

**Subject:** Please don't put the cart before the horse regarding infrastructure capacity

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**From:** Jirka Hladis

**Sent:** Saturday, April 11, 2026 4:43 PM

**To:** Planning <Planning@a2gov.org>

**Cc:** City Council <CityCouncil@a2gov.org>

**Subject:** Please don't put the cart before the horse regarding infrastructure capacity

Dear Planning Commission and staff,

I am very disappointed to see the "UDC Workplan Options" memo rehash the misleading claim that rezoning can only happen in areas with available infrastructure capacity.

Construction of specific projects on specific sites is always constrained by available infrastructure. When technically feasible, property owners are given the option to fund the necessary infrastructure upgrades. **This happens when you apply for a building permit, not as part of zoning decisions.**

Yes, cities and utilities can and should make projections of aggregate capacity and demand, but attempting to preemptively limit demand on specific parcels through zoning is backwards logic: infrastructure should adapt to resident needs, not the other way around. If you allow existing capacity to dictate zoning, you are arbitrarily limiting growth based on decades old decisions.

Furthermore, the memo implies that the city needs to first build infrastructure upgrades before upzoning can take place. Again, this is completely backwards when it comes to water, electricity, and other utilities- property owners pay for infrastructure upgrades if and when they want to build based on established statewide regulations that are completely unrelated to zoning. **Having developers pay for direct infrastructure costs based on objective technical criteria and established processes is a good thing.**

I ask you to once again strongly reject the insidious narrative that "existing residents will be forced to fund expensive new infrastructure so that greedy developers can rake in all the benefits."

Thank you,  
Jirka Hladis  
Ward 1