

# MUNICIPALITY OF ANCHORAGE




Planning Department

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*Mayor Dave Bronson*

## **Director's Interpretation Memo 2023-03**

DATE: September 21, 2023  
TO: Planning Department  
FROM:  Craig H. Lyon, Planning Director  
SUBJECT: Information Required for Permits on Lots with Steep Slopes

The requirements for development on steep slopes found in AMC 21.07.020C. encourage the retention of natural vegetation to protect neighborhoods by preventing soil erosion and landslides. Incorporating drainage design helps to prevent negative impacts to neighboring properties. Below is a summary of the requirements for Steep Slope Development. The full code section can be found in AMC 21.07.020C.

### **Development on sites where the average slope of the lot is 20% or greater**

If a surveyor, or Zoning Plan review's information from the MOA GIS mapping database determines the original grade and average slope of the lot are greater than 20%, the following is required:

1. Establish a site disturbance envelope.
  - \* This is the area of your lot that will be disturbed by any construction activities.
2. Ask your surveyor to draw the site disturbance envelope on your plot plan, and to determine the average slope and square footage of the site disturbance area.
3. Indicate the type of flagging or fencing that will be used to delineate the site disturbance area.
  - \* Areas outside of the site disturbance area must retain the natural vegetation and may not be disturbed by construction activities such as stockpiling materials or excess fill, construction vehicle access, storage of vehicles during construction or similar uses.
4. If the surveyor finds that the average slope of the site disturbance area is **less than 20%** the steep slope requirements are satisfied.

### **If the average slope of the site disturbance area is greater than 20%:**

The original, natural grade of a lot shall not be raised or lowered more than four feet at any point for construction of any structure or improvements. For exceptions, see AMC 21.07.020C.3.e.

1. Provide a notation on the plot plan about the dates of excavation; and
2. Provide a notation about the schedule for revegetation on the plot plan.
  - \* All areas denuded for any purpose shall be revegetated or the soils stabilized to prevent erosion and sedimentation prior to November 1 of the year of construction. No excavation is permitted after November 1, or before May 1, except in emergency conditions as determined by the building official.

3. All buildings and structures must have a foundation that has been designed by a professional engineer, architect, or other qualified professional. The plans must be stamped and signed by the engineer or architect, etc.

**If the average slope of the site disturbance area is greater than 30%:**

An administrative site plan review through the Planning Department is required. Contact the Current Planning Division of the Planning Department at 907-343-7937 for information.

Information required:

1. A geotechnical engineering report meeting the standards of AMC 21.07.020C.4.f.
2. A site development plan showing the site disturbance envelope, all driveways and utility lines, and location of all existing and proposed structures.
3. Elevation drawings of all existing or proposed structures.
4. A grading and drainage plan meeting the requirements of AMC 21.07.020C.4.f.iii.
5. A revegetation plan showing the type, size, location, and grade of vegetation that will be used to complete the development plan; and,
6. A plan for the slope stabilization measures that will be installed prior to November 1 in the year of construction.