

From: [Lisa Durgin](#)
To: [Washoe311](#)
Cc: [Olander, Julee](#); [Hartung, Vaughn](#)
Subject: Master Plan Amendment Case Number WMPA21-0002 (Village Green)
Date: Sunday, July 4, 2021 6:02:22 PM

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Dear Planning Commission members,

I hope you are able to receive this email before the planned Public Hearing on July 6th.

My family and I are 17 year residents of the Bridle Path subdivision which sits just south of the Village Green Commerce Center site. While we have understood for a long time that the parcels involved with the Village Green complex would not stay vacant forever, we were hopeful that any development there would be considerate of the semi-rural equestrian flavor of our community. The original concept for this development in the Spanish Springs Master Plan gave us hope that this would be the case. Unfortunately, the amendment being sought now seems to be asking for most, if not all, of the architectural, design, and other "aesthetic" standards to be waived for the large 39 acre parcel. This requested amendment comes across as a complete "bait and switch" -- the developer agreed to maintain a certain aesthetic along with other building and architectural elements to be respectful of the homeowners who live directly adjacent to this parcel, and now they want to be exempted from all of those standards and guidelines.

In addition, the developer wants to relocate their agreed-upon equestrian trail easement away from where the actual equestrian trail is! The trail that is maintained by the Bridle Path Homeowners Association and upon which Bridle Path homeowners ride their horses and walk their dogs runs from east to west along the northern boundary of Bridle Path (the southern boundary of Village Green). The proposed amendment seeks to move the equestrian trail easement to the western edge of the 39 acre parcel -- a boundary that runs north/south and does not currently incorporate or run parallel to an equestrian trail. This seems to completely ignore the original intent of the easement -- to allow for safe usage of the existing equestrian trail!

I urge the commission to deny items 1, 2, 3, 5, 9, 10, 11, and 13 of this proposed amendment. The developer should be held to the standards and guidelines they agreed to when this project was approved.

Sincerely,
Lisa Durgin