

I would like to add a public opinion to Item #2 on this agenda enclosed below.

I would encourage the planning commission to recommend against approval of the Zone Change on the parcel listed:

1. This parcel has been before the commission for zone change and changes to go from VR to VC. I was against that zone change, am against this zone change, and am against all zone changes. Zone changes deteriorate the basis of the General Plan, even if as is proposed in this case, are for the public good.
2. The Town jumped the gun in buying a piece of land that was not already zone appropriate for public use development. If a private land owner had done such, they would be denied any zone change regardless of their intent with the property, such as Melanie Madsen (Starnes at the time), Mike Lang, and recently Justin Maebe on this same parcel.
3. Very few medical facilities operate in the black, most are in the red. Expansion of a modestly used medical facility to a new property is unnecessary and could be done on the public use land the town has properly zoned and if done, should be on grant based funding, not from sales tax revenue.
4. Future uses on this property are rhetorical. If a private applicant were to come forward we would require the entire phased planning to be drawn and analyzed before any approval would be given for a zone change.
5. A new post office is preposterous in this town and using this land for that purpose would be a huge waste of public assets and funds. The USPS will be non-existent in 10 years so to build a structure that will have a 30 year or longer pay-off for the residents of this town is over-burdening.
6. The town has obtained 5 or 6 lots from the Ferber Development agreements, one of which is Village Commercial and could be used for a Medical clinic. This VR land could be used for an employee housing development which is more inline with the future use map and General Plan.

Thank you for considering these opinions.

Jonathan Zambella