

TO: Tom Nelson, Director MOA Planning Department  
Assemblywoman Debbie Ossiander, Chair, Title 21 Rewrite Committee  
Assemblyman Ken Stout  
Assemblyman Paul Bauer  
Mayor Mark Begich

FROM: Bob Roses, President Northeast Community Council, 333-6461

THRU: Dean Syta, Secretary Northeast Community Council, 337-7331

SUBJECT: Title 21 Updates

At the October 20, 2005 general membership meeting of the NECC, public notification and hearing requirements for site plan approvals were discussed. There was concern among the membership that in general only those developments in need of a rezoning or a variance must notify the surrounding community or neighbors prior to proceeding with building permits and construction. The following motion was made to address these concerns:

NECC October 20, 2005 Motion (1):

*The Northeast Community Council request that the MOA amend Title 21 to require that all developments, construction projects and / or building projects of four or more residential units, or any commercial space of 5000 square feet or more be required to submit design and site plans, including elevations thru an appropriate public hearing process.*

*Motion was voted upon and passed: 42 in favor; 5 opposed; 2 abstaining.*

The general purpose of the motion is to insure that the public is informed of developments next door to them, and that a process exists for them to make their concerns none. Developments of this nature must already submit these plans for the approval of the planning department. This motion just adds the requirement for the plans to be presented to the public as well. The mechanism is left up to the assembly to decide, but presumably could include hearings before the existing commissions, presentations before community councils, or some other venue.

We ask that you act upon this motion as warranted in the interests of the NECC and the community of Anchorage as a whole. Thank you.

Signed:



Bob Roses, President NECC

This day:

11/03/05