

MUNICIPALITY OF ANCHORAGE

DEVELOPMENT SERVICES DEPARTMENT



DATE: June 09, 2026

TO: Three-Member Panel Hearing of the Building Board of Regulations Examiners and Appeals
Appellant – Veronica Slajer and John Ferguson

FROM: Greg Soule, Building Official & Director

A handwritten signature in black ink, appearing to read "Greg Soule".

SUBJECT: BC-A-01-2026

Synopsis:

Appellant has appealed a Building Official imposition of fines for performing excavation work without a permit as required per 23.105.103.1 which resulted in leaving cut slopes steeper than 2:1 and greater than 3 feet in height. There is no municipal code exception for the excavation that was done. Anchorage Municipal Code 23.105.103.2 A.7.b does not grant an exception for a slope cut at an angle greater than 2:1 or greater than 3 feet in height.

Background:

1509 W. 9th Avenue (Lot 1 Susitna Tidal Flats) lies directly south of 810 Stolt Lane (Lot 9A, Block 91 Original). The grade of Lot 1 is approximately 8 to 10 feet higher than Lot 9A. The topography slopes from south to north at the common property line.

The owners of Lot 9A cut into the slope on two separate occasions. Once in July of 2023 to facilitate the installation of a perimeter foundation drain along the south side of their house and subsequently to facilitate undergrounding of the overhead electric utility directly east of the house. There have been other instances of disturbance of the slope by both parties, but these two excavations are the focus of the enforcement action. The owners of Lot 1 contacted the MOA in June of 2024 to report sloughing of the slope and express their concern that the steep cuts may result in adverse impacts to their property.

The Building Official first contacted the Veronica Slajer, one of the owners of Lot 9A, regarding the illegal excavation in June of 2024. At that time, Mrs. Slajer stated she was aware of the steep cut slopes and that she intended to remedy this by constructing a retaining wall along the common property line in conjunction with the development of Lots 3A and 4A to the east, which she also owns. Since, in the Building Official's opinion, there is no immediate risk of adverse impacts to Lot 1, it was agreed there would be no enforcement action, with the understanding the retaining wall would be constructed. At that time Mrs. Slajer stated she hoped to begin the permitting process prior to the 2025 construction season.

The owners of Lot 1 reached out to the MOA for a status update after seeing no activity during the summer of 2025. A site visit with both parties was subsequently convened on August 14th. It was at this meeting Mrs. Slajer stated she no longer had a timeline for the development of Lots 3A and 4A and expressed that she felt she should not be responsible for constructing the retaining wall. At that time the Building Official reiterated the code violations and stated a Notice of Violation would be issued if the permit submittal for the retaining wall was not received prior to the 2026 construction season. The Notice of Violation was issued to Mrs. Slajer on April 7th, 2026.

Summary of MOA Position:

Given Mrs. Slajer has admitted responsibility for both excavations that resulted in the code violations and is now refusing to take corrective action, it is the department's position that Notice of Violation is valid and should be upheld. The department further recommends fines be imposed until such time the slopes are brought into compliance with AMC 23.105.107.2

PARID: 00106110000
SLAJER-FERGUSON FAMILY TRUST

810 STOLT LN

LUC: 101
TAX YEAR: 2026

1 of 1
Return to Search Results

4-7-26 BP NOV / Andrea

Property Information

SR 230 059

Appeal Filing Deadline: 2/11/2026
Late Appeal Request Deadline: 03/13/2026

Property Location: 810 STOLT LN
Class: R - Residential
Use Code (LUC): 101 - Residential 1 Family
Condo/Unit #:
Tax District: 01
Zoning: R3
Plat #: 670030
HRA #: 000000
Grid #: SW1328
Deeded Acres:
Square Feet: 9,953
Legal Description: ORIGINAL
BLK 91 LT 9A

Economic Link: No
[Show Parcel on Map](#)

Owner

Owner: SLAJER-FERGUSON FAMILY TRUST
Co-Owner:
Care Of: SLAJER VERONICA A & FERGUSON JOHN D
Address: 1212 H STREET
City / State / Zip: ANCHORAGE, AK 99501 0000
Deed Book/Page: /

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00106110000	RP	2025	1		7,381.05			796.57	-8,177.62	.00	.00	.00	.00	.00	06/30/2025
00106110000	RP	2025	2		7,381.04			.00	-7,381.04	.00	.00	.00	.00	.00	08/31/2025
00106110000	RP	2024	1		7,548.60			.00	-7,548.60	.00	.00	.00	.00	.00	06/30/2024
00106110000	RP	2024	2		7,548.60			.00	-7,548.60	.00	.00	.00	.00	.00	08/31/2024
00106110000	RP	2023	1		7,357.82			.00	-7,357.82	.00	.00	.00	.00	.00	06/30/2023
00106110000	RP	2023	2		7,357.82			740.18	-8,098.00	.00	.00	.00	.00	.00	08/31/2023
00106110000	RP	2022	1		7,136.79			.00	-7,136.79	.00	.00	.00	.00	.00	07/31/2022
00106110000	RP	2022	2		7,136.79			746.39	-7,883.18	.00	.00	.00	.00	.00	09/30/2022
00106110000	RP	2021	1		14,592.59			.00	-14,592.59	.00	.00	.00	.00	.00	06/15/2021
00106110000	RP	2020	1		13,787.73			.00	-13,787.73	.00	.00	.00	.00	.00	07/15/2020
00106110000	RP	2019	1		13,060.18			.00	-13,060.18	.00	.00	.00	.00	.00	06/15/2019
										.00	.00	.00	.00	.00	06/15/2018
										.00	.00	.00	.00	.00	06/15/2017
										.00	.00	.00	.00	.00	06/15/2016

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 Adult Signature Restricted Delivery \$

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 SLAJER VERONICA FAMILY TRUST
 SLAJER VERONICA A & FERGUSON JOHN D
 1212 H STREET
 ANCHORAGE AK 99501

PS Form 3800, January 2023 PSN 7530-02-000-6047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SLAJER VERONICA FAMILY TRUST
SLAJER VERONICA A & FERGUSON JOHN D
1212 H STREET
ANCHORAGE AK 99501

9590 9402 9158 4225 2912 02

2. Article Number (Transfer from service label)
9589 0710 5270 0059 8994 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 VASLASEK 4/21/26

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

MUNICIPALITY OF ANCHORAGE



Development Services Division
Building Safety

Telephone: (907)343-8301
www.muni.org

April 7, 2026

Slajer-Ferguson Family Trust
Ms. Veronica Slajer
Mr. John Ferguson
1212 H Street
Anchorage, AK 99501

RE: Notice of Violation, SR 230059

Dear Ms. Slajer and Mr. Ferguson,

As the owners of the property at 810 Stolt Street and Block 91 Lot 4A, this letter is to inform you that the Notice of Violation issued on 2/20/2026 has been rescinded due to errors in the location of the slopes on your property. A new Notice of Violation was issued today, 4/7/2026, to reflect the correct location. Please see the enclosed rescinded and new Notice of Violations with this letter.

Please contact me if you have any questions.

Thank you,

Bill Peterson
Lead Code Abatement Officer
Office 907-343-8328
Cell 907-444-0557
Email William.Peterson@anchorageak.gov



NOTICE OF VIOLATION

Anchorage Administrative Code 23.10.103.5.2
MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY



YOU MUST RESPOND TO THE CODE OFFICIAL WITHIN THREE (3) BUSINESS DAYS FROM THE DATE OF THIS NOTICE. FAILURE TO RESPOND MAY RESULT IN FURTHER ACTION. NON-COMPLIANCE WITH THIS STOP WORK ORDER MAY RESULT IN ADDITIONAL PENALTIES PER AMC 23.10.103.6.

STOP WORK

The Building Official and Fire Code Official are authorized to serve a Notice of Violation or Order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Date: April 7, 2026	Time:	SR#: 230059	
Violator: Slajer-Ferguson Family Trust	Address: 1212 H street Anchorage, AK 99501 0000	Email:	Phone:
Owner: Slajer-Ferguson Family Trust	Address: 1212 H street Anchorage, AK 99501 0000	Email:	Phone:
Site Address: 810 Stolt Lane Anchorage, AK 99501	Parcel ID: 00106110000 & 001-061-05-000	Subdivision: Original Lot: 9A & 4A	Block: 91 Plat: 670030

CONTACT & DELIVERY METHOD

Owner: Mailed/Emailed to Owner

Contractor:

Delivery Notes: Posted on Building

PERMIT REQUIRED (AMC 23.10.104.1)

Grading/Fill/Excavation

LICENSE REQUIRED (AAC 23.10.105.1)

Contractor: None

Individual: None

FIRE PERMIT TYPE REQUIRED (AMC 23.10.104.1)

N/A

Jurisdiction: Municipality of Anchorage

DESCRIPTION OF VIOLATIONS:

Location of violation - Subdivision - Original - Block 91 Lots 9A & 4A, the excavation that has been started at the south side of the two lots requires a Fill & Grade permit prior to work being started per the AMC 2018 Grading, Excavation, Fill and Landscaping sections 23.105.103.1 & 23.105.103.2. This Notice of Violation is to inform you the slope located at the south property line at both lots are not in compliance with the 2018 AMC Fill and Grade Code - section 23.105.107.2 - Slope - The slope of excavation surfaces not to be steeper than is safe for intended use, and shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless a slope stability analysis shows that a steeper slope is stable for static and seismic conditions, and does not create a hazard to public or private property. The slope at the south property line is steeper than allowed by this code. You need to abate this noncompliant situation by any means allowed by the Code. This notice of violation is issued on this date 4/7/26 to document the owner has until 5/8/26 to submit for a permit to bring the slopes into compliance. If the permit is not applied for by 5/8/26 or a stipulated agreement signed, the fines and fees will start to be assessed on 5/9/26. The fines for this code violation will be fined daily until a permit is issued and the work inspected and approved for correcting slope stability violation at both lots. The Notice of violation can be appealed through the building board and must be filed within 30 days from the issued date of this notice under AMC 23.10.103.4.

FEES & FINES PER AMC 23.10 TABLES 3-N & 3-O:

	Unit	Unit Fee	Qty	Total	
Table Notes: • Fees and fines above are in addition to license and permit fees.				TOTAL	\$0.00

THIS FORM MUST BE PRESENTED TO THE PERMIT TECHNICIAN.

To apply for a permit or license, visit the MOA Development Services Department at 4700 Elmore Road. The owner shall either obtain a building permit, if allowed by code, or remove the violation(s) in its entirety after first obtaining a demolition permit.

Official Name: Bill Peterson	Official Title: Lead Code Abatement Officer	Official Phone: (907)343-8328	Official Email: William.Peterson@anchorageak.gov MOA Page 5
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NOTICE OF VIOLATION

Anchorage Administrative Code 23.10.103.5.2
MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY



YOU MUST RESPOND TO THE CODE OFFICIAL WITHIN THREE (3) BUSINESS DAYS FROM THE DATE OF THIS NOTICE. FAILURE TO RESPOND MAY RESULT IN FURTHER ACTION. NON-COMPLIANCE WITH THIS STOP WORK ORDER MAY RESULT IN ADDITIONAL PENALTIES PER AMC 23.10.103.6.

STOP WORK

The Building Official and Fire Code Official are authorized to serve a Notice of Violation or Order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Date: February 20, 2026	Time:	SR#: 230059	Phone:
Violator: Slajer-Ferguson Family Trust	Address: 1212 H street Anchorage, AK 99501 0000	Email:	
Owner: Slajer-Ferguson Family Trust	Address: 1212 H street Anchorage, AK 99501 0000	Email:	Phone:
Site Address: 810 Stolt Lane Anchorage, AK 99501	Parcel ID: 00106110000 & 001-061-03-000	Subdivision: Original Lot: 9A & 4A	Block: 91 Plat: 670030

CONTACT & DELIVERY METHOD

Owner: Mailed/Emailed to Owner

Contractor:

Delivery Notes: Posted on Building

PERMIT REQUIRED (AMC 23.10.104.1)
Grading/Fill/Excavation

LICENSE REQUIRED (AAC 23.10.105.1)

Contractor: None

Individual: None

FIRE PERMIT TYPE REQUIRED (AMC 23.10.104.1)
N/A

Jurisdiction: Municipality of Anchorage

DESCRIPTION OF VIOLATIONS:

Subdivision - Original - Block 91 Lots 9A & 4A, the excavation that has been completed at the north side of the two lots requires a Fill & Grade permit prior to work being started per the AMC 2018 Grading, Excavation, Fill and Landscaping sections 23.105.103.1 & 23.105.103.2. This Notice of Violation is to inform you the slope located at the north property line at both lots are not in compliance with the 2018 AMC Fill and Grade Code - section 23.105.107.2 - Slope - The slope of excavation surfaces not be steeper than is safe for intended use, and shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless a slope stability analysis shows that a steeper slope is stable for static and seismic conditions, and does not create a hazard to public or private property. The slope at the north property line is steeper than allowed by this code. You need to abate this non-compliant situation by any means allowed by the Code. The fine for this code violation will be fined daily until a permit is issued and the work inspected and approved for correcting slope stability violation at both lots. This notice of violation is amended on this date 3/11/26 to document the owner has 30 days to submit for a permit to bring the slopes into compliance. Failure to do this fines

RESCINDED

FEES & FINES PER AMC 23.10 TABLES 3-N & 3-O:

	Unit	Unit Fee	Qty	Total
<i>I have rescinded this notice of violation on 4-7-26. Bill Peterson</i>				
Table Notes: • Fees and fines above are in addition to license and permit fees.			TOTAL	\$0.00

THIS FORM MUST BE PRESENTED TO THE PERMIT TECHNICIAN.

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Official Name: Bill Peterson	Official Title: Lead Code Abatement Officer	Official Phone: (907)343-8328	Official Email: William.Peterson@anchorageak.gov
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NOTICE OF VIOLATION

Anchorage Administrative Code 23.10.103.5.2
MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY



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Date: April 7, 2026	Time:	SR#: 230059	
Violator: Slajer-Ferguson Family Trust	Address: 1212 H street Anchorage, AK 99501 0000	Email:	Phone:
Owner: Slajer-Ferguson Family Trust	Address: 1212 H street Anchorage, AK 99501 0000	Email:	Phone:
Site Address: 810 Stolt Lane Anchorage, AK 99501	Parcel ID: 00106110000 & 001-061-05-100	Subdivision: Original Lot: 9A & 4A	Block: 91 Plat: 670030

CONTACT & DELIVERY METHOD
Owner: Mailed/Emailed to Owner
Contractor:
Delivery Notes: Posted on Building

PERMIT REQUIRED (AMC 23.10.104.1)
Grading/Fill/Excavation

LICENSE REQUIRED (AAC 23.10.105.1)
Contractor: None
Individual: None

FIRE PERMIT TYPE REQUIRED (AMC 23.10.104.1)
N/A

Jurisdiction: Municipality of Anchorage

DESCRIPTION OF VIOLATIONS:

Location of violation - Subdivision - Original - Block 91 Lots 9A & 4A, the excavation that has been started at the south side of the two lots requires a Fill & Grade permit prior to work being started per the AMC 2018 Grading, Excavation, Fill and Landscaping sections 23.105.103.1 & 23.105.103.2. This Notice of Violation is to inform you the slope located at the south property line at both lots are not in compliance with the 2018 AMC Fill and Grade Code - section 23.105.107.2 - Slope - The slope of excavation surfaces not to be steeper than is safe for intended use, and shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless a slope stability analysis shows that a steeper slope is stable for static and seismic conditions, and does not create a hazard to public or private property. The slope at the south property line is steeper than allowed by this code. You need to abate this noncompliant situation by any means allowed by the Code. This notice of violation is issued on this date 4/7/26 to document the owner has until 5/8/26 to submit for a permit to bring the slopes into compliance. If the permit is not applied for by 5/8/26 or a stipulated agreement signed, the fines and fees will start to be assessed on 5/9/26. The fines for this code violation will be fined daily until a permit is issued and the work inspected and approved for correcting slope stability violation at both lots. The Notice of violation can be appealed through the building board and must be filed within 30 days from the issued date of this notice under AMC 23.10.103.4.

FEES & FINES PER AMC 23.10 TABLES 3-N & 3-O:	Unit	Unit Fee	Qty	Total
Table Notes: • Fees and fines above are in addition to license and permit fees.			TOTAL	\$0.00

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Official Name: Bill Peterson	Official Title: Lead Code Abatement Officer	Official Phone: (907)343-8328	Official Email: William.Peterson@anchorageak.gov
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PARID: 00106110000
 SLAJER-FERGUSON FAMILY TRUST
 Property Information

4-7-26 BP NOV
 810 STOLT LN
 SR 230059

LUC: 101
 TAX YEAR: 2026

1 of 1
[Return to Search Results](#)

Appeal Filing Deadline: 2/11/2026
 Late Appeal Request Deadline: 03/13/2026

Actions
[Printable Summary](#)
[Printable Version](#)

Property Location: 810 STOLT LN
 Class: R - Residential
 Use Code (LUC): 101 - Residential 1 Family
 Condo/Unit #:
 Tax District: 01
 Zoning: R3
 Plat #: 670030
 HRA #: 000000
 Grid #: SW1328
 Deeded Acres:
 Square Feet: 9,953
 Legal Description: ORIGINAL
 BLK 91 LT 9A
 Economic Link: No

Reports
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[Show Parcel on Map](#)

Owner

Owner: SLAJER-FERGUSON FAMILY TRUST
 Co-Owner:
 Care Of: SLAJER VERONICA A & FERGUSON JOHN D
 Address: 1212 H STREET
 City / State / Zip: ANCHORAGE, AK 99501 0000
 Deed Book/Page: /

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC	Billed Amount	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00106110000	RP	2025	1		7,381.05			796.57	-8,177.62	.00	.00	.00	.00	.00	.00	06/30/2025
00106110000	RP	2025	2		7,381.04			.00	-7,381.04	.00	.00	.00	.00	.00	.00	08/31/2025
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00106110000	RP	2019	1		13,060.18			.00	-13,060.18	.00	.00	.00	.00	.00	.00	06/15/2019
00106110000	RP	2018	1		13,110.16			.00	-13,110.16	.00	.00	.00	.00	.00	.00	06/15/2018
00106110000	RP	2017	1		12,462.22			.00	-12,462.22	.00	.00	.00	.00	.00	.00	06/15/2017
00106110000	RP	2016	1		12,328.92			.00	-12,328.92	.00	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	101	R	479,700	410,100	889,800

Taxable Value

Net Taxable Value: 889,800

PARID: 00106110000

SLAJER-FERGUSON FAMILY TRUST

810 STOLT LN

LUC: 101

TAX YEAR: 2026

1 of 1

Return to Search Results

Property Information

Appeal Filing Deadline: 2/11/2026
Late Appeal Request Deadline: 03/13/2026

BP 2/20/26 NOV. FILL / GRADE
SR 230 059

Property Location: 810 STOLT LN
Class: R - Residential
Use Code (LUC): 101 - Residential 1 Family
Condo/Unit #:
Tax District: 01
Zoning: R3
Plat #: 670030
HRA #: 000000
Grid #: SW1328
Deeded Acres:
Square Feet: 9,953
Legal Description: ORIGINAL
BLK 91 LT 9A

Economic Link: No

Actions
Printable Summary
Printable Version

Reports
CSV Export
Mailing List
Comparable Listing

Show Parcel on Map

9589 0710 5270 0059 8992 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postmark
Here

SLAJER-FERGUSON FAMILY TRUST
SLAJER VERONICA A &
FERGUSON JOHN D
1212 H ST
ANCHORAGE AK 99501

SLAJER-FERGUSON FAMILY TRUST

SLAJER VERONICA A & FERGUSON JOHN D
1212 H STREET
ANCHORAGE, AK 99501 0000

Res	Sr/Vet	IPC	Paid	Net	Interest	Penalty	Costs	Total	Due
ption	Exemption	Billed	Amount	Due	Due	Due	Due	Due	Date
			796.57	-8,177.62	.00	.00	.00	.00	06/30/2025
			.00	-7,381.04	.00	.00	.00	.00	08/31/2025
			.00	-7,548.60	.00	.00	.00	.00	06/30/2024
			.00	-7,548.60	.00	.00	.00	.00	08/31/2024
			.00	-7,357.82	.00	.00	.00	.00	06/30/2023
			740.18	-8,098.00	.00	.00	.00	.00	08/31/2023
			.00	-7,136.79	.00	.00	.00	.00	07/31/2022
			746.39	-7,883.18	.00	.00	.00	.00	09/30/2022

PS Form 3800, January 2023 PSN 7530-02-000-5047 See Reverse for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SLAJER-FERGUSON FAMILY TRUST
SLAJER VERONICA A &
FERGUSON JOHN D
1212 H ST
ANCHORAGE AK 99501



9590 9402 9158 4225 2911 72

2. Article Number (Transfer from service label)

9589 0710 5270 0059 8992 94

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

ALASKA

Agent
 Addressee

B. Received by (Printed Name)

Veronica John D

C. Date of Delivery

2/25/2026

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



3. Service Type

Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

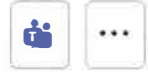
Mail Restricted Delivery

Domestic Return Receipt

W: Stolt Property - CEA Meeting

LaFrance, Paul J.

No Response Required



Required Peterson, William A.; Soule, Gregory G.; Eliassen, Charles P.; darvin_thornton@chugachelectric.com

Tue 6/9/2026 12:16 PM

Accepted on 8/11/2025 7:19 AM.

Thursday, August 14, 2025 12:30 PM-1:30 PM Onsite



---Original Appointment---

From: LaFrance, Paul J.

Sent: Wednesday, August 6, 2025 2:19 PM

To: LaFrance, Paul J.; Soule, Gregory G.; Eliassen, Charles P.; Peterson, William A.; darvin_thornton@chugachelectric.com

Subject: Stolt Property - CEA Meeting

When: Thursday, August 14, 2025 12:30 PM-1:30 PM (UTC-09:00) Alaska.

Where: Onsite

Hi Bill – hoping you can make this site visit. If not, will you let me know, or send someone else in your place.

We will meet in the alley adjacent to 810 Stolt.

Thank you,
Paul

Peterson, William A.

Subject: FW: Stolt Property - CEA Meeting
Location: Onsite
Start: Thu 8/14/2025 12:30 PM
End: Thu 8/14/2025 1:30 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: LaFrance, Paul J.

-----Original Appointment-----

From: LaFrance, Paul J.
Sent: Wednesday, August 6, 2025 2:19 PM
To: LaFrance, Paul J.; Soule, Gregory G.; Eliassen, Charles P.; Peterson, William A.; darvin_thornton@chugachelectric.com
Subject: Stolt Property - CEA Meeting
When: Thursday, August 14, 2025 12:30 PM-1:30 PM (UTC-09:00) Alaska.
Where: Onsite

Hi Bill – hoping you can make this site visit. If not, will you let me know, or send someone else in your place.

We will meet in the alley adjacent to 810 Stolt.

Thank you,
Paul



Municipality of Anchorage
Mayor Suzanne LaFrance

– Development Services Department –

Development Services Department
4700 Elmore Rd.
Anchorage, AK. 99507

10/24/2024

Veronica Slajer & John Ferguson,

As the owners of the property at 810 Stolt Street and Block 91 Lot 4A, this letter is to inform you the slope located at the south property line at both lots are not in compliance with the 23.105 Fill and Grade Code. The slope at the south property line is steeper than allowed by this code. You need to abate this noncompliant situation by any means allowed by the Code.

I have listed the code section that you are not in compliance with.

AMC Section 23.105.107.2 – Slope. The slope of excavation surfaces not be steeper than is safe for intended use, and shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless a slope stability analysis shows that a steeper slope is stable for static and seismic conditions, and does not create a hazard to public or private property.

Some of your options to come into compliance are the following: an approved slope stability analysis, approved retaining wall, or place fill back at slope with approval to achieve full compliance of the slope requirements.

You will need to provide documentation of how you will abate this issue. This will need MOA plan review approval before any work on the slope begins. The proposed compliance method may require permitting.

Please contact me if you have any questions.

Bill Peterson – Lead Code Abatement Officer
Office – 907-343-8328
Cell – 907-444-0557
william.peterson@anchorageak.gov





6/9/2026 11:39

Service Request # 230059
 Request Type ABT0999
 Request type description Abatement General Intake
 Request Date 10/17/2024 08:07
 Call Date 10/17/2024 08:07
 Taken By B.Peterson
 Taken By Name Bill Peterson
 Incident Date 10/17/2024 08:11

Information

Information

Area
 Area description
 Sub-area SW1328
 Sub-area description SW1328
 District
 District description
 Map #
 Priority MED
 Priority description Medium
 Responsibility ABT
 Responsibility description Abatement
 Project
 Project description
 Reference #
 Source

Request Location

Parcel ID 00106110000
 Property ID
 GPS X 0.0000
 GPS Y 0.0000

Location

Address type Address
 Street # 810
 Pre Dir
 Street Name STOLT
 Suffix LN
 Post Dir
 Subdesignation
 Cross Street
 Street 2 Name
 Street 2 Suffix
 Street 2 Post
 Direction
 Cross Street
 Street 3 Name
 Street 3 Suffix
 Street 3 Post
 Direction
 City, State, ZIP Anchorage
 State AK
 Zip Code 99501
 Location I put this service request in your to do list. Its in your area and does not need any action. This is for record keeping currently. Do not act until we have been direct. Thanks. Bill

Additional Information

Hi Bill,

When installing a foundation drain system in 2022 the owners of 810 Stolt Lane cut through the existing sloped terrain leaving a cut slope steeper than maximum

allowable slopes specified in AMC 23.105.107.2 The work was done unpermitted. There's some grey area regarding whether a permit was needed so I don't think it's appropriate to issue an unpermitted work violation, but the vertical cut exceeding 2:1 slope with no retaining wall is a code violation. The approximate extents of the code violation are shown in the attached figure. Please open a Code Abatement SR for this grading code violation and inform the property owners of the need to either restore the slope or construct a retaining wall.

Thanks,

Greg Soule, PE

Private Development Manager

Acting Development Services Director and Building Official

Municipality of Anchorage

(907) 343-8443

 Muni.org

Call Details

Call Duration 00:03:14
of Calls 1
Taken By B.Peterson
Taken by name Bill Peterson
Customer Contact no
Requested
Notify Customer
Regarding Service no
Request Progress

Contact

Middle Initial

Last Name slajer & ferguson
First,
MI veronica & john
Title
Contact Type Owner
Address 1212 H street
City anchorage
State/Province ak
ZIP/PC 99501 0000
Country
Mobile
Other Phone
E-mail
Company Name
Internet ID Type 1
ID 1
Internet ID Type 2
ID 2

Customer Comments

Hi Bill,

When installing a foundation drain system in 2022 the owners of 810 Stolt Lane cut through the existing sloped terrain leaving a cut slope steeper than maximum allowable slopes specified in AMC 23.105.107.2 The work was done unpermitted. There's some grey area regarding whether a permit was needed so I don't think it's appropriate to issue an unpermitted work violation, but the vertical cut exceeding 2:1 slope with no retaining wall is a code violation. The approximate extents of the code violation are shown in the attached figure. Please open a Code Abatement SR for this grading code violation and inform the property owners of the need to either restore the slope or construct a retaining wall.

Thanks,

Greg Soule, PE

Private Development Manager

Acting Development Services Director and Building Official

Municipality of Anchorage

(907) 343-8443



Other Contacts

(No Data)

Inspection

(Tab Not Loaded)

Resource Usage

(Tab Not Loaded)

Log

Service Request Log Results

Log Type Entered By Start Date To

Comments

Log Type	Entered By	Start Date	To	Comments
Log	B.Peterson	10/17/2024 08:11	10/17/2024 08:11	Hi Bill, When installing a foundation drain system in 2022 the owners of 810 Stolt Lane cut through the existing sloped terrain leaving a cut slope steeper than maximum allowable slopes specified in AMC 23.105.107.2 The work was done unpermitted. There's some grey area regarding whether a permit was needed so I don't think it's appropriate to issue an unpermitted work violation, but the vertical cut exceeding 2:1 slope with no retaining wall is a code violation. The approximate extents of the code violation are shown in the attached figure. Please open a Code Abatement SR for this grading code violation and inform the property owners of the need to either restore the slope or construct a retaining wall. Thanks, Greg Soule, PE Private Development Manager Acting Development Services Director and Building Official Municipality of Anchorage (907) 343-8443
Log	B.Peterson	10/18/2024 07:44	10/18/2024 07:44	will assign when inspector is available and follow through with a letter to the owner of the property.
Log	B.Peterson	10/28/2024 13:04	10/28/2024 13:04	I HAVE EMAILED MY LETTER TO VERONICA TODAY.
Log	B.Peterson	11/4/2024 13:27	11/4/2024 13:27	I RETURNED VERONICA S. PHONE CALL TODAY. SHE PLANS TO GET WITH HER LAWYER AND SEE WHAT IS THE BEST AVENUE FOR HER TO PROCEED. SHE THANKED ME FOR CALLING HER.
Inspection	B.Peterson	8/14/2025 00:00	8/14/2025 00:00	SITE VISIT ON 8/14/25.NO SIGNS OF ERROSION TO THE HILLSIDE BETWEEN THE 2 NEIGHBORS. SEE EMAIL IN ATTACHMENTS FROM THE SITE VISIT FOR MORE INFORMATION.
Inspection	B.Peterson	2/20/2026 14:11	2/20/2026 14:11	I HAVE BEEN DIRECTED TO ISSUE A NOV FOR THE EXCAVATION OF THE SLOPE LOCATED ON THE 2 LOTS AT THE NORTH SIDE OF THE PROPERTIES. I HAVE POSTED BOTH LOTS TODAY. SEE ATTACHMENTS. I WILL HAVE THE NOV MAILED OUT AND INVOICED.
Log	G.May	2/25/2026 14:53		I received a voice message and an email from Veronica Slajer today. I am not familiar at all with this property and the recent issues. I have forwarded the voice message to Scott Campbell and I responded to the email from Veronica to let her know I did get her message but have no familiarity with the current issue and Scott or Bill will be responding to her at some point in the very near future.
Log	B.Peterson	3/9/2026 09:30	3/9/2026 09:30	CERT MAIL SIGNED FOR ON 2/25/26. SEE ATTACHMENTS.
Inspection	B.Peterson	3/13/2026 07:39	3/13/2026 07:39	PER GREG SOULE I HAVE AMENDED MY NOV TO REFLECT NO FINES WILL BE ASSESSED FOR 30 DAYS STARTING ON 3/12/26 AND ENDING ON 4/12/26. AT THAT POINT I WILL ISSUE A N&O TO INCLUDE FINES AND FEES IF NO PERMIT HAS BEEN APPLIED FOR. SEE ATTACHMENTS FOR PICS OF POSTING AND REVISED NOV. I HAD THE NOV CERT MAILED, POSTED ON THE PROPERTIES AND EMAILED TO VERONICA.
Log	B.Peterson	4/8/2026 08:16	4/8/2026 08:16	rescinded first nov and issued a new one yesterday. Posted on property and cert mailed the nov to the owners.
Log	B.Peterson	4/27/2026 14:38	4/27/2026 14:38	cert mail signed for on 4/21/26. See attachments for a copy.
Log	B.Peterson	4/28/2026 07:41	4/28/2026 07:41	I HAVE RECEIVED A EMAIL FROM THE LAW OFFICE REPRESENTING THE OWNERS OF THE PROPERTY.
Log	B.Peterson	4/28/2026 07:43	4/28/2026 07:43	SEE ATTACHMENTS FOR CORRESPONDENCE.

Log

B.Peterson

5/8/2026 07:40

5/8/2026 07:40

IT APPEARS THAT THE OWNERS LAWERS WILL APPEAL THE ISSUED NOV. SEE EMAIL STRING BETWEEN QUINCY ARMS AND HUGH FOSTER THE OWNERS LEGAL COUNSEL.

Attachments

(Tab Not Loaded)

Associations

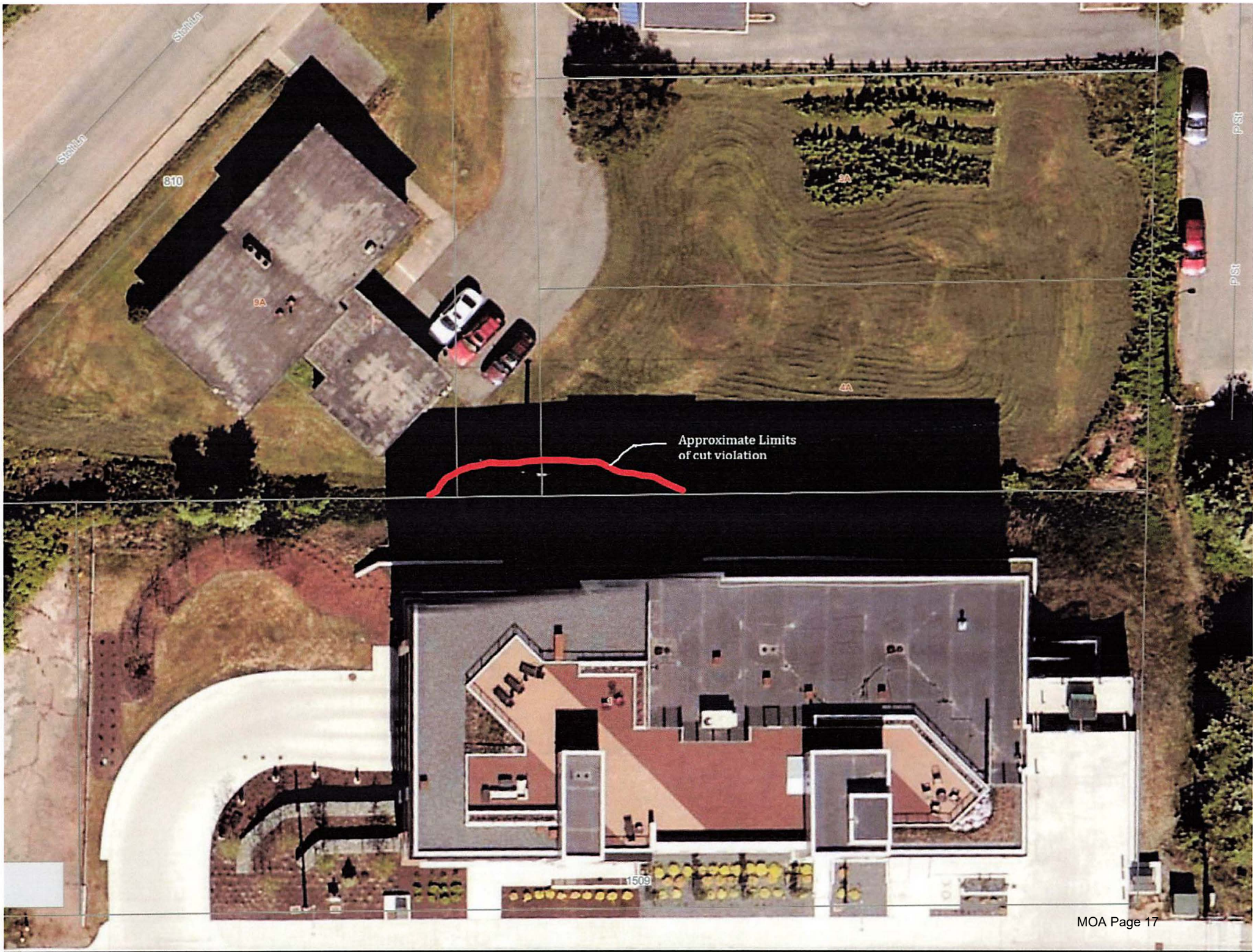
(Tab Not Loaded)

Details

(Tab Not Loaded)

Schedules

(Tab Not Loaded)



Approximate Limits
of cut violation



May 7, 2024 at 12:39:08 PM
810 Still Ln



May 7, 2024 at 12:39:10 PM
810 Still Ln







6/9/2026 11:31

Service Request # 230054
 Request Type ROW1002
 Request type description Other
 Request Date 10/16/2024 17:12
 Call Date 10/16/2024 17:12
 Taken By J.Snelson
 Taken By Name John Snelson
 Incident Date

Information

Information

Area
 Area description
 Sub-area SW1328
 Sub-area description SW1328
 District
 District description
 Map #
 Priority MED
 Priority description Medium
 Responsibility ROW
 Responsibility description Right of Way
 Project
 Project description
 Reference #
 Source

Request Location

Parcel ID
 Property ID
 GPS X 0.0000
 GPS Y 0.0000

Location

Address type Address
 Street # 810
 Pre Dir
 Street Name STOLT
 Suffix LN
 Post Dir
 Subdesignation
 Cross Street
 Street 2 Name
 Street 2 Suffix
 Street 2 Post
 Direction
 Cross Street
 Street 3 Name
 Street 3 Suffix
 Street 3 Post
 Direction
 City, State, ZIP Anchorage
 State AK
 Zip Code 99501
 Location undeveloped row east of property

Additional Information

slope backfill

Call Details

Call Duration 00:02:30
 # of Calls 1

Taken By J.Snelson
Taken by name John Snelson
Customer Contact
Requested yes
Notify Customer
Regarding Service yes
Request Progress

Contact

Middle Initial G

Last Name Soule
First,
MI Gregory
Title
Contact Type Employee
Address 4700 Elmore Rd
City Anchorage
State/Province AK
ZIP/PC 99507
Country
Mobile
Other Phone (907)343-8175
E-mail gregory.soule@anchorageak.gov
Company Name
Internet ID Type 1
ID 1
Internet ID Type 2
ID 2

Customer Comments

When CEA undergrounded the power across alley ROW adjacent to the west side of 810 Stolt Lane and in the easement on the south side of parcel 00106105000 they cut into the existing slope and left a cut exceeding the maximum allowable slope within the Alley ROW and the easement for a distance of approximately 50 to 60 feet. Please open a SR for this and inform CEA that they violated the grading code and need to restore the slope or construct a retaining wall in the vicinity shown on the attached figure.

Other Contacts

(No Data)

Inspection

(Tab Not Loaded)

Resource Usage

(Tab Not Loaded)

Log

(Tab Not Loaded)

Attachments

(Tab Not Loaded)

Associations

(Tab Not Loaded)

Details

Other

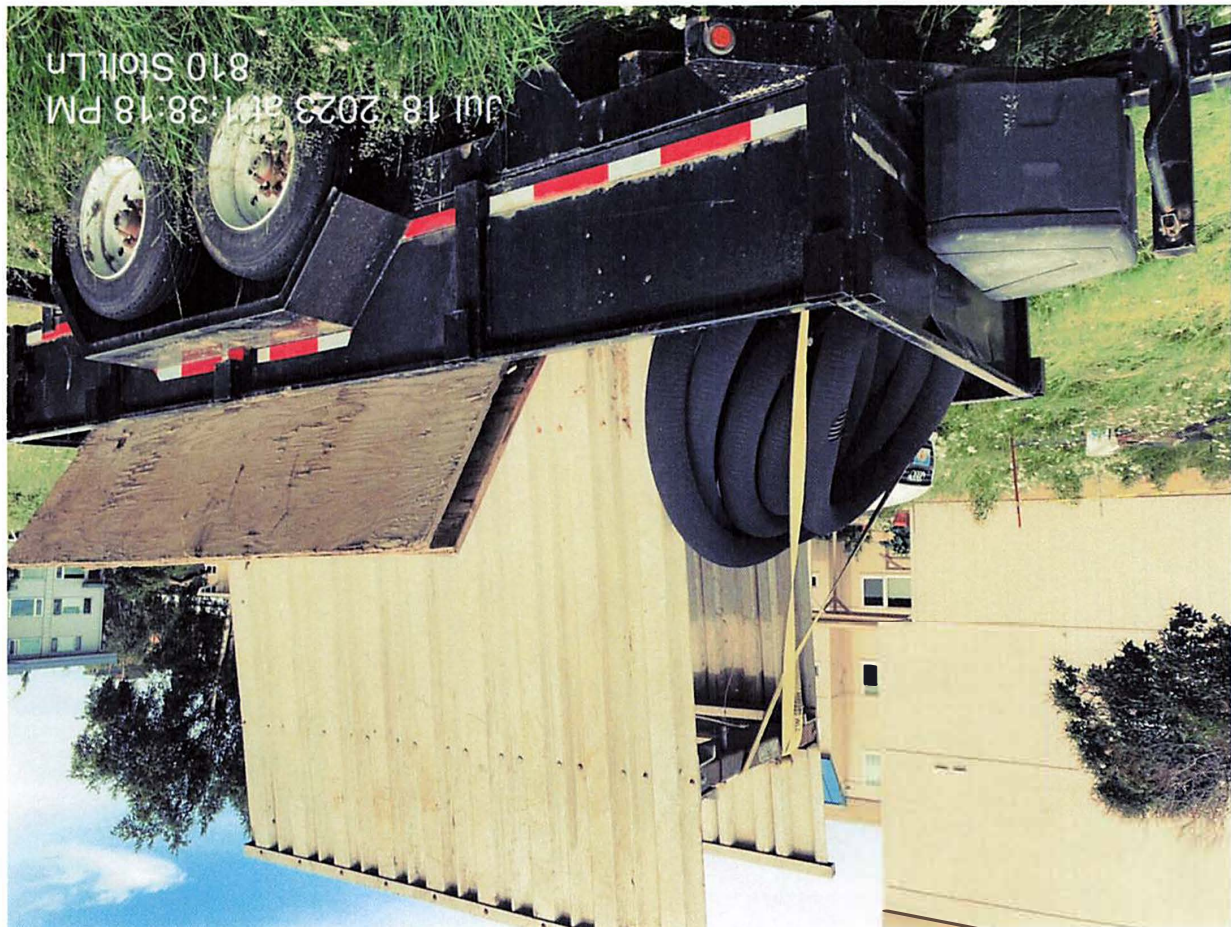
Debris/Hazard in
Roadway no
Glaciation no
Junk/Garbage
Deposited in ROW no
Water Discharge no
Other (Please
specify) slope backfill permit R222174

Please select one or more of the following:

Schedules

(Tab Not Loaded)











6/9/2026 11:21

Service Request # 222049
 Request Type ROW1006
 Request type description Work in ROW
 Request Date 7/17/2023 07:56
 Call Date 7/17/2023 07:56
 Taken By M.Walters
 Taken By Name Mike Walters
 Incident Date

Information

Information

Area
 Area description
 Sub-area SW1328
 Sub-area description SW1328
 District
 District description
 Map #
 Priority MED
 Priority description Medium
 Responsibility ROW
 Responsibility description Right of Way
 Project
 Project description
 Reference #
 Source

Request Location

Parcel ID
 Property ID
 GPS X 0.0000
 GPS Y 0.0000

Location

Address type Address
 Street # 810
 Pre Dir
 Street Name STOLT
 Suffix LN
 Post Dir
 Subdesignation
 Cross Street
 Street 2 Name
 Street 2 Suffix
 Street 2 Post
 Direction
 Cross Street
 Street 3 Name
 Street 3 Suffix
 Street 3 Post
 Direction
 City, State, ZIP Anchorage
 State AK
 Zip Code 99501
 Location @ W 9th

Additional Information

Call Details

Call Duration 00:02:51
 # of Calls 1
 Taken By M.Walters

Taken by name Mike Walters
 Customer Contact no
 Requested
 Notify Customer
 Regarding Service no
 Request Progress

Contact

Middle Initial

Last Name	Thompson
First	Ron
MI	
Title	
Contact Type	ContactPer
Address	
City	
State/Province	
ZIP/PC	
Country	USA
Mobile	(907)529-5120
Other Phone	
E-mail	
Company Name	
Internet ID Type 1	
ID 1	
Internet ID Type 2	
ID 2	

Customer Comments

Caller questions if contractor has a permit to tie into storm drain for French drain system being installed on property.

Other Contacts

(No Data)

Inspection

(Tab Not Loaded)

Resource Usage

(Tab Not Loaded)

Log

Service Request Log Results

Log Type Entered By Start Date To

Comments

Inspection	C.Eliassen	7/18/2023 10:37	7/18/2023 10:41	<p>I had driven to the site Friday July 14 after rumblings of someone working in the ROW. The north/south alley way at this location has been used as a driveway since the house was built in 1968, I found GLW working at the location cleaning up. According to the worker they had installed a new French drain on property and tied it into an existing drain system on the property. I could see the extent of their work because the pipe that was installed was daylighted at each end. The property corners were visible. They said they intercepted a lot of ground water and tied into the existing drain around the foundation of the property. Yesterday I called the complainant and filed RT in on what I found and that no ROW permit was necessary. He has concerns about the slope of the property line, and that is not a ROW issue. There is another complaint that has been entered for ABT</p>
Review	C.Eliassen	7/17/2023 09:00	7/17/2023 09:01	This will be looked at by an available inspector

Attachments

(Tab Not Loaded)

Associations

(Tab Not Loaded)

Details

Work in Right-of-Way

Building a structure no
 Excavation/Fill yes
 Utility Work no

Please select one or more of the following:

Schedules

(Tab Not Loaded)





Google

CHAPTER 23.105 - GRADING, EXCAVATION, FILL AND LANDSCAPING 2018 EDITION

23.105.101 General.

23.105.101.1 Scope. The provisions of this chapter apply to earthwork construction, including excavation, fills, embankments, grading, landscaping, and isolated retaining walls.

23.105.101.2 Flood hazard areas. The provisions of this chapter shall not apply in floodways within flood hazard areas established by Anchorage Municipal Code, Title 21, unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed work will not result in any increase in the level of the base flood.

23.105.102 Definitions.

23.105.102.1 Definitions. For purposes of this chapter, the terms, phrases, and words listed in this section and their derivatives shall have the indicated meanings.

APPROVAL. The proposed work or completed work conforms to the requirements of this chapter in the opinion of the building official.

APPROVED PLAN. The site plan and/or sections showing the extents of grading operations, existing grade and the proposed final grade after being reviewed for code compliance by the building official and accepted as conforming to this and other applicable codes and laws.

AS-GRADED. The extent of surface conditions on completion of grading; see also GRADE, FINISH.

BEDROCK. In-situ solid rock.

BENCH. A relatively level step excavated into a slope of earth material onto which fill is to be placed.

BORROW. Earth material acquired from an off-site source for use in grading.

BORROW SITE. The location where borrow material is taken.

COMPACTION. The densification of a fill section by mechanical means.

EARTH MATERIAL. Any rock, natural soil, fill, or any combination thereof.

EXCAVATION. The removal of earth material by artificial means; also referred to as a cut.

FILL. Deposition of earth material by artificial means.

GRADE. The vertical location of the ground surface.

GRADE, EXISTING. The grade of the site prior to grading.

GRADE, FINISH. The grade of the site at the conclusion of all grading efforts.

GRADE, ROUGH. The stage at which the grade of the site approximately conforms to the approved plan.

GRADING. An excavation or fill, or a combination thereof.

GRADING QUANTITY. The total amount of excavated earth material removed and fill placed on the site.

KEY. A compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

LANDSCAPING. Finish grading using organic soils for the placement of surface vegetation, including annual and perennial plants, grasses, shrubs, and trees.

RETAINING WALL. A wall or structure used to resist lateral earth pressures.

RETAINING WALL, SEGMENTAL. A retaining wall constructed entirely of individual modules or blocks, which are not cast or grouted together.

SITE. Any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE. An inclined surface. The inclination of which is expressed as a ratio of horizontal distance to vertical distance.

SOIL. Naturally-occurring superficial deposits overlying bedrock.

TERRACE. A relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

UTILITY. Building or site services that include water, wastewater, natural gas, electric, or telecommunications. Stormwater drainage is not considered a utility under this code.

23.105.103 Permits required.

23.105.103.1 Permits required. Except as exempted in Section 23.105.103.2, no grading shall be performed without first having obtained a permit from the building official. A grading permit issued under this chapter shall include isolated retaining walls, but does not include other structures, or any retaining walls connected to another structure. Separate permits shall be required for each individual site.

23.105.103.2 Exceptions. A grading permit shall not be required for the following work:

1. When approved in advance by the code official, grading in an isolated, self contained area if there is no danger to private or public property.

2. Cemetery graves.
3. Refuse disposal sites controlled by other regulations when not intended to be developed to carry structural loads after the site is closed for further refuse disposal.
4. Excavation for wells or utilities.
5. Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate, or clay, where established and provided by law, provided such operations do not increase the stresses in or pressure upon any adjacent or contiguous property.
6. Exploratory excavations under the direction of soils engineers or engineering geologists.
7. An excavation that does not adversely affect drainage, and is:
 - a. less than 2 feet (610 mm) in depth; or
 - b. does not create a cut slope greater than 3 feet (914 mm) in height or greater than 1 unit vertical in 2 units horizontal (50% slope).
8. A fill that does not adversely affect drainage, and is not more than:
 - a. 1 foot (305 mm) in depth placed on natural terrain with a slope not exceeding 1 unit vertical in 5 units horizontal (20% slope); or
 - b. 3 feet (914 mm) in depth that does not exceed 50 cubic yards (38.3 m³) on any site that does not obstruct a draining course, and is not intended to support structural loads.
9. An isolated retaining wall not supporting a surcharge where the retained height measured from the bottom of the footing to the top of the retained soil at the face of the wall is not more than 4 feet (1,219 mm) and the top of the wall above the retained soil is not more than 1 foot (305 mm).
10. Landscaping that does not alter an existing drainage course.

Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code, or any other laws or ordinances of the Municipality of Anchorage.

23.105.104 Hazards.

Section 23.105.104.1 Hazardous conditions. When the code official has determined any existing excavation, fill, or landscaping on private property has become a hazard to life and limb, endangers property, or adversely affects the safety, use, or stability of a public way, the owner of the property upon which the excavation or fill is located, or other person or agent in control of the property, upon receipt of notice in writing from the code official, shall within the period specified therein abate by repair or elimination such excavation or fill to remove the hazard and be in conformance with the current requirements of this code.

23.105.104.2 Abatement. Abatement of hazardous conditions shall be in accordance with this code and AMC 23.70.

23.105.105 Permit application and submittals.

23.105.105.1 Grading designation. All earthwork construction shall be

designated in accordance with this section.

23.105.105.1.1 Regular grading. Regular grading is defined as meeting all of the following requirements:

1. Grading quantities shall not exceed 5,000 cubic yards;
2. Existing slopes do not exceed 1 unit vertical in 5 units horizontal (20% slope);
3. Does not include retaining walls not exempted per Section 23.105.103.2 that are adjacent to property lines or structures where the distance from the face of the retaining wall to the property line or structure is less than twice the height of the retained soil; and
4. Does not include retaining walls not exempted per Section 23.105.103.2 that are located in Seismically-Induced Ground Failure Zones 4 or 5, as defined by AMC 23.15.1613.2.

23.105.105.1.2 Engineered grading. Engineered grading is defined as all other grading not meeting the requirements of Section 23.105.105.1.1 for regular grading, or where the building official determines that special conditions or unusual hazards exist that requires professional engineering. Landscaping that does not qualify as regular grading shall be an engineered grading.

23.105.105.2 Submittal requirements. In addition to the requirements of AMC 23.10, the applicant shall state the estimated quantities of excavation and fill, and the estimated length of isolated retaining walls.

23.105.105.2.1 Site plan requirements. The construction documents submitted with the application for permit shall be accompanied by a site plan showing, to scale, the size and location of new construction and existing structures on the site, distances from lot lines, and elevations at all lot corners, based on ties to a recovered Benchmark identified in the MOA Benchmark Network. Assumed elevations shall only be allowed with prior written consent of the department. The site plan shall also show existing and proposed drainage patterns, identifying any location where drainage is proposed to be transported off-site; and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished, and the location and size of existing structures and construction to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

23.105.105.2.2 Soils engineering report. Where grading is designated as engineered in accordance with Section 23.105.105.1.2, a soils engineering report shall be required. The report shall be prepared in accordance with Section 1803 of the International Building Code.

23.105.105.2.3 Statement of special inspections. Where special inspections are required under Section 23.105.106.2, a statement of special inspections shall be provided on the plans or as a separate document. The statement shall comply with the requirements of Section 1705.2 of the International Building Code.

23.105.106 Inspections.

23.105.106.1 Municipal inspections. All grading, landscaping, and retaining wall construction for which a permit is required shall be subject to inspections by the building official and shall remain exposed and accessible until approved by the building official.

23.105.106.1.1 Municipal inspection schedule. Municipal inspections shall be scheduled at 50-percent and 100-percent completion for all grading work.

23.105.106.1.2 Additional engineered grading inspections. Additional municipal inspections for engineered grading shall be scheduled at the start of work, and for every 25,000 cubic yards, or portion thereof, beyond 50,000 cubic yards.

23.105.106.1.3 Retaining wall inspections. Municipal inspections shall be scheduled at regular intervals based on the type of retaining wall system utilized.

23.105.106.1.3.1 Concrete or masonry retaining walls. Municipal inspections shall be scheduled at completed excavation, prior to concrete pouring or masonry grouting, and at backfill.

23.105.106.1.3.2 Segmental retaining walls. Municipal inspections shall be scheduled for segmental retaining walls at completed excavation, and at each lift between geosynthetic reinforcing.

23.105.106.1.3.3 Other retaining wall systems. Municipal inspections shall be scheduled as required by the building official.

23.105.106.2 Special inspections. Special inspections are required for all engineered grading. Special inspections shall be performed in accordance with Chapter 17 of the International Building Code.

23.105.107 Excavations.

23.105.107.1 General. Unless otherwise recommended in the approved soils engineering report, excavations shall conform to the provisions of this section.

Exception: The provisions of this section may be waived for excavations where final slopes are less than 1 unit vertical in 2 units horizontal (50% slope), where the excavation is isolated from existing structures and property lines, and the slopes of the excavation are not intended to support structures or surcharges.

23.105.107.2 Slope. The slope of excavation surfaces not be steeper than is safe for intended use, and shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless a slope stability analysis shows that a steeper slope is stable for static and seismic conditions, and does not create a hazard to public or private property.

23.105.108 Fills.

23.105.108.1 General. Unless otherwise recommended in the approved soils

engineering report, fills shall conform to the provisions of this section.

Exception: The provisions of this section may be waived for fills where final slopes are less than 1 unit vertical in 2 units horizontal (50% slope), where the fills are isolated from existing structures and property lines, and are not intended to support structures or surcharges.

23.105.108.2 Preparation of ground. Fill slopes shall not be constructed on natural slopes steeper than 1 unit vertical in 2 units horizontal (50% slope). The ground surface shall be prepared to receive fill by removing vegetation, topsoil and other organics, non-complying fill, and other unsuitable or deleterious material.

23.105.108.2.1 Parking lots over organic soils. Structural fill for parking lot sections may be placed over peat and other organic soils where an approved geotechnical report provides recommendations for fill placement, and the site is designed by a registered design professional.

23.105.108.3 Fill material. Fill material shall not include organic, frozen, or other deleterious material. No rock or similar irreducible material with a maximum dimension of 12 inches shall be buried or placed in fills. Exception: Organic soils may be used within the top 6 inches for surface landscaping.

23.105.108.4 Compaction. All fills shall be placed in lifts not exceeding 12 inches in thickness and compacted to a minimum of 90 percent of maximum density. Fills under structures, driveways, and parking lots shall be compacted to a minimum of 95 percent of maximum density.

23.105.108.5 Slope. The slope of fill sections shall not be any steeper than is safe for intended use, and shall be not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless a slope stability analysis shows that a steeper slope is stable for static and seismic conditions, and does not create a hazard to public or private property.

23.105.108.3 Temporary fills. Where permitted under Title 21, placement of material for stockpiling or surcharging shall be permitted without meeting the provisions of this section where the following are met:

1. The slopes are not steeper than 1-unit vertical in 3 units horizontal (33% slope);
2. The soils are stabilized against erosion as required in AMC 21.07.040;
3. Soils are removed to existing grade at final inspection.

23.105.109 Retaining walls.

23.105.109.1 Design. Retaining wall design and construction shall be designed in accordance with Section 1807.2 of the International Building Code.

23.105.109.2 Retaining wall setbacks. Where multiple retaining walls are located on the same slope, the combined retaining wall shall be analyzed together.

Exception: Where the toe of the upper retaining wall is located more than

twice the height of the lower retaining wall measured from the back face of the lower wall to the front face of the upper wall per Figure 23.105.109.2.

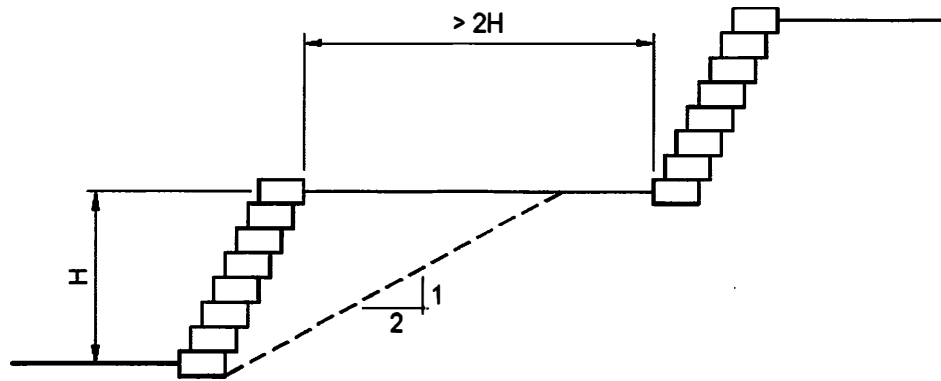


Figure 23.105.109.2 Retaining wall setbacks

23.105.110 Setbacks.

23.105.110.1 General. Excavation and fill slopes shall be set back from the site boundary in accordance with this section. Setback dimensions shall be measured horizontally and shall be perpendicular to the site boundary.

23.105.110.2 Top of excavation slope. The top of excavation slopes shall be set back from the site boundary not less than one-fifth the vertical height of the slope, but not less than 2 feet, and need not exceed 10 feet.

23.105.110.3 Toe of fill slope. The toe of fill slopes shall be set back from the site boundary not less than one-half the vertical height of the slope, but not less than 2 feet, but need not exceed 20 feet.

23.105.110.3.1 Slope protection. Where the fill slope is located near the site boundary and the adjacent off-site parcel is developed, special precautions shall be incorporated in the work as the building official deems necessary to protect the adjoining property from damage as a result of such grading. The precautions may include, but are not limited to:

1. Setback distances greater than those required by this section.
2. Provisions for retaining walls or similar construction.
3. Mechanical stabilization or chemical treatment of the fill slope surface to minimize erosion.
4. Provisions for the control of surface waters.

23.105.110.4 Modification of slope location. Setback locations may be modified when approved by the building official. Such modifications may require investigations and recommendations by a registered design professional and shall show the intent of the code has been satisfied.

23.105.111 Benching and terracing.

23.105.111.1 General. Terraces shall be provided where final excavation or fill heights exceed 60 feet (18,288 mm), and final slopes exceed 1 unit vertical and 3 unit horizontal (33.3 percent slope). Benching shall be provided where the existing slopes exceed 1 unit vertical in 5 units horizontal (20% slope).

23.105.111.2 Terraces. Terraces shall meet the minimum width and vertical spacing per Table 23.105.111.2. Terraces with a slope height greater than 120 ft shall be designed by a registered design professional and approved by the building official.

Table 23.105.111.2

Slope height	Terrace width	Vertical spacing
60 feet	6 feet	30 feet max.
Greater than 60 feet up to 120 feet	12 feet 6 feet	At mid-height of slope 30 feet max. above and below mid-height

23.105.111.3 Benching. Benches shall be excavated per Figure 23.105.111.3 into the existing slope to allow for proper compaction. Bench widths shall be a minimum of 5 feet in width and shall have a slope no greater than 1 unit vertical in 5 units horizontal (5% slope). Benches shall be spaced consecutively where the existing slope exceeds 1 unit vertical in 5 units horizontal (20% slope). Bench heights shall not exceed the lesser of one-half the bench width, or 10 feet, unless recommendations are provided by an approved soils report.

23.105.111.3.1 Keying. Benches shall have a key at the toe of the slope where the slope height exceeds 5 feet. The key shall be a minimum depth of 2 feet and a length not less than 10 feet.

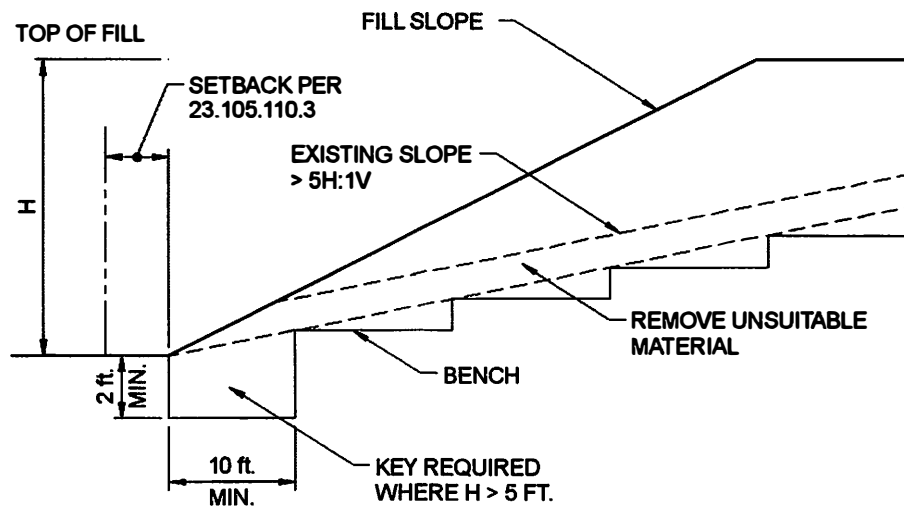


Figure 23.105.111.3 Benching detail.

23.105.112 Drainage and erosion control.

23.105.112.1 General. Grading plans shall include a drainage plan conforming to the requirements of this code and AMC 21.07.040.

23.105.112.2 Standards. Drainage plans shall comply with the requirements of municipal code and the guidance of the Design Criteria Manual. Post-development drainage plans shall be designed such that there will be no adverse off-site impacts. Any net increase of water volumes shall be mitigated and/or directed to adjacent drainage systems or receiving waters that has the

demonstrated capacity to handle the new flows. The municipality may require a dedicated drainage easement(s) to ensure proper drainage is consisted and compatible with the surrounding drainage patterns.

23.105.112.3 Drainage across property lines. Drainage across property lines shall not exceed that which existed prior to earthwork construction. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.

23.105.112.4 Erosion control. The faces of excavation and fill slopes shall be prepared and maintained to control against erosion. The protection shall be installed as soon as practicable and prior to scheduling final inspections. Where necessary, check dams, cribbing, riprap, or other suitable devices or methods shall be employed to control erosion and provide slope stability and safety.

Exception: Where cut slopes are not subject to erosion due to the erosion-resistant characteristics of the facing materials, such protection may be omitted.

23.105.113 Referenced Standards

ASTM D 1557-e01, Test method for Laboratory Compaction Characteristics of Soil Using Modified Effort [56,000 ft-lbs/ft³]