

Correspondence



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



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

Municipality of Anchorage
Planning and Zoning Commissioners
c/o David Whitfield, Manager, Planning Division
david.whitfield@anchorageak.gov

January 6, 2020

Regarding: PZC Case 2020-0009, an ordinance to change the 21.05.060E, specific standards for land reclamation

Dear Commissioners and Mr. Whitfield:

Rabbit Creek Community Council approved the following motion regarding PZC Case 2020-2009 at its December 12th meeting, by a vote of 14 in favor with zero opposed and zero abstentions:

Rabbit Creek Community Council requests that areas zoned Residential or Public Lands and Institutions (PLI) be exempted from the proposed revision to Title 21.05.060E. Residential and PLI zones should retain the current standards of 21.05.060E, with a threshold of 5,000 cubic yards for an administrative site plan review or a conditional use permit from the Planning Department.

Rabbit Creek Community Council bases this request on the following:

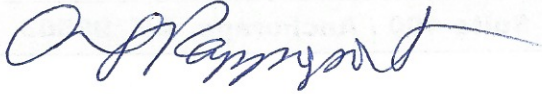
1. Large grade-and-fill projects pose high impacts to surrounding residences and to residential roads. In the Rabbit Creek area, large fill projects on residential lots have included a private rugby field, private building pads, and a purported airstrip over 900 feet long and 90 feet wide.
2. Planning Department review of large grade-and-fill projects is necessary in order to minimize potential impacts to residential areas with regard to:
 - groundwater recharge
 - drainage
 - natural vegetation
 - aesthetics
 - neighborhood roads
 - neighborhood disruption.

During discussion, Council members calculated that 50,000 cubic yards equates to 4,000 dump truck loads and would raise the level of a one-acre lot (R-6) by 27 feet. Council members believe Planning Department review should be required well below

that level of land alteration for Residential and PLI zones. The current 5,000 cubic yard standard, equal to 400 truckloads of fill, seems the appropriate review threshold for Residential and PLI zones.

Thank you for the opportunity to comment on this proposed change to Municipal Code.

Sincerely,



Ann Rappoport, Co-chair
Rabbit Creek Community Council