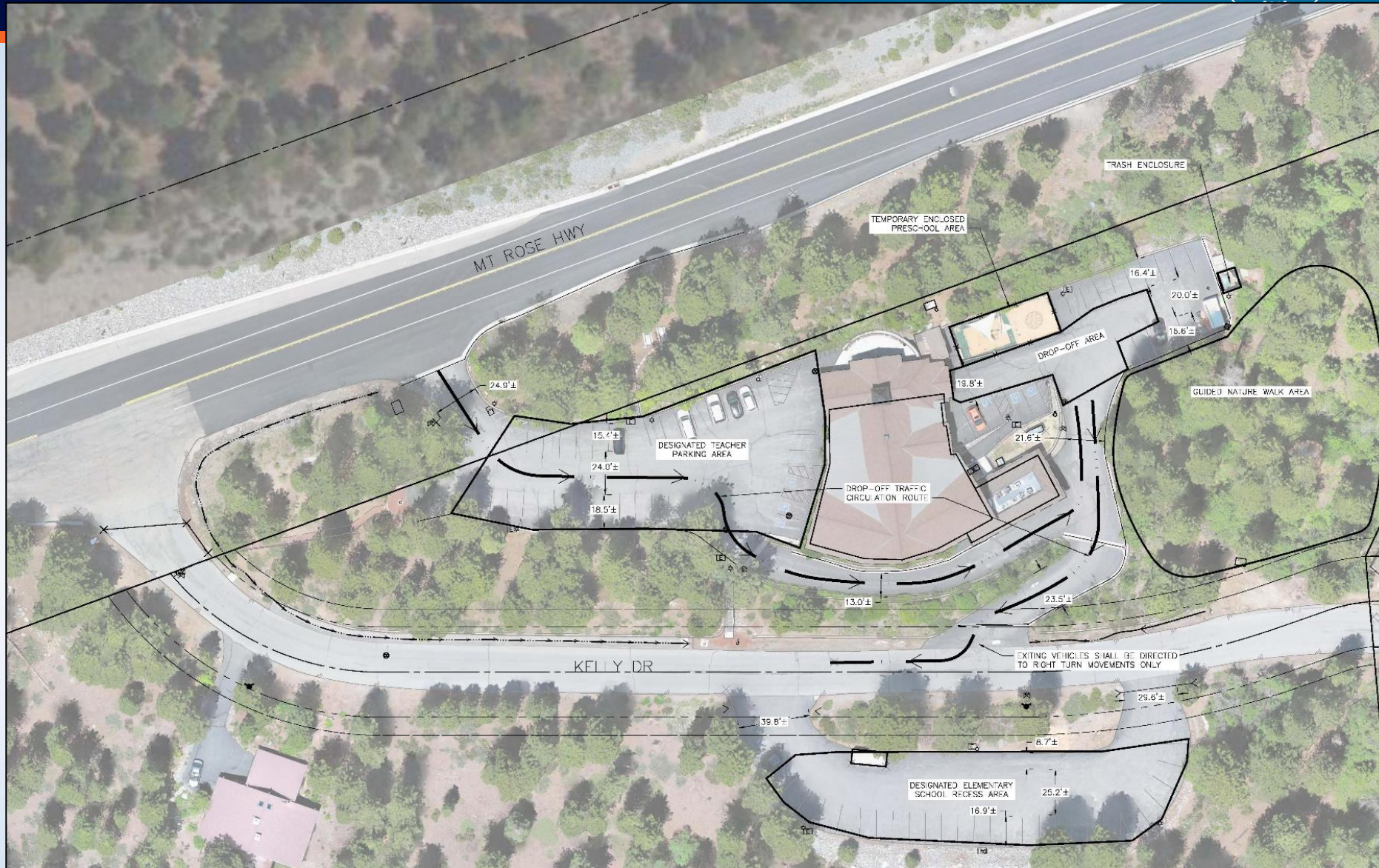


Background



- Saint Clare's was founded in 2018 and is the only Catholic school offered in the north Tahoe Area
- From the fall of 2018 to spring of 2022, Saint Clare's operated out of the North Tahoe Hebrew's congregation facility located at in Tahoe Vista, CA
- St. Clare's was informed by the Hebrew Congregation that they would not be able to renew their lease agreement for the 2022-2023 school year
- In 2022, Saint Clare's was issued a temporary use permit by the Tahoe Regional Planning Agency (TRPA) to operate an elementary school for the 2022/24 school year out of Saint Francis
- A second TUP was issued for the 2023/24

Access and Traffic Circulation



Applicable CofA's



Engineering and Capital Projects Division reviewed the application & traffic report and recommended approval with the following two conditions:

- *Prior to issuance of the business license to operate the childcare center and school the applicant shall submit, for approval by the County Engineer, a detailed traffic circulation plan during school pick-up and drop-off times. This plan shall include delineation of areas used for pick-up, drop-off, queuing, as well as the estimated number and location of personnel directing and coordinating traffic circulation. Additionally, this plan shall ensure that traffic queuing will not occur on Mt. Rose Highway or Kelly Dr.*
- *Prior to issuance of the business license to operate the childcare center and school, the applicant shall provide a safe route to school safety plan, for approval by the County Engineer, for access to the south designated elementary school recess area accommodates pedestrian crossing of Kelly Drive from the school.*
- In addition, North Lake Tahoe Fire Protection District has recommended approval with the following condition to demonstrate emergency ingress/egress compliance prior to business license issuance:
- *Provide detailed documentation on how vehicular ways to main thoroughways will remain compliant despite the increase in vehicles and buses during peak pick-up and drop-off times. This shall include strategies to manage traffic to ensure clear ingress and evacuation routes for fire apparatus. Ensure that fire apparatus can enter, maneuver, and retreat quickly to maintain escape routes. Document the design and maintenance plans that support these requirements.*

- To address neighborhood noise concerns, a condition of approval limits recess to no sooner than 10:00am
- Should a noise complaint be made, enforcement action would be followed up by TRPA and/or Washoe County Code Enforcement.
- The TRPA-issued temporary use permit required Saint Claire's to keep a record of any noise complaints received and Saint Claire's responses to.
 - A copy of the report is included as an appendix to the revised application/supplemental materials (Exhibit F). All complaints were resolved in a timely and satisfactory manner, according to the TRPA.

Amended Conditions of Approval



COMMUNITY
SERVICES DEPARTMENT

If any complaints are brought to the attention of the applicant, the complaint shall be documented, and the applicant shall explain in writing, how the complaint(s) were addressed. Such document shall be made available upon request.

Reviewing Agencies



Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NV Highway Patrol	X			
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	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 Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov ; Wes Rubio, wrubio@washoecounty.gov ; David Kelly, dakelly@washoecounty.gov
Washoe County School District (All TMs)	X	X		
AT&T	X	X		
Incline Village Roads	X			
IVGID	X	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



COMMUNITY
SERVICES DEPARTMENT



- Eighty-three (83) parcels noticed using a 500-foot buffer from each parcel
- Four public commenters were in support and two in opposition

Staff is able to make all 5 required findings, as detailed 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 North Valleys 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 a commercial stable, 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 the Board of Adjustment approve Special Use Permit Case Number WSUP24-0005 and provides the following 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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP24-0005 for Saint Clare's, with the 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

Courtney Weiche, Senior Planner
Washoe County CSD – Planning Division
cweiche@washoecounty.gov
775-328-3608



COMMUNITY
SERVICES DEPARTMENT
