

Dear Tom, Planning Commission and Town Council,

In your application for a zone change, you justify your application for the change because the area falls under "mixed use". Yet your proposal has no mixed use in it; all your proposals are of quasi commercial use. From the FLUM, it states:

Higher density residential uses (including multifamily uses) are appropriate in this area, as well as small-scale commercial development.

A four thousand square foot building is hardly small scale. Adding a transit hub to the property will also require a lot of space. Nowhere in your proposal are any residential uses. Surrounding this area are residential uses.

The Town's request for a zone change does not meet the requirements needed for approval and should be denied as it has done to private property owners who fail to meet the criteria for zone changes. The Town might want to consider not growing our government with more buildings and more employees and try to hold on to a village atmosphere. If anything, the Town could use more low income housing and small scale commercial on this property that would actually meet the criteria for a zone change.

Max and Julie Gregoric  
Sol Foods Supermarket  
Hoodoos General Store

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Dear Tom,

In addition to my previous email, I would like to remind the Town and the general public about previous zone change denials. Nowhere in your application do you mention any history of denials or proposals to develop this property by private parties. The Planning Commission and Town Council should be made aware of this history. Please include this email in the record.

Max and Julie Gregoric  
Sol Foods Supermarket  
Hoodoos General Store