

Subject: Comprehensive plan feedback

From: B Dabrowski
Sent: Friday, February 13, 2026 11:45 AM
To: Planning <Planning@a2gov.org>
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The following are my concerns about the Comprehensive Plan as drafted:

- 1.) Lack of planning for owner occupied housing. The city cannot control whether a property is owned or rented and the politically charged narrative around the racism of single family zoning is not at all helpful. If housing is skewed toward rental it will make owner occupied housing more elusive for home buyers. Rental offers no equity in home ownership, is oppressive to the renters as they have no control over their payment (home owners can refinance a mortgage).
- 2.) rezoning the whole city will eliminate levers that the city has to moderate growth, risking the potential for infrastructure constraints.
- 3.) Late additions like the transition zone near Iroquois are at odds with the the mayor's comment that neighborhoods will not be harmed.
- 4.) The likely outcome of development at transition zones is that local businesses like Argus would be unable to afford the rent at the undeveloped site and would be replaced by national chains like SevenEleven
- 5.) Setbacks would need to be revised to allow for construction of larger dwellings. I have first hand experience with this as the house next to me could not be built without heavy machinery entering and destroying my property. Also, once the permit was closed any water run off would be my problem to negotiate with the neighbor. Planning has confirmed that this is a gap in the process. With the development this plan and the resulting zoning changes homeowners will likely have to engage legal counsel if setbacks are not revised.

Finally, if the city is truly concerned with affordable housing, they should buy foreclosed properties recently put on the market by Heidi Porshcer.

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Thanks,
Brian Dabrowski
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