

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: April 18, 2013

TO: Planning Commission

FROM: Eric Feldt, Planner, CFM
Community Development Department

FILE NO.: AME2010 0009

PROPOSAL: New Draft FEMA Flood Map Issues

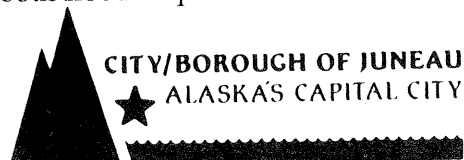
ATTACHMENTS

Attachment	A	New Flood Map Adoption Schedule Outline
Attachment	B	Public Comments - Neighborhood Meetings

As stated in the March 21, 2013 memorandum to the Planning Commission, FEMA has given the CBJ a deadline to adopt the new flood maps, flood study, and FEMA-minimum flood regulations by August 19, 2013. The high risk flood zones shown in the effective and draft flood maps are areas where flood insurance is required to be purchased by property owners for loans backed by the federal government. The public has expressed concern about many elements of the new draft flood maps. FEMA informed the CBJ that future changes may only be allowed after the flood maps have been adopted.

The Community Development Department (CDD) presented a brief overview of the new draft Flood Insurance Rate Map (FIRM) panels and adoption schedule to the Planning Commission on March 21, 2013 and to the Assembly on April 1, 2013. CDD staff informed the Commission that neighborhood meetings to gather public comments would be held and then discuss these comments with the commission at a later date. These meetings are now over and the neighborhood comments submitted are provided under Attachment B.

CDD sent letters to owners whose properties' are changing in flood status (i.e. different flood zone or flood elevation) with the new flood maps. This list of owners was determined by attempting to compare the two flood maps and overlaying them onto an aerial photograph. This showed which properties/buildings are in and out of a high risk flood zone. This overlay method provided a way of showing if a building was taken out of or put in a high risk flood zone. Staff relied on the roads of both flood maps as a



accurate and proved unreliable. These inaccuracies stemmed from many roads on the old flood maps not matching up to the roads shown on the aerial photograph. Thus, the reference points and benchmarks could not be reliably compared in many cases. Another problem was that some roads on the old flood maps did not exist or ended mid-block.

The difficulty with overlaying the old effective flood maps onto the aerial photograph presented a great challenge in determining whether or not some buildings would be moved in/out of a high risk flood zone. Further, some of these areas of the map were too poorly drafted to make accurate determinations.

In the areas where comparisons could not be reliably made between the old effective maps and the new draft maps, CDD staff did not send out mailings to those property owners. If requested by the public, staff must provide a flood zone determination on any property in the borough even though the old effective flood maps make this task very difficult. These inaccuracies will be remedied after the CBJ adopts the new draft flood maps.

The new flood maps provide a far better overlay on the aerial photography that will lessen many inaccuracies of the old effective flood maps. Unfortunately, the new draft maps still present their own problems. Based on comments received during neighborhood meetings and CDD's review of the draft flood maps, CDD staff has compiled a working list of issues that the new maps present. As these issues are resolved, the CBJ believes the new maps will be far more accurate than the old maps in mapping areas of high flood risk. This list of problem items is shown below. Below each item is the correction method to address the problem. Since only FEMA can change the flood maps, the CBJ will present these corrective measures to them for their review and acceptance to be implemented into the new maps after adoption.

List of problem issues and recommended corrections for the new draft flood maps (Not in order of importance):

- 1) **Velocity Flood Zones:** Velocity flood zones appear to be mapped too far inland and place more buildings within flood zone.

Fix: Hire a coastal hydrologist to study the hydrologic and hydraulic water conditions to determine appropriate base flood elevation or reach of flood zone line to better represent storm conditions.

- 2) **Auke Bay:** There are unusually high base flood elevations in the Auke Bay area. Effects of new Statter Harbor breakwater to waves in the Auke Bay area do not seem to match with the new velocity flood zone in area.

Fix: Hire a coastal hydrologist to re-study area and examine effects of breakwater to determine appropriate base flood elevation and flood reach along the coastline in Auke Bay. Research CBJ Docks & Harbors elevation data to find flood elevation and use 2012 LiDAR (and future 2013 LiDAR) topographic lines. Also, this flood elevation line may be argued as being too high.

- 3) **Auke Lake:** No defined base flood elevation in Auke Lake. Increased flood zone area on map puts more homes in high risk flood zone without stating a flood elevation.

Fix: Hire hydrologist to study area to determine appropriate base flood elevation.

- 4) **Iso Static Rebound:** Flood levels change when land is rising (iso static rebound). How can this be recognized by FEMA and reflected on flood elevations.

Fix: Contact local surveyors and other professionals who are responsible for monitoring local tidal gages. Assess how to incorporate changes of tidal gages rise in new flood maps. According to NOAA's Tides & Current webpage, <http://tidesandcurrents.noaa.gov/sltrends/sltrends.shtml>, the sea level in Juneau, Alaska is lowering by 12.95 mm/ year (.5 inch/year).

- 5) **Gold Creek:** No defined base flood elevation in Gold Creek. Increased flood zone area on map puts more homes in high risk flood zone without stating a flood elevation.

Fix: Hire a hydrologist to study the hydrologic and hydraulic water conditions to determine appropriate location and base flood elevation in Gold Creek.

- 6) **Concrete Way:** Flood elevation of flood zone overlaying Concrete Way in Lemon Creek seems too high.

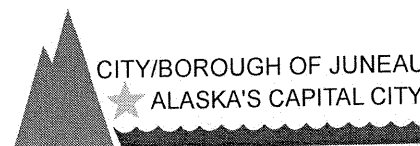
Fix: Find where flood elevation should be in the area by researching the subdivision's elevations, and use 2012 LiDAR topographic lines. Work with FEMA in implementing 2012 and 2013 LiDAR. If flood elevation and real elevations match up, hire hydrologist to study hydrologic and hydraulic water conditions to determine appropriate base flood elevation.

7) Inaccurate Elevations: Due to inaccuracies in the base map, many properties/buildings may be inadvertently placed in a A or V Flood Zone that are naturally elevated above the flood elevation (i.e. bluff).

Fix: Use 2012 and 2013 LiDAR to help refine flood locations and look at CBJ's records of property to find elevation data. This could lead to FEMA map amendments/revisions to remove building/property from mapped flood zone.

As stated earlier, this is a working list and additional items may be incorporated at any time. CBJ staff will present these items to FEMA prior to final FIRM adoption to discuss how and when each of these can be accomplished and implemented in the new adopted FIRM panels once they are adopted.

Flood Map Adoption Schedule



March 2013

- March 26, 2013 – Present adoption schedule to Planning Commission.

April 2013

- April 1, 2013 – Present adoption schedule to Assembly.
- Begin series of scheduled Neighborhood Meetings. (Outlined Below)
- April 23, 2013 – 6:00pm Special Planning Commission Work Session, Marine View Building 4th Floor Conference Room: Further discussion of comments from neighborhood meetings.

Downtown Juneau

Tuesday, April 2
Juneau-Douglas High School Library
6:00pm – 8:00pm

Douglas

Wednesday, April 3, 2013
Douglas Library
6:00pm – 8:00pm

Mendenhall Valley

Wednesday, April 10, 2013
Riverbend Elementary Library
6:00pm – 8:00pm

Auke Bay

Thursday, April 11, 2013
UAS Lecture Hall: Lower Level of Egan
Library Building
6:00pm – 8:00pm

May 2013

- May 14, 2013 – 6:00pm Special Planning Commission Work Session, Marine View Building 4th Floor Conference Room: Further discussion of adoption of draft flood maps. (This meeting is a place holder – if needed).
- May 28, 2013 – 7:00pm Regular Planning Commission, Assembly Chambers: Provide a Recommendation to the Assembly

June 2013

- June 3, 2013 – 7:00pm Regular Assembly Meeting, Assembly Chambers: Introduction of Draft Flood Maps
- June 10, 2013 - 6:00pm Assembly Committee of the Whole, Assembly Chambers: Special Presentation by CDD staff of Draft Flood Maps
- June 24, 2013 - 7:00pm Regular Assembly Meeting, Assembly Chambers: Public Hearing and Decision on Adoption of Draft Flood Maps

August 2013

- August 19, 2013: FEMA deadline for CBJ to adopt Draft Flood Maps

- 33 Total Attendees
- 4 Neighborhood Meetings
- April 2, 3, 10 + 11th 2013

SIGN-IN SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

	<u>NAME</u>	<u>Physical Address</u>	<u>Email Address</u>
1	George Reitenstein	4202 Arke Ln	reite@gci.net
2	Scott Lafave	2433 Engineers Ct	
3	Jim Bannister	5150 Glacier Hwy	BEARSPRINGSEMEN.COM
4	Loren Jones	3281 Douglas Highway	
5	Julie Burns	1900 Crest Ave #104	alaskarealestate@ak.net
6	Rob Steele	502 W 10th Juneau	
7	Jeff Hallbrook	2936 Douglas Hwy	FISH0039@gmail.com
8	Jack Kreinherer	2544 Douglas Hwy.	jack.kreinherer@gmail.com
9	Lynette Enser	236 Irwin Street Juneau	ravenstrike@gmail.com
10	Nancy Davis Joe Newman	5660 N. Douglas	
11	Cathy + Tom Boutin	15635 Glacier Hwy	← zero replaces 10 b@utina@alaska.net
12	Charlie Paula Smith	1270 Britz Cove	PO SMITH@GAIL.NET

	NAME	Physical Address	Email Address
13	Chip Vervelli	2405 Aurora Ct Juneau AK 99801	cverrelli@gsi.net
14	MARK DALE	9060 WONTIT DOUGLAS	
15	Sarah Smith	2452 Brandy Lane	seigean@gsi.net
16	Tim K. Smith	3815 Killewich Dr.	TCCSmith@gsi.net
17	John Mullinger	3140 Fritz Cnd	
18	Thomas Jacek	3457 MEADEN WAY	
19	Jae & Judy Thomas	12084 Glacier Hwy	Paulceana@hotmail.com
20	Linda Wynn	12005 Glacier Hwy	Unuly55@hotmail.com
21	Willis Kirkpatrick	12315 Glacier Hwy	
22	FRED KOKETH	9950 STER Rn	Junelal
23	KELLY KIRKPATRICK DAVE BARRANS	12275 GLACIER HWY	kinkber@acsalaska.net
24	Deborah Reifenstein	4202 Auks Lane	reifend@gsi.net
25	Buth & George Danner	1028 Arctic Circle	edanner gds@gsi.net
26	Charlie & Mary Lou Yerb	4031 Auk Ruess Lane	tyerb alay@gsi.net
27	Ran Swanson	4041 Auk Ruess Lane	jackson@att.net
28	Mico Taff	2900 Fritz Cove Rd	alidtaff@gmail.com
29	Murray Palmer	1990 Hughes Way	mpalmer@gsi.net
30	RALPH KITTSBY	1980 HUGHES WAY	ralphchatham@electronic.com
31	ERIC "Cody" AND TRACY SALTER	2770 Fritz Cove Rd	eric.salter3@acsalaska.net

Continue here

	<u>NAME</u>	<u>Physical Address</u>	<u>Email Address</u>
32/	Lynette Anderson+		bullwindes1@ga.net
33/	Mitch Falle	11445 Aukubay Hor. Dr.	

COMMENTS SHEET NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: ESF + Jim BAUMGARTNER

Address: 5150 Glacier Hwy

Date: 4/2/03

Comments:

Check Flood Panels re: building in Zone A
FEMA may have changed the REVISED DRAFT
MAP BUT THE

→ Overlay photo doesn't appear to
reflect REVISED DRAFT MAP
to refine the ELEVATIONS (to show
our house pad as outside the Flood
Zone) and does not reflect the
Flood ELEVATIONS with the
CONNECTED AE Flood zone DOWNSTREAM
of GLACIER HIGHWAY

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: ESF

Address: _____

Date: _____

Comments:

- K - Radio Stations

- Announcements ?

Confirm w/ Cordova or Bremwynne

- Compare 2012 LIDAR @ Hot Bite

- List on-line all comments prior to hearings to
avoid duplicates from public

- Get notes on FEMA meeting on how
FEMA explained the modeling system - Coastal

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: Paula Smith

Address: PO Box 32856 Juneau 99803

Date: 4/11/13

Comments:

① Please see my e-mail
to Chris on 4/10/13 for my
concerns

② It seems that we are
being told to accept this
and trust the City & JCNQ
that it will be "fixed".
It is all on the property
owners to get "obvious" errors
fixed, at their expense

③ The city needs to Challenge
the accuracy of this map & process

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: CHARLES SMITH

Address: 1270 FAIRY COVE ROAD

Date: 4/11/13

Comments:

IT SEEMS THE CITY / BOROUGH
SHOULD BE MORE OF AN ADVOCATE
FOR PROPERTY OWNERS.

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: FRED KOKEN

Address: 995 OTTER RUN

Date: 4-11-13

Comments: Re Smugger Code
Need reading on lot
under the "P" on your
map. what is elevation?

Mailing Address
P.O. Box 35201
Juneau AK 99803

Ph: 789-9304

COMMENTS SHEET NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: Ruth Danner

Address: 1028 Arctic Circle

Date: ~~4/11/13~~ 4/11/13

Comments:

- New modeling - if we accept it, that ^{imparts} ~~puts~~ more credibility that is warranted.
- Applying this model to JNU is arbitrary & expensive
- We need public access to FEMA modeling experts so the Public can ask about the process.
- JNU should present a list of issues they are going to raise ^{in time} so the public can review them & see what else needs to be ~~as~~ challenged.

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: Nancy Davis / Joe Newina

Address: 5660 N. Douglas

Date: 4/3/13

Comments:

1982 NOAA Ocean survey database
used in survey

Thanks for presentation - good info.

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: Bob Deering

Address: 2319 Meadow Lane

Date: 4/10/13

Comments:

The back portion of the building that
is in the flood area is a workshop that
was added on to the house. It is slab-
on-grade construction, exactly at the same
grade as the rest of the house. How could
it be flooded when the rest of the house
won't be? Thank you!

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: Tom Boutin

Address: 15635 Glacier Hwy

Date: 4/10/13

Comments:

Please check maps to see
if structure is in V zone.

boutin@ALASKA.net

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: Ulla Pedersen

Address: 10410 DOCK ST

Date: 4/10/12

Comments:

alashawildfish@gmail.com

- Flood Zone Determine

- EFF + ~~Adopte~~ draft

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: ESF

Address: _____

Date: _____

Comments:

— Quinn - move street labels
within ROW

— Present to Insurance

COMMENTS SHEET
NEIGHBORHOOD MEETING

Proposal: Discuss New Borough-wide Flood maps

Name: MITCH FALK / LYNETTE ANDERSON

Address: HOT BITS, 11465 HARBOR RD

Date: 4/11/13

Comments:

WE HAD A 90 DAY PERIOD 2 YRS AGO??
I SUGGEST WE WAIT ANOTHER 2 YRS,
WHAT HARM. THIS IS NOT A ONE SIZE FITS
ALL SCENARIO. THIS MAY GIVE CBI A CHANCE
TO GET REALISTIC ELEVATIONS ESTABLISHED

USE THE 1984 THANKSGIVING DAY STORM
DATA AS THE 100 YR STORM DATA.

IF PROPERTY OWNERS HAVE TO DEFEND THEMSELVES
FROM THE BUREAUCRACY(S) AND PROVE THEY ARE RIGHT,
THOSE COSTS SHOULD BE DEDUCTED FROM OUR

PROPERTY TAXES.

Dullw@kles1@gci.net, lynette@gci.net