

**From:** James Bubar [mailto:james@bubar.org]  
**Sent:** Saturday, October 17, 2020 9:39 AM  
**To:** Michael Behrendt  
**Subject:** FW: Town Council Proposed Ordinance

Michael,

See Paul's note below, I sent you one of my thoughts earlier. Here are my remainder, plus a little repeat.

1. Defer the ordinance (except for building height) until Master Plan Commercial Core land use has been revised and explains why we would want to do this in the first place.
2. Town must take positive steps to building a parking garage or two prior to private developments for this to functionally work.
3. I can see no path to drive throughs anywhere, they are contrary to a walking community.
4. Highly dense develop minimizes Town infrastructure costs and supports being a walking community
  - a. 4 story with no conditional use requirement is fine.
  - b. 5<sup>th</sup> story with or without conditional use requirement is fine, I still support my concept of free artisan space and building a core community that people would travel to visit.
  - c. I have no issues with 6 story buildings as long as our Fire Department's Ladder Truck can safely accommodate that height.

James A Bubar

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