

Subject: Planning Commission

From: levi barensen
Sent: Tuesday, March 17, 2026 6:39 PM
To: Planning <Planning@a2gov.org>
Subject: Planning Commission

Hello Members of the Planning Commission,

Congratulations on finishing the Comprehensive Plan.

We are encouraged to see the [proposal](#) from Commissioner Adams for prompt implementation of the Comprehensive Plan using the [UDC changes from Jonathan Levine and Will Leaf](#) as a starting point.

The UDC changes proposed serve as a good baseline as they are simple, with no new barriers to housing construction added.

The history of the TC1 district shows what can go wrong if a complex starting point is chosen. It took years to chisel away at the restrictions in TC1 to make the district somewhat workable, and the district is still inflexible, as the Woodbury Gardens rezoning request shows. Please don't repeat the mistakes of the last ten years. It is best to start with simple rules and add only the restrictions that are necessary to protect the public's health, safety, and general welfare.

Whether you choose Levine and Leaf's UDC changes as a starting point or pursue some different strategy, I hope you will consider asking staff to start drafting zoning changes now, not a month or two from now. The simplest way to provide this direction would be to approve the Adams resolution tonight, but if a different strategy is preferred please put it forward so it can be discussed and voted on as soon as possible.

The sooner the commission starts drafting new districts, the sooner it can hold public discussions on them with public input. If the commission delays a month or two before starting, the process will be more rushed later. We have a severe housing shortage, and moving slowly to address this urgent problem is not cautious or responsible.

I hope you will consider approving the Adams resolution tonight.

Thank you for your years of public service.

Levi