

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)
A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

John Snelson, Manager
Greg Soule, Private Development
Development Services Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

August 28, 2023

Dear Mr. Snelson and Mr. Soule:

The Rabbit Creek Community Council (RCCC) would like to know whether the Municipality of Anchorage (MOA) has issued a permit, and or approved the grading, drainage, and revegetation plans for ongoing road or driveway construction projects on steep slopes in upper Potter Creek Valley.

Members of RCCC have informed us and provided photos (attached below) of grading in the alpine zone at the top of the knoll known locally as Baldy, or the Airstrip, and at multiple locations in the subalpine zone upslope (north) of the Stewart Homestead Public Trail in Potter Valley. These grading projects may or may not join up to form a continuous road.

This grading appears to traverse sloped areas that exceed 30 percent slope. Under Title 21.07.020.C, areas of a lot where 5,000 square feet or greater has a slope of 30 percent or greater, that area is to remain undisturbed. RCCC has an ongoing interest in the consistent application of Title 21.07.020.C, regarding Steep Slope Development, to prevent soil erosion, protect natural drainages, and encourage only minimal grading that integrates into the natural contours of the land.

If MOA has issued a permit for these projects, please share the permit number(s) and details with RCCC so that we can answer our neighbors' questions about the work. If these projects have not been permitted by the Municipality, RCCC requests MOA staff take the appropriate action to stop work and ensure that Title 21.07.020 standards and any other applicable standards are applied.

The lower disturbance area appears to follow an old switchback jeep trail off the Stewart Homestead Trail. In addition to the slope disturbance issue, the total square footage of grading may exceed the allowable total area of site disturbance for such a steep parcel. In addition, the original alignment crosses a steeply flowing stream multiple times, and original culverts have long-since failed. RCCC notes that 21.08 may allow for re-clearing

of formerly cleared areas as part of new subdivisions: however, we are unaware of any subdivision applications, so it seems that 21.07 rather than 21.08 applies to this site.

Again, this grading is recent and may be on-going. Bare soils and the stream crossings are now subject to rapid erosion from seasonal rains, already occurring today, and forecast to continue for several days. We request that MOA Code Enforcement pay a site visit and stop work if this project is in violation of Title 21. We also request that you inform RCCC of the Case Number and of any findings by Code Enforcement staff.

Please provide a response this week (August 28-September 1) so that we can follow up at our Land Use & Transportation Committee meeting and then report on the concern to our members at our September Council meeting. Thank you.

Sincerely,



Ann Rappoport, Co-chair



John Riley, Co-chair

cc: Richard Fern, Code Enforcement





grading at junction of new road
and Stewart Homestead public trail

