



Rabbit Creek Community Council

1057 W. Fireweed Ln. Ste. 100, Anchorage, AK 99503



September 19, 2016

Mssrs. John Weddleton & Bill Evans
Anchorage Assembly
PO BOX 196650
Anchorage, AK 99519-6650
Sent via EMAIL

Dear Assemblymen Evans and Weddleton,

The Council voted unanimously at our last meeting on September 8th to express heightened concern with 2016-0101, the Title 21 bill coming before you soon. Our concerns can be condensed quickly into the following:

1) Public Process and Unrestricted Amendment: this update does not guarantee any public hearing on code changes, which we earnestly oppose. Public review and process help to ensure confidence and thoughtful review of proposed changes. AO34 already demonstrated the negative consequences of this with large, hasty changes that contravened district plans and understandably provoked citizen anger. Additionally, in removing restrictions on opportunities to amend the code, this threatens to increase bureaucracy and workloads and render the code all but useless for long term planning and consistency. We recommend a balanced approach to ensure flexibility as well as regularity.

2) Garage Size: the council understands some of the issues propelling this change. We do urge caution and request that adequate restrictions be included, especially for R6, R7, R8, R9, and R10 areas to ensure that garages are aesthetically pleasing, conform to the feel of the neighborhoods, and do not negatively impact nearby properties and property values of adjacent or nearby properties.

3) Window Frontage: I want to restate our concerns and perspectives from our April letter concerning 2016-0034. In addition to our unaddressed concerns regarding energy efficiency, particularly the weakening or even elimination of the standard, a certain level of window frontage does address both aesthetic and security concerns.

Thank you for your attention to this matter and your patience with the tardiness with which it was sent. We look forward to working with you on these matters and invite and questions, comments, and feedback you might have.

Sincerely,
Adam

Adam S. Lees, Chair - Rabbit Creek Community Council

CC: Hal Hart, Planning Director; Corliss Kimmel, MOA; Lori Blake, MOA