

Tom Werner  
10601 Winter Creek Loop  
Truckee, CA 96161  
[Twerner24@msn.com](mailto:Twerner24@msn.com)

5/21/24

Members of the Town of Truckee Planning Commission

To Whom It May Concern:

I have had my residence in Winter Creek for nearly 15 years since inception when my unit was built. The 144 lot Winter Creek community is well designed, which is one of the main reasons I purchased a home here and have enjoyed its pleasant and peaceful setting. I am extremely concerned with this 40 unit rental apartment project. It is totally inappropriate for our residential community (within our nearly exclusive road system) for a number of reasons and should be denied approval as submitted.

First off the 40 units is way too dense for a 1.6 acre site in this location. Most people in our community have always understood a possible multi-unit development of 20 units for sale. This proposal far exceeds that and would have major negative impacts to our community.

Furthermore there is no reasonable justification for the 7+ waivers requested by the developer on areas including site coverage, recreational amenity, open space, and various landscape requirements. You are supporting a higher density project AND multiple waivers? This makes no sense. One would think it should be the other way around and things like open space should increase with higher density not decrease. During our previous public hearing call on 4/8, many references were made to the state and other urban areas by planning for justification. This is the mountain community of Truckee and Winter Creek is a small, quiet primarily single family home neighborhood. You all are public employees and should be working to maintain the quality of our community.

Adverse impacts include safety, traffic, parking, snow removal as you've heard from many of my fellow homeowners. Safety is a huge item given the proposed size and nature of this development. The interchange at Old Brockway will be a nightmare. Our streets are already narrow with no street parking allowed. 72 project parking spaces will likely not be enough, which will impact our streets with unauthorized parking. This will be even more problematic in the winter with typical snow removal requirements and lack of appropriate snow storage areas within Silver Creek. The existing infrastructure within the Winter Creek community cannot adequately absorb the impact of the proposed 40 unit project as designed.

The Town of Truckee is primarily funded by property and sales taxes. The 144 lot residential community of Winter Creek has been around for a long time, supporting the broader community and the Town of Truckee. Your client is us and it seems you should be looking out for our concerns just as much, if not more than, one remote commercial developer of rental housing in this particular location. There are other Truckee sites more suited for higher density residential housing (such as Soaring Ranch).

We understand that Truckee growth is inevitable. Growth needs to be properly managed though and aligned with the existing community. I strongly urge you to reject this project as submitted. I expect to see a more balanced approach with a smaller scale concept going forward with this parcel.

Thank you for your consideration!

Tom Werner

**From:** [Barbara Kane](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Silver Creek Project: Urgent Action Needed to Ensure Safe School Bus Transportation for Children  
**Date:** Tuesday, July 16, 2024 4:12:42 PM

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Dear Planning Commission,

I am writing to express my strong concerns about the safety of children who will reside in the proposed Silver Creek project, particularly regarding school bus access and pick-up/drop-off zones.

Given Silver Creek's designation as a multi-family development, we can expect a significant number of families with children. These children will require safe and efficient access to school bus transportation.

**Safety Issues:**

- **Traffic Flow:** We are aware of the heavy school bus traffic that currently utilizes the route bordering the Village Green Mobile Home Park. This includes buses picking up and dropping off approximately 50 children between 7:00 AM and 8:45 AM, and again from 2:45 PM to 4:00 PM. Has the developer contacted the Tahoe Truckee Unified School District (TTUSD) transportation department to assess the impact of Silver Creek on this existing route?
- **Limited Space:** School buses cannot currently navigate the Winter Creek neighborhood streets. On rare occasions when buses have stopped by the mailbox entrance in the past, they have blocked the entire entrance, creating a dangerous situation for children waiting on a road with a 45 mph speed limit.
- **Precedents:** Developments like Meadow View Apartments and Pring Hills Apartments failed to consider the needs of school children and their transportation. This has resulted in ongoing difficulties for TTUSD in providing safe and efficient service to these areas.

**Silver Creek's Impact:**

The Silver Creek development, with its family-oriented design, will undoubtedly add to the existing challenges of transporting children to and from school safely. We urge you to prioritize the well-being of children by addressing these concerns before construction begins.

**Suggested Actions:**

- **TTUSD Communication:** It is crucial to establish a direct line of communication with the TTUSD transportation department to discuss potential bus routes and designated pick-up/drop-off zones that prioritize children's safety.
  - Please get in touch with **Tony Lavezzo**  
*Director of Transportation*  
Tahoe Truckee Unified School District  
Office (530) 550-0745

- **Traffic Impact Study:** Commission a comprehensive traffic impact study that specifically addresses the impact of school bus traffic on the surrounding area, including Winter Creek and Village Green.
- **Safety Measures:** Develop a plan for safe bus stops within the Silver Creek development, ensuring adequate space for buses to maneuver and for children to wait safely away from high-speed traffic lanes, especially during winter months and snow load.

We urge you to reconsider your current plans and work collaboratively with the TTUSD and the local community to ensure the safety of children who will reside in Silver Creek.

Thank you for your time and consideration.

Sincerely,

Barbara Kane - Winter Creek Resident

**From:** [Marion Ingersoll](#)  
**To:** [Planning Division](#)  
**Cc:** [Chantal Birnberg](#)  
**Subject:** Fwd: Silver Creek Estates  
**Date:** Monday, August 5, 2024 12:54:20 PM

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Dear Chantal, Planning Commissioners and the Town of Truckee,

My home at 10046 Winter Creek Loop is across the street from the proposed 42-unit Silver Creek development, and I am writing in opposition to the plans proposed for this small site.

My concerns center on lack of snow storage / safe winter access, open space exceptions, degradation of adjacent wetlands and lack of CEQA analysis. **Additionally, if the project is approved, I would ask the Planning Commission to preserve the 10-12 tall pines adjacent to the Liberty Utilities power transmission tower to, as much as possible, preserve the existing visual buffer and natural feel of the neighborhood.**

1. Lack of snow storage:

The Silver Creek plans assume that snow will be hauled and stored offsite, which is both unrealistic and fraught with delay and negative safety implications for residents in the winter. Winter Creek streets are narrow, dark, and not designed for increased traffic, especially with significant snow on the ground.

2. Open Space:

The exemption proposed for open space and recreational amenities in the Silver Creek development would impose burdens both on existing Winter Creek amenities as well as safety concerns as residents need to cross busy Brockway Road to access the Town playground and fields across the 45 MPH street.

3. Wetland degradation / lack of CEQA review:

The Town of Truckee should not abdicate its responsibility to ensure CEQA compliance based on caselaw from Berkeley and other dense urban areas. Truckee is a distinct environment. Urban infill cases should not serve as precedent for a very different community.

**4. Please keep the trees!!**

**If the development is approved, one easy, cost-free way to mitigate negative impacts on the neighborhood and make the buildings look better is to keep as many existing trees as possible, especially on the perimeter facing Winter Creek Loop. The developer is proposing less landscaping than typically required by Town codes; the least that can be done to mitigate this proposed variance and hide the apartment buildings and giant high-voltage tower owned by Liberty Utilities is to preserve the 10-12 tall pines that are currently thriving along in the southwestern portion of Silver Creek property.**

Thank you,  
Marion Ingersoll  
10046 Winter Creek Loop  
415-860-0546

**From:** [Mark Heyne](#)  
**To:** [Chantal Birnberg](#); [David Gove](#); [Daniel Fraiman](#); [Mitch Clarin](#); [Coral Cavanagh](#); [Sami Taylor](#); [David Polivy](#); [Jan Zabriskie](#); [Courtney Henderson](#); [Anna Klövstad](#); [Lindsay Romack](#)  
**Cc:** [Debbie Heyne](#)  
**Subject:** Public Comment on Revised Silver Creek Estates Proposal  
**Date:** Thursday, July 18, 2024 4:50:55 PM

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We are full-time residents of Truckee and live in the Winter Creek neighborhood.

We have reviewed the revised Silver Creek Estates proposal and we wish to go on record as continuing to be strongly opposed to the Silver Creek Estates (SCE) development. The changes made to the original proposal do nothing to address our health and safety concerns. For the reasons outlined below, the revised SCE project proposal continues to pose a very serious health and safety risk to those living in Silver Creek Estates, the residents of Winter Creek, Truckee residents that walk and drive through the Winter Creek neighborhood, those driving on Brockway Road, and, as a result, the Town of Truckee as a whole.

The streets of Winter Creek are unique in that they are narrower (by approved variance) than most streets in Truckee and as a result there is no on-street parking for safety reasons. Access for safety and rescue vehicles and easy and immediate access to fire evacuation routes needs to be maintained at all times without being impeded by illegally parked cars. In the winter, our streets become even narrower and the high berms result in severely reduced visibility. Our neighborhood has lots of walkers, bikers, pets, and children (including our grandchildren) playing all year round; this is one of the reasons we love where we live. Because of the small lots and lack of sidewalks, almost all of this pedestrian activity takes place on the streets of Winter Creek. The increased traffic on the narrow Winter Creek streets that will result from the additional 70+ cars coming from SCE poses a very serious safety hazard for everyone in the neighborhood.

Another safety concern we have is where will the 70+ additional cars in SCE going to park when snow is being removed from the SCE parking lot? Although the revised proposal does provide some additional parking, we remain concerned that many will park illegally on Winter Creek streets making streets even more unsafe and unpassable.

We are also very concerned about the safety of the children in SCE. The revised proposal includes no space in SCE for children to play. It appears the only place for them to play will be in the parking lot or on the narrow streets of Winter Creek which will have significantly increased traffic. Crossing Brockway Road to get to the Regional Park is a dangerous proposition for an adult, and much more dangerous for a child.

We are also deeply concerned about the environmental impact the SCE project (without any proposed green space) will have on the adjacent designated meadows and wetlands and the irreplaceable old growth trees on and adjacent to the SCE property.

We fully understand the need for more housing in Truckee and we would support a properly designed project that takes into consideration the safety of its residents and neighbors. However, the revised SCE proposal appears to us to be a project designed solely to maximize profit for an absentee owner that gives absolutely no consideration to the serious negative implications it would have on SCE residents, Winter Creek residents, and the Town of Truckee.

We would support a project with 20 or fewer units that would: introduce significantly less traffic to the narrow Winter Creek streets; reduce pedestrian and vehicle safety issues; provide green space for children to play safely; include adequate space for parking during snow removal within the project; and, maintain the old growth trees and reduce the environmental impact on surrounding natural areas.

Like many of the other residents of the Winter Creek neighborhood, this is our only home and we live here year round. We have lived in Winter Creek for over nine years and during that time we have come to appreciate and respect the decisions the Town of Truckee has made to manage growth and protect the safety of those of us that live

here. Our hope is that the Town again makes the right decision to manage growth wisely and protect its citizens by rejecting the revised SCE proposal.

Respectfully,  
Debbie and Mark Heyne  
10431 Justin Creek Rd.  
Truckee, CA 96161

**From:** [Michael Kane](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Public Comment - Silver Creek  
**Date:** Tuesday, July 16, 2024 3:19:02 PM  
**Attachments:** [Term Sheet WC-SC-7.pdf](#)

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Chantel,

The new design does not address the traffic concern, pedestrian safety concerns or snow removal concerns.

The WC HOA is preparing for the 2nd Planning Committee meeting regarding the Silver Creek Project in August. As you can imagine, the WC residents are highly concerned with the increased traffic, road maintenance, and snow removal plan associated with the project. We are working with our hired counsel to navigate the process between the Town/Developer/WC HOA and have hit some roadblocks. We are getting mixed responses regarding installing a traffic gate on WC Streets. I know gates are allowed in Truckee as they currently exist, and the FD has confirmed that there are neighborhoods in Truckee that have gates that they access (see attached photo for the gate at Laurelwood in Prosser). Sidenote: The team at WC HOA has been in contact with Jen Calloway. Attached is a proposal for a compromise that WC HOA sent her today.

The planning department has yet to produce documentation showing the Town's gate policy. Can you provide documentation?

Cordially,

Michael Kane

# MEMORANDUM

**TO:** Jen Callaway, Town Manager, Town of Truckee  
**FROM:** Winter Creek community, represented by Jim Francis  
**DATE:** July 16th, 2024  
**RE:** Proposal for Compromise Solution to Silver Creek Impact

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1. Concerns:

The Winter Creek community has four primary concerns re: Silver Creek:

- i. Increased traffic “cutting through” to access Palisades Rd (signalized crossing of Brockway Rd, vs non-signalized intersection at Winter Creek and Brockway)
- ii. Spillover parking
- iii. Long-term management of proposed shared infrastructure, particularly in light of condition #27 in staff recommendation to Planning Commission. This covers managing/coordinating snow removal, road and storm drain maintenance, etc.
- iv. Safety of Brockway Rd/Winter Creek intersection and pedestrian crossing

2. Revised Submittal

Community recognizes that Mr. Shera has proposed incremental improvements including additional parking and a better site layout. However, they are not considered adequate to address citizens' concerns. *Note: the community is NOT opposed to development of the site. The community recognizes the need for more workforce housing in Truckee. The objection is based on the density and the type of housing (rental vs. ownership) and likely adverse impacts described above.*

3. Proposed compromise:

- a. Town assumes responsibility for a joint use agreement for the impacted infrastructure and associated activities including road maintenance and snow removal. The streets, storm drains, pathways etc would no longer be under the “jurisdiction” of the Winter Creek HOA. The HOA would relinquish financial and operational control of the affected streets. The Town would determine an appropriate cost/billing structure with the developer.
- b. Some type of gate/barriers are erected to mitigate traffic and parking concerns highlighted in items i and ii above.
- c. Flashing yellow light and crosswalk and improved landing at the Winter Creek Loop/Brockway Rd intersection.

This would produce a “win/win/win”. The developer would get the go ahead to build, the town would get incremental housing units and the Winter Creek neighborhood would be insulated from adverse impacts.

4. Possible Next Steps:

- a. Meeting with the Town Dept. Heads to discuss this proposal
- b. If a compromise can be reached, then joint meeting with developer
- c. Joint presentation to Planning Commission in August

**From:** [Cathy Kedzie](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Silver Creek Development  
**Date:** Thursday, July 18, 2024 7:43:39 AM

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As a homeowner in Winter Creek there are majors concerns with the upcoming development. Safety the priority! I attended the initial meeting on zoom and realized that the changes and deferred decision making giving the builder an opportunity to remove a building, add three floors to two others and maintain parking places for 75 cars does little for the safety issues addressed at the meeting.

How is a property design for 20 townhomes owned by those homeowners allowed to grow to 40 units with no onsite management? Do we as a town have the resources for possibly over 500 new residents per year as the building has 30 day minimum leases? Resources such as police, fire and medical? It's nearly impossible to get a doctor in Truckee.

Since the first meeting we had a serious accident on Brockway Rd involving pedestrians, cyclist, and a propane truck. Adding an additional 75 cars to the streets of our neighborhood will have a detrimental outcome as we have concerns with the traffic currently in the neighborhood. There are many families with small children that play, ride bikes, walk dogs and generally walk around.

Has anyone thought about onsite management? The towns experience with other rentals might raise that question.

Truckee is an amazing place that needs more housing. Where we do that and the long term outcomes should be considered. Because a developer out of the area wants to build max capacity in a neighborhood, for profit, does not mean the Town of Truckee decision makers should go along. Winter Creek homeowners pay taxes, provide the town with workers, volunteer, and support the community.

Please keep our neighborhood safe.

Regards,

Cathy Kedzie  
Winter Creek Homeowner

Sent from my iPhone

**From:** [Cathy Kedzie](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Keep Winter Creek Safe! Pictures worth a thousand words.  
**Date:** Thursday, July 18, 2024 4:02:33 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Cathy Kedzie <ckedzie@challengesales.com>  
**Date:** May 21, 2024 at 9:28:31 AM EDT  
**To:** Linda Radler <lindaradler@yahoo.com>  
**Subject:** Fwd: Keep Winter Creek Safe! Pictures worth a thousand words.

Sent from my iPhone

Begin forwarded message:

**From:** Cathy Kedzie <ckedzie@icloud.com>  
**Date:** May 21, 2024 at 9:19:20 AM EDT  
**To:** Cathy Kedzie <ckedzie@challengesales.com>  
**Subject:** Keep Winter Creek Safe! Pictures worth a thousand words.











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