

From Edward McVeagh
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To the title 21 committee:

Thank you for the opportunity to comment on the latest rewrite. Some concerns I have with the rewrite are listed below:

1. R-7 zoning is not recognized as an independent zoning in the latest rewrite. It appears to be combined with other zoning that do not have the unique characteristics that R-7 zoning currently addresses and provides flexibility for. For example the private keeping of a horse in a small stable outbuilding. I feel that we need to keep R-7 as a unique zoning with current flexibility intact.
2. Driveways are required to be paved for R-7 in the current draft but R-6 does not require paving. The roads that feed R-7 lots in many areas are dirt or dirt-gravel combinations. Also the soils in many R-7 areas are volatile and move with changing weather conditions. Having a non permeable cover on a driveway in R-7 can be a costly mistake that will prematurely deteriorate due to ground conditions in these areas. Also, non permeable driveways lead to water runoff and promote erosion. My feeling is that the R-7 zoning areas will be much better served if the non permeable (Asphalt, cement) paving requirement is not included for these lots especially in Rabbit Creek View and Rabbit Creek Heights subdivisions.
3. The latest rewrite does not provide adequate tree, vegetation and green belt retention requirements. Trees and vegetation are crucial to erosion prevention and keep a balance in communities like Anchorage. Earlier versions of the rewrite provided better solutions and requirements for these. I feel that the earlier language needs to be reinstated and this area of Title 21 needs to be reviewed further.

Thank you for reviewing my comments.

Edward McVeagh