



Ann Rappoport <annr.rccc@gmail.com>

RE: Inquiry regarding permitting for current work on Villages Scenic Parkway tract

1 message

Fern, Richard A. <richard.fern@anchorageak.gov>

Wed, Jul 8, 2020 at 11:34 AM

To: Ann Rappoport <annr.rccc@gmail.com>, "Larson, Bradley J." <bradley.larson@anchorageak.gov>, "Stuller, Gretchen J." <gretchen.stuller@anchorageak.gov>

Cc: "Blessing, Brooke R" <brooke.blessing@anchorageak.gov>, "Hickel, Donald J." <donald.hickel@anchorageak.gov>

This is to confirm receipt of your correspondence. As a matter of fact Officer Larson and I were at the property on Monday the 6th of July in response to other queries about the excavation on the property. It does indeed appear that the 5,000 yard limit in the approved permit has been exceeded. We will address each of your concerns as our investigation progresses.

From: Ann Rappoport <annr.rccc@gmail.com>

Sent: Tuesday, July 7, 2020 3:27 PM

To: Larson, Bradley J. <bradley.larson@anchorageak.gov>; Fern, Richard A. <richard.fern@anchorageak.gov>; Stuller, Gretchen J. <gretchen.stuller@anchorageak.gov>

Cc: Blessing, Brooke R <brooke.blessing@anchorageak.gov>

Subject: Inquiry regarding permitting for current work on Villages Scenic Parkway tract

Dear Code Enforcement:

The Rabbit Creek Community Council (RCCC) has been approached by several Potter Valley neighbors who are concerned about the magnitude of excavation and fill work in their area. They have observed regular dump truck traffic, since March 2020, seemingly in excess of the 20 dump trucks that were previously permitted for work at this residential site, Villages View Estates Tracts TR B.

The RCCC's Land Use and Transportation Committee agreed to look into this issue. We have attached three photos that show the extent of excavation and fill on this residential tract: (1) 2015 aerial photo showing driveway/road construction of about 0.5 miles into the tract; (2) 2015 aerial photo showing extensive excavation feature of over 1000' by 70'; and (3) June 2020 photo showing the extent of current excavation and fill. One neighbor has estimated that the construction work appears to involve an area of greater than 6 acres of disturbance, which would require a Construction General Permit from the Alaska Department of Environmental Conservation. No such permit appears to have been issued.

Two further areas of question are also of concern. First, the original permit and revisions (C13-1631, and X14-1661 and X16-1768) reference a shared driveway and a commercial building permit. Do you know how many residences have been proposed for this tract or can you share a pending plat? Our understanding is that R10 zoning only allows a single family residence, possibly with an auxiliary dwelling unit. This is of public interest because there is a stranded pedestrian easement that ends on the driveway, about 100 feet from the right-of-way. This appears to be a Muni platting error which would need to be corrected during the next platting action. Also, the permit references a commercial building, which is only allowed under R10 zoning with a conditional permit for certain limited uses (Title 21, Table 21.05-1 Table of Allowed Uses). Please explain how a commercial building has been permitted without the conditional use permit process.

Second, we would appreciate your response on how zoning standards will be met on this site. The parcel is zoned R10 SL. R10 SL standards are to "minimize the grading operations, including cut and fill, consistent with the retention of the natural character of the site." Additionally, District-Specific Standards in Title 21 for R10 zoning do not allow impervious surfaces to cover more than a maximum of 8-10% of a parcel, depending on a combination of slope and bedrock (21.04.020.P.2). Based on the recent aerial photo and topographical maps, it appears this limit has been exceeded.

An additional potential zoning concern arises from the continuing and repeated trips of fill being brought to the site by Big Dipper contractors. That contractor told a neighbor in April that it was a short term job for a house site, lasting a week or so. However, the trips continued, with numerous trucks of fill being brought to the parcel, most recently on July 3rd and July 6th, raising a question around whether this is a commercial arrangement to get rid of fill from a nearby site. Is a commercial arrangement legal here? Moreover, work appears contrary to the R10 SL zoning requirement for minimal grading and fill to "preserve natural terrain."

We would appreciate your informing us whether this excavation/fill activity is allowed for this residential tract and if adequate permitting has been completed. We will apprise the neighbors who are concerned about impacts to their property and the general area of Villages Scenic Parkway.

Thank you for your assistance in responding to these questions and concerns.

Sincerely,

Ann Rappoport, Co-Chair

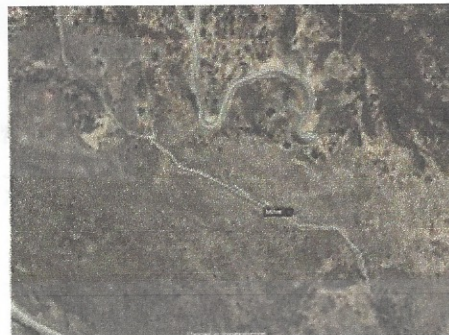
Rabbit Creek Community Council

907-230-3187

3 attachments



6_2020_VillagesScenicParkway excavation.JPG
78K



2015_VillagesScenicParkway_Excavate_Driveway.PNG
2693K



2015_VillagesScenicParkway_Excavate_extent.PNG
3156K