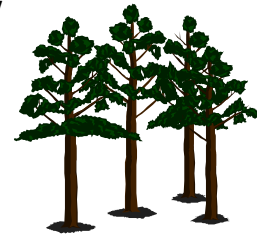


Rabbit Creek Community Council

P.O. Box 112354, Anchorage, AK 99511-2354

February 8, 2007

Municipality of Anchorage
Planning Department
Planning & Zoning Commission



RE: P&Z Case # 2007-042, Assembly AO 2007-25

Resolution 06-2007 Concerning Improvements Associated with Building and Land Use permits, Title 21 Section 21.15.150

The Rabbit Creek Community Council sees no reason to amend Title 21 concerning improvements associated with building and land use permits.

1. To spend staff, committee, Assembly and the public's time on minor amendments to Title 21 at this time distracts from the much more important task of comprehensive review and modification currently underway.
2. Inclusion 21.15.150(C)(2) seems to ignore the requirement of road, walkway and trail connection between developments unless this, all other requirements of the Comprehensive Plan and its components, and other code are explicitly included as an "essential nexus".
3. The requirement of a permit being submitted under penalty of perjury should remain in 21.15.150(C)(2). Only those who purposefully mislead the municipality need be concerned with eliminating this requirement.
4. We are opposed to shifting de novo appeals from the Platting Board to the Building Board as proposed in 21.15.150(I).

Signed,

Dick Tremaine
RCCC Chairman