

JOHN SHELTONS CLOSING REMARKS (4/9/12 public hearing)

Quotes from the 2009 Master Plan:

(Page 2) “The General Plan is not a rigid, unchanging or inflexible document.”

(Page 10) “...propose expansion of existing regulations should be carefully considered so as not to cause the town to become an over regulated environment where free spirit and individualism is lost.”

(Page 27) “...support proposals that provide, maintain or improve affordable housing opportunities in the community.”

(Page 28) “Mixed use residential (MUR): The mixed use residential category is characterized by existing town neighborhoods of predominantly single-family houses co-mingled with small home based businesses. Single-family attached, single-family detached, and multi-family housing units are envisioned in this category. The max density of this category is 12 dwelling units per acre.”

(Across the alley, thirty feet away we have core area-mixed use(CAMU).

(Also note the height of the building directly behind lot 29, which actually blocks the “views” of Red Mountain more than the side edge of our bldg.)

(page 28) "This designation (CAMU) is intended to provide the opportunity for a variety of land use activity interspersed with one-another, primarily for higher density residential integrated with retail, services, and employment uses. In areas accessible to infrastructure and public services, affordable housing is supported.

Appropriate exceptions for higher density (greater than 12 dwelling units per acre).

Affordable housing that meets community needs is encouraged.

Division of lots or lot splitting is discouraged."

Once again, thanks for all your time spent on this matter. We look forward to your decision.