

**From:** [linda radler](#)  
**To:** [Chantal Birnberg](#)  
**Cc:** [Steve Smoot](#)  
**Subject:** silver creek questions ideas  
**Date:** Monday, April 8, 2024 3:14:17 PM

---

As residents in the Winter Creek neighborhood we have serious concerns about the silver creek planned cement forest to be built. Please see the following and let me know the Town of Truckee's response. We will be on the call at 5pm.

Questions and Ideas:

1. We understand that the state law overrides the town's control in many areas. However will Truckee intend to cede sovereignty to the state or enforce the areas it can to maintain the local character and circumstances of the Town.
2. The low availability of parking sounds wonderful for central Sacramento, or South of Market, San Francisco. Does the town of truckee intend to provide similar facilities? 10 min bus service? Hourly public transit to Reno for facilities unavailable in town? Or do they expect residents will have cars, just "offsite". If so, is there a town provided facility for said cars? or if they are expected to provide their own, what will the town do to enforce parking measures where they park illegally? Specifically, while "in theory" HOAs can fine and tow, in practice, it is impossible. Given the town has a forewarned notice of likely noncompliance, will there be a shortcut to fine and tow illegally parked cars on Winter Creek's property?
3. Similarly the development purports to offer ZERO open space / green space, yet is located right next to the HOA's privately owned park area. It would be disingenuous to assert that none of the residents of silver creek will trespass on the HOA space. Is there a "short cut to a 602" remedy for trespass? does the City intend to respect our rights as TAXPAYERS to prevent damage (even from "normal use") of our property by residents of the new development?
4. How will snow removal work?
5. Should the development use any images of the Winter creek owned property in their marketing materials, does the town agree that this represents criminal conspiracy to incite trespass? Would, in the town's opinion, this be false advertising on the part of the developers?
6. The "road" situation is complex to a non-lawyer. Can you please spell out the responsibilities of the various stakeholders? For example, as initially described it appears that privately owned and maintained roads are permitted free and unencumbered use by residents of Silver Creek. If that is the case, may we, the owners, simply remove the road? If not, this seems like a straight up uncompensated **taking** by the town/developer. Why is the town not required to exercise eminent domain, with compensation for this taking? Or if it is a wholly private matter, where are the dues for maintenance the owners have not

paid since the property was purchased and their commitment to pay them going forwards in proportion to density-adjusted use?

7. The space silver creek will occupy are in the same development as the homes in the HOA. Are they not required to join and pay into said HOA? If not, can homes in the development also exempt themselves? if not, why not?

8. The construction of the concrete forest will require innumerate trucks to transit our roads. Where will they park? This will have a nontrivial impact on their replacement date, which the HOA is on the hook to pay. How does the development intend to pay for this construction externality?

9. For certain units, the new development will materially detract from their view, what is the approval and recompensation process for said obstruction?

10. We have heard different numbers, exactly what % of the development is "affordable housing" under state rules?

11. Again as a non-lawyer has the applicable zoning changed for the space? it was sold as space for 24(?) units, but is proposed as 48(?) units...that seems like a material difference.

12. Realizing that images are imprecise, it appears from the presented images that the development is taking over the existing sidewalk space. Is that correct? if so, is the HOA expected (again) to work around this taking and provide sidewalk space on the opposite side? or will the development be acting in a responsible manner and taking over the creation and maintenance of said sidewalk? Is it true that not a single tree or green patch will exist when this is built?

13. Is Truckee expecting to change the Brockway intersection given an expected 50% increase in traffic? There is no marked crosswalk, cars are "usually" responsive to pedestrians, at today's load. To what extent is the city signing up to compensation due to hit&run's or other failure-to-yield accidents mere steps from our homes?

14. While the plans are very high level, they do not currently appear to adhere to the Dark Skys principles. How is the developer planning to prevent light pollution?

15. The town of Truckee has been forced to assert significant control over STRs. A "long term rental" development central to downtown is a clear and present threat for illegal STRs. What do the owners intend to do to prevent such abuse? How will the town directly penalize the owners of the development for abuse by their tenants? Again Truckee has the luxury of being forewarned about said use, this is not a case to go in "eyes wide shut".

16. Given the multitudes of potential abuses by the occupants of the development, it seems necessary that the developers post a \$1m bond in perpetuity to cover illegal activity their development will encourage. We propose that upon any infraction of law, said bond be immediately payable to the town, HOA, and

homeowners directly at 1/3 each, to be replaced by a bond at 2x the rate for each successive infraction (\$1m, \$2m, \$4m, \$8m, ...). Otherwise it seems likely the owners will attempt to absolve responsibility for designing building and selling units that encourage lawbreaking by the tenants.

Sincerely,

Linda Radler  
Steve Smoot  
10068 Winter Creek Loop  
Truckee, CA 96161

**From:** [Stephen Kidder](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** APPLICATION: 2021-00000060/DP (Development Permit) PROJECT NAME: Silver Creek Estates  
**Date:** Monday, February 5, 2024 5:14:11 PM

---

Hi Chantal,

This is my letter in formal opposition of the Silver Creek project.

I have a few questions. How many of these emails will you need to receive to block this project? What are the best ways/people to talk to? What criteria do you use to block projects/approve projects? And what does tip the scale in the developers direction... you know, at what point do city planners/local government think "screw it, let's destroy 10000+ individuals way of life and let's overrun our already catastrophically overwhelmed local infrastructure so a developer can make a few bucks"?

**Parking:** There is absolutely no parking available within Winter Creek or along Old Brockway Rd. California law may permit less parking spots however the physical reality is that residents will NOT have sufficient space to park. The developer must have a concrete plan for how to limit vehicles to only available spaces.

**Snow Storage:** The development must have adequate snow storage. Similar to the physical reality of parking spaces, there is no additional area outside of Silver Creek Estates for snow storage. The developer must have a concrete plan to manage snow especially during years like the winter of 2022/2023.

**Roads:** Winter Creek homeowners bear financial responsibility for the roads within the community and all associated costs, maintenance, snow clearing, debris removal, water drainage, and liabilities. The developer must have a concrete plan for ensuring the development does not burden Winter Creek in any way.

**Open Space:** The development must provide their residents with recreational and open space without utilizing Winter Creek private property.

Best,  
Stephen Kidder  
Sent from my iPhone

**From:** [Jennifer Scott](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** APPLICATION: 2021-00000060/DP (Development Permit) PROJECT NAME: Silver Creek Estates \*\*my concerns  
**Date:** Monday, February 5, 2024 12:25:48 PM

---

Hello Town of Truckee,

I understand that the public can give comments on APPLICATION: 2021-00000060/DP (Development Permit)  
PROJECT NAME: Silver Creek Estates.

I am a full-time resident of Winter creek and have several serious concerns about the proposed project.

My biggest concerns are about parking, snow storage, road access / congestion and open space.

Parking: There is absolutely no parking available within Winter Creek or along Old Brockway Rd. The developer must have a concrete plan for how to limit vehicles to only available spaces.

Snow Storage: The development must have adequate snow storage. Similar to the physical reality of parking spaces, there is no additional area outside of Silver Creek Estates for snow storage. The developer must have a concrete plan to manage snow especially during years like the winter of 2022/2023.

Roads: Winter Creek homeowners bear financial responsibility for the roads within the community and all associated costs, maintenance, snow clearing, debris removal, water drainage, and liabilities. The developer must have a concrete plan for ensuring the development does not burden Winter Creek in any way.

Open Space: The development must provide their residents with recreational and open space without utilizing Winter Creek private property.

Thank you for taking these concerns into consideration when making the decision.

Thank you,  
Jennifer & Tom Scott  
10363 Winter Creek loop  
Truckee, CA 96161  
707-307-3885

**From:** [Joe Smith](#)  
**To:** [Chantal Birnberg](#)  
**Cc:** [alexis@mapf.org](mailto:alexis@mapf.org)  
**Subject:** Fwd: Silver Creek Estates Project & Electronic Delivery  
**Date:** Friday, February 9, 2024 8:19:35 AM  
**Attachments:** [Silver Creek devt summary 2.pdf](#)  
[Silver Creek Project Routing 1-31-24.pdf](#)  
[WCR How to Opt-In Electronic Delivery.pdf](#)

---

----- Forwarded message -----

To whom it may concern, the following email and attachments speak for themselves. The approval of any of these waivers violates town of Truckee GP2040 which took several years to structure and approve. One aspect that wasn't mentioned which is warranted is public safety. In this era of fire hazard adding the number of new residents to an already compact community with limited access points is dangerous. In addition, given its location, the obvious traffic congestion from Winter Creek Loop onto Brockway Summit Rd. should require a stoplight. The traffic speed limit on Brockway is 45mph although drivers are constantly exceeding it. With potentially an additional 72 vehicles seeking to exit or enter onto Winter Creek Loop the danger is obvious. I don't know who the developer is but the only word I can come up with to describe the proposal is, "audacious." When they purchased the property just a few years ago before GP2040 perhaps they felt this high density proposal made sense and was a good investment, if so, it was a mistake and very shortsighted. Please reject all the waiver requests and don't permit this development to move forward.

Sincerely,  
Joe Smith

From: **Deedra Pfaff** <[granitepeak-mail-system@granitepeak.mailer.appfolio.us](mailto:granitepeak-mail-system@granitepeak.mailer.appfolio.us)>  
Date: Mon, Feb 5, 2024 at 9:57 AM  
Subject: Silver Creek Estates Project & Electronic Delivery  
To: <[truckeejoe47@gmail.com](mailto:truckeejoe47@gmail.com)>

Hello Homeowners.

There are two very important topics that you should be aware of and take action on.

1. Recent development application for what is proposed as "Silver Creek Estates".

A development application is in progress and the Board, as well as many homeowners within Winter Creek, are very concerned with many of the details related to this development; in particular the lack of parking spaces, snow storage, roads, and open space. There are additional concerns, of course, and this message is not intended to capture them all.

Neighbors adjacent to Parcel B - Silver Creek will be directly impacted with additional noise, traffic, and potential visual privacy as the developer is asking for a waiver on landscaping requirements also. The Winter Creek HOA will have increased costs to provide enforcement of parking, road maintenance, etc., which will impact ALL Winter Creek owners, not just those in the direct vicinity. Therefore, it is important for everyone to voice your concerns to the Town of Truckee

The Town of Truckee is accepting feedback about this development proposal and comments must be received no later than Wednesday, February 14, 2024, to [cbirnberg@townoftruckee.com](mailto:cbirnberg@townoftruckee.com).  
Please speak up if this is important to you.

Details on this application are attached. You may also contact [cbirnberg@townoftruckee.com](mailto:cbirnberg@townoftruckee.com) and request to be kept informed of future updates about this development.

APPLICATION: 2021-00000060/DP (Development Permit)  
PROJECT NAME: Silver Creek Estates

Note: The Routing Memo from the Town notes that the developer is requesting 7 waivers of Town Development standards including site coverage, recreational amenities, open space and landscaping. They are also requesting additional density above Town standards.

Parking: There is absolutely no parking available within Winter Creek or along Old Brockway Rd. California law may permit less parking spots however the physical reality is that residents will NOT have sufficient space to park. The developer must have a concrete plan for how to limit vehicles to only available spaces.

Snow Storage: The development must have adequate snow storage. Similar to the physical reality of parking spaces, there is no additional area outside of Silver Creek Estates for snow storage. The developer must have a concrete plan to manage snow especially during years like the winter of 2022/2023.

Roads: Winter Creek homeowners bear financial responsibility for the roads within the community and all associated costs, maintenance, snow clearing, debris removal, water drainage, and liabilities. The developer must have a concrete plan for ensuring the development does not burden Winter Creek in any way.

Open Space: The development must provide their residents with recreational and open space without utilizing Winter Creek private property.

## 2. A reminder to enable Electronic Communications

Granite Peak Management has sent email with the title “Electronic Document Delivery Services Step-by-Step Instructions in AppFolio” on January 26, 2024 with details on how to enable electronic delivery of most communication from Granite Peak. This will save us thousands of dollars each year so please review this communication and follow the instructions \*even if you think you’ve done this previously”. The updated AppFolio software requires each of us to re-enable this capability.

Sincerely,  
Derek Iverson and the Winter Creek Board

DEEDRA PFAFF| Community Association Manager

E DeedraP@GPeak.com O 530-562-4888

[150 Alpine Meadows Rd. #1, Alpine Meadows, CA 96146](#)

GRANITEPEAKMANAGEMENT.COM



**From:** [Lauren Lee](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Re: Silver Creek Estates APN 019-820-001-000  
**Date:** Monday, February 5, 2024 10:25:09 AM  
**Attachments:** [image001.png](#)

---

Chantal,

I received an update on the application from neighbors, but not from you directly. Can you please add me to your notification list?

I would like to reiterate my concern for this upcoming development in regards to the density proposed. The proposal of 40 units is still not well planned. Our main concerns are the lack of parking spaces, snow storage, roads, and open space. Winter Creek has enough issues with parking and snow storage and cannot handle the added burden of 40 more densely packed neighbors looking for parking.

Regards,  
Lauren

On Fri, Oct 29, 2021 at 5:38 PM Lauren Lee <[laurenlee@gmail.com](mailto:laurenlee@gmail.com)> wrote:

Hi,

Sorry for the misspelling of your name. Yes, please add me to the list. I have a rough idea of the plans based on the postcard and that's enough for me right now. Thank you in advance for sending me updates.

Regards,  
Lauren

On Wed, Oct 27, 2021 at 8:34 AM Chantal Birnberg <[CBirnberg@townoftruckee.com](mailto:CBirnberg@townoftruckee.com)> wrote:

Thank you for your email. Many residents have voiced concerns, so I have started an email list to keep everyone up to date with the project as it moves through our process. Would you like to be added to the list?

The project is currently in its earliest stages of permitting, and during my very cursory review, I believe that there will need to be some major design changes. I will do my best to keep everyone in the loop. I have shared the current plans with the aforementioned project group, would you like for me to share them with you as well?

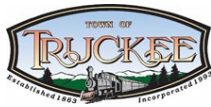
Best regards,

**Chantal Birnberg**

Associate Planner

530.582.2927

\*I am out of the office every other Friday



---

**From:** Lauren Lee <[laurenlee@gmail.com](mailto:laurenlee@gmail.com)>  
**Sent:** Tuesday, October 26, 2021 11:09 PM  
**To:** Chantal Birnberg <[CBirnberg@townoftruckee.com](mailto:CBirnberg@townoftruckee.com)>  
**Subject:** Silver Creek Estates APN 019-820-001-000

Ms. Bimberg,

Our family home at 10096 Winter Creek Loop is a block away from the proposed Silver Creek Estates. We recently received a Notice of Application Submittal postcard which details the development of 42 units. We are surprised and concerned. We hope the Planning Department does not approve this application as described.

The density of forty-two units is going to have a serious impact on our neighborhood and environment. Seventy-two cars are bound to exceed the capacity of the neighborhood roads, create traffic and reduce the greenery/open space Truckee is known for. The over density bonus, additional units, reduced parking ratio and deviation in code standards seem unreasonable and would be inconsistent with Truckee's other developments and characteristics.

We ask the Planning Commission to carefully consider the density and character of the community and neighborhood. We know the Commission will approve a well-designed plan that doesn't over build, taxing the environment and the area infrastructure.

Thank you for your consideration,

Lauren and Willis Lee

**From:** [Pat Moody](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Re:Silver Creek Dev  
**Date:** Tuesday, February 6, 2024 10:17:47 AM

---

City of Truckee

When we heard about the development of Silver Creek, we were not opposed to the building of these 27 units but now with the greed of the builders using the density loophole of California I see a completely different project emerging. This particular property is suitable for a certain number of apartments without having a high impact of on the neighborhood and the Silver Creek residents. Quality of life is important to all residents.

My husband and I have been full time residents in Winter Creek for 8 years and have seen issues that affect the neighborhood.

Year round, parking is an issue. These are narrow roads and no parking is allowed in WC on the roads. With 40 units in SC the minimum amount of parking spaces should be 80 and realistically there will be more cars than that due to additional roommates in larger units. Where will these cars be parked? Certainly not in WC or on Brockway. Will they impact the parking in the Blue Coyote lot or the limited parking on Palisades? With an additional 80 + vehicles, traffic will be coming and going through WC. Turning left on to Brockway can be difficult with traffic without 80 + additional cars causing a WC traffic jam and causing wear and tear on the roads that the we residents pay to keep up. Speeding will also be a problem. One of the reasons speed bumps were introduced a couple of years ago.

Development waivers being requested add to the money pockets of the property owners. It's greed. They really couldn't care less about the quality of life of their tenants and WC residents. No open space for the adults/children means using WC park area. Our park is for WC residents and guests. Are we supposed to "police and monitor" like the bad guys? Landscaping between the units and houses should be enforced. We shouldn't have to have an eyesore right outside our window because the unit numbers are increased and now there is no room to plan for environmental/landscaping between SC and WC.

Snow removal will be a winter problem. In times of lean snowfall, it's not as impactful but during heavy winters or major storms, where is their snow going to be dumped? Also, heavy snowfall can cause one lane roads leading to more traffic issues. If there is no room for open space or landscaping between SC and WC, where on earth is the snow going to end up?

For a mountain community that prides itself on well planned projects and fitting into the ascetic landscape of the environment, this increased development has too many units to fit comfortably onto the rather small and inaccessible land space. Cramming 40 units into a space that was clearly designed for 27 units is so obviously a way for the developers to increase their profits at the expense of safety and quality of life of all the residents and tenants.

Sincerely concerned,

Ed and Pat Moody  
10625 Winter Creek Loop  
Truckee, CA 96161

Sent from my iPhone

**From:** [Jai M. Gohel](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Silver Creek Estates - 2021-00000060/DP - OBJECTION TO PROPOSED DEVELOPMENT BY ADJACENT NEIGHBOR  
**Date:** Wednesday, February 14, 2024 9:23:19 PM

---

Ms. Birnberg-

I own the property located at 10633 Winter Creek Loop, which is directly across the street from the proposed Silver Creek Estates development. Given this, my property is one of the properties most affected by the development. I am a full-time resident of the Town of Truckee.

I have several concerns and objections to this proposed development plan. Many of these are shared by the Winter Creek Homeowners Association and other individual homeowners in Winter Creek, so please forgive the overlap. I do not speak for the Winter Creek HOA, and am making this objection as an individual homeowner and resident of Truckee directly impacted by the proposed development.

Though I am an attorney, I am not a land use attorney. Despite this, my most basic legal research indicates that the proposed project as presented should be denied by the Town of Truckee.

**Concern for Public Health and Safety:** The huge increase in vehicle traffic (including heavy machinery like garbage and recycling trucks, snow ploughs in the winter) that will be incurred on Winter Creek Loop and connecting streets in our quiet development is a significant risk to public safety.

There are only two streets that allow ingress and egress into the Winter Creek development, one at Winter Creek Loop/Brockway and one at Sara Bear/Palisades. The proposed development has 72 parking spaces, which indicates 72 additional vehicles, at a minimum, using the quiet private streets of Winter Creek Loop and Sara Bear to leave the Silver Creek Estates (SCE) development.

It is proposed that the SCE has two roads that access Winter Creek Loop. It is anticipated that many people/vehicles will use Winter Creek Loop to exit the Winter Creek development onto Brockway, increasing traffic on a small road with a single stop sign and cross traffic which may cause backups at times. Additionally, the impact on Winter Creek Loop will bear the bulk of the wear and tear on the road from private vehicles and large trucks/ploughs. It can also be anticipated that many vehicles will exit the Winter Creek development on Sara Bear, which will increase the traffic along that road in Winter Creek as well, which has many homes, persons walking, children playing, and dogs being walked.

Indeed, right next to the proposed development is Winter Creek's children's playground. The danger to children that use this are with the huge increase in traffic can not be underestimated. Thus, all of the Winter Creek development will be negatively affected by the SCE development.

Under Government Code 65589.5(d)(2), the SCE project would CLEARLY have “a significant, quantifiable, direct, and unavoidable impact” on public health or safety, “based on objective, identified written...standards...as they existed on the date the [project] application was deemed complete.” This is an obvious ground under which the Town of Truckee deny such a project or render it “infeasible” under this statute.

72 additional private vehicles and the heavy machinery vehicles to service this very dense population of this project is far too much of a traffic load for this quiet neighborhood.

The lack of direct access from Brockway to the proposed SCE development will make the residents of WCE incur all of the noise, traffic and public safety risk which is not part of our development. The developers of SCE seem to expect Winter Creek owners bear the burden of their poorly planned development.

**Parking:** There is absolutely no parking available within Winter Creek or along Old Brockway Rd. California law may permit less parking spots however I anticipate that the reality is that residents will NOT have sufficient space to park. Residents of SCE will inevitably have guests with vehicles. Where will they park if the guest spaces are taken?

There is no public parking on Old Brockway. It is inevitable that people will assume they can park on Winter Creek development streets, and the burden on police to cite these vehicles, and on the towing companies to tow the vehicles will be a significant hassle and burden on the City of Truckee and Winter Creek homeowners and residents. The developer must have a concrete plan for how to limit vehicles to only available spaces and an enforcement mechanism that doesn't place any burden on Winter Creek residents or owners.

**Snow Storage:** The development must have adequate snow storage on the SCE development itself. Similar to the physical reality of parking spaces, and lack of open space in the SCE plans, there is no additional area outside of Silver Creek Estates for snow storage. The developer must have a concrete plan to manage snow especially during years like the winter of 2022/2023.

Where will all of this snow removal go? How will snow ploughs access the areas and remove snow onto areas that are NOT on Winter Creek property. Snow ploughs will have to either put the snow on SCE property (where, based on the tight open space in the development plans, there will clearly be inadequate space in an average snow year) or elsewhere, outside of Winter Creek. The snow ploughs required for the snow removal will have to get access onto the SCE property, and then potentially have to move snow out of the Winter Creek area onto Brockway or Palisades. This will create significant traffic, noise and hazards for health and public safety on the roads from the movement of snow ploughs onto Brockway or Palisades.

**Roads:** Winter Creek homeowners bear financial responsibility for the roads within the community and all associated costs, maintenance, snow clearing, debris removal,

water drainage, and liabilities. The developer must have a concrete plan for ensuring the development does not burden Winter Creek in any way. Again, the central problem is that SCE development has no independent access to a larger public road like Brockway or Palisades without utilizing Winter Creek roads.

**Open Space:** The development must provide their residents with recreational and open space (including space for snow removal) without utilizing Winter Creek private property. The proposed SCE development does not appear to have nearly enough open space to achieve this goal. There will be increased foot traffic of SCE residents crossing the busy and dangerous intersection at Brockway/Winter Creek Loop if they walk to the skate park/baseball fields and other City recreational areas on the other side of Brockway. More open space must be added to the SCE development plans.

**Privacy:** The SCE development proposes a landscaping requirements waiver. This is unacceptable, as my home, and the homes along Winter Creek Loop across from the development will have the SCE development without any landscaping to mitigate the invasion of visual privacy. There is no reason to get a landscaping waiver other than cost savings for the developer. That is not a good enough reason.

**Public Hearing:** I request a public hearing where the public can comment on the record to object to the planning commission and directly address the officials in the Town of Truckee.

**Conclusion:** The SCE development is too large, too dense, and poorly planned to fit into the relatively small and inaccessible lot. The goal of the developers is obviously to squeeze as many units and parking into SCE to maximize profit at the cost of health and public safety of Winter Creek residents. We are taxpayers and residents of the Town of Truckee, and I urge you to protect our interests of our health and safety over that of a Southern California developer whose only interest appears to be profits.

SCE will have a significant negative impact on the public safety of Winter Creek and SCE residents given the large increase in private and heavy machinery vehicle traffic. It also fails to address the needs of SCE residents with adequate open and recreational space on the SCE property itself. With the development as currently submitted for approval, it is the residents of Winter Creek and the City of Truckee who will bear the costs of the SCE development.

Regards,

Jai Gohel  
10633 Winter Creek Loop  
Truckee, CA 96161

---

Jai M. Gohel  
Attorney at Law

819 Eddy Street  
San Francisco, California 94109  
Tel. (415)771-6174 Fax. (415)474-3748

Website link:

[Jai Gohel, Criminal Defense Lawyer San Francisco Bay Area](#)

[www.victorydefenselaw.com](http://www.victorydefenselaw.com)

---

This correspondence is sent from a licensed attorney and may contain privileged information and attorney work product. If you received this message in error, please delete and/or inform the attorney listed above.



**From:** [Scott McGill](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Silver Creek Estates  
**Date:** Tuesday, February 6, 2024 4:58:17 PM

---

Hi,

As a homeowner in Winter Creek, I would like to express my concern about the new project and the developers ask for 7 waivers around the laws that protect the Truckee communities.

We need to protect the work that Truckee has done to keep it a special place and not allow them to adjust the town standards.

Thank you.

Scott McGill, CEC  
Corporate Chef, T S Restaurants  
808-669-0453

**From:** [Susan Minton](#)  
**To:** [Chantal Birnberg](#)  
**Subject:** Silver Creek Project Concerns  
**Date:** Monday, February 5, 2024 12:48:48 PM

---

Hi Chantal,

My name is Susan Minton. I am the owner of 10252 Winter Creek Loop in the Winter Creek neighborhood. I built this home in 2011-2012 and am a long term resident of the area. Winter Creek is a premium in-town family neighborhood, with mostly full time and a few active part-time residents. In comparison of other Truckee neighborhoods, we are generally more present and active in the community. Winter Creek neighborhood safety, quality of life, and values should not be compromised by new development and especially that which does not meet the original permit scope under which we purchased property in the area.

I have a number of concerns with the Silver Creek proposal and requested waivers and accommodations. I will work through each of them below.

**Proposed Units:** We can assume these units are likely to be used by full-time residents and are likely to inhabited overcapacity. Looking at any of our area apartments or even though throughout California predict such. Thus, we should not permit the equivalent dwelling units and rather stick to the actual dwelling unit requirement. It is likely that the number of residents in Silver Creek, while only a fraction physically of the Winter Creek development will amount to 20%+ of the neighborhood residents and traffic.

**Maximum Site Coverage and Common Open Space:** This is not a site plan that abuts to natural open space or roadway easement. It sits inside a high-value neighborhood, surrounded by relatively high density building. Proper easements and open space should be adhered to, ensuring appropriate snow storage, quality of the visual environment and experience for the existing neighborhood.

**Common Recreational Amenity:** The Winter Creek neighborhood has recreational amenities for its residents. Silver Creek should have to either fund the Winter Creek amenities, which will inevitably be used by their residents, or preferably build their own. It is likely that children and pets will live in Silver Creek development, and there should be appropriate amenities for such, especially given the high density.

**Required Open Space:** This high density transient rental project is not being built in a commercial corridor. It is proposed within a an already high-density premium single-family neighborhood. The town open space requirements should be kept to protect visual sight lines, project density, project easements with Winter Creek, and snow storage.

**Parking Lot Interior, Perimeter and Setback Landscaping:** We should be building beautiful spaces within our town. Thoughtful landscaping also encourages wildlife and prevents runoff. Winter Creek already maintains strict HOA policies around aesthetic landscaping. These buildings will be here for a lifetime and should have aesthetics that complement the Winter Creek community.

**Private Exterior Space:** If the developer does not want to build patio's and balconies, then they should be required to build adequate storage for each unit. These units will be overpopulated.

Private exterior space will hold recreational equipment. If these spaces don't exist, such will sit all over the property.

Parking: Hopefully, the Truckee Town Council has learned that we can't will residents to not have a car or only one car for two or more people, especially when our bus system is completely unreliable. Even on a main road like Brockway, the bus system does not start early enough to get people to work. I know. I've tried. It is imperative that this development plans two cars per unit, minimum. There is no parking on Winter Creek Loop or other neighborhood streets. There is no parking on Brockway. These are apartments that are likely to be at 130% of occupancy. Two parking spots per unit is imperative.

Traffic: It is common for people in Winter Creek to use the East Entrance on Brokway, when they are headed East and the West entrance to Palisades, when they are heading West. Especially since the medians have been added on Brockway, it is very difficult to turn left from the Winter Creek East Entrance. This means that the residents of Silver Creek will use Winter Creek's private streets to exit the community to the West. The Utmost consideration should be made for density of the Silver Creek development as well as structured compensation from Silver Creek for easement and private road maintenance through the community.

I appreciate that the Town of Truckee is in need of housing, but putting above regulation density rentals inside an established premium housing neighborhood with private streets and strict HOA is far from the best plan. Why are we not developing our commercial areas like near Raley's, SaveMart, or other DPR and commercial corridor locations for high density rental units, where the developer wants to skip everything that makes a "community" about their development. This is not the right place for a low-cost, super high density housing project, especially when the Truckee Town Council has a history of reducing requirements mid-development to get the project finished and show "new residential" units added to the area.

I greatly appreciate you consideration. Please call me at 949.887.5165, if you would like to speak further on my thoughts above.

Regards,  
Susie

Susan Minton  
ssminton@outlook.com