

Presented by: The Manager
Presented: 08/03/2020
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2020-42

An Ordinance Amending the Land Use Code Relating to Floodplain Maps and Regulations.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJ 49.70.400 Floodplain, is amended to read:

49.70.400 Floodplain.

...

(b) *Interpretation.*

(1) In the interpretation and application of this article, all provisions shall be considered as minimum requirements and shall be liberally construed in favor of the governing body.

(2) This article is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where the provisions of this article and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(3) This article shall apply to all areas of special flood hazard areas within the jurisdiction of the City and Borough of Juneau.

(4) The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled the "Flood Insurance Study" and the flood insurance rate maps dated September 18, 2020 for the City and Borough of Juneau, Alaska are adopted. The flood insurance study and flood insurance rate maps shall be on file with the Community Development Department and available to the public at 155 South Seward Street, Juneau, Alaska.

...

(g) *Additional provisions in Zones V1-V30, VE and V.*

(1) All new construction and substantial improvements in Zones V1-V30, VE, and V shall be elevated on pilings and columns so that:

(A) The bottom of the lowest horizontal structural member of the lowest floor, excluding the pilings or columns, is elevated to or above the base flood elevation;

(B) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used shall be those required by applicable state statute and local code. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (g)(1)(A) and (B) of this section; and

(C) The use of fill for structural support of buildings is prohibited.

...

(h) *Floodplain Development Permit required.*

A Floodplain Development Permit is required for any new development located within a special flood hazard area, including placement of manufactured homes, with forms provided by the Department. The Director shall:

(1) Review all Floodplain Development Permit applications for development in the flood hazard area for compliance with the provisions of this chapter, and to determine if other permits may be necessary from local, state, or federal governmental agencies.

(2) Interpret the exact locations of the boundaries of the areas of special flood hazard and regulatory floodway. If there appears to be a conflict between a mapped boundary and actual field conditions, the Director shall determine and interpret the documents. When base flood elevation data has not been provided, the Director shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from any federal, state, municipal, or any other source in order to administer the provisions of this chapter.

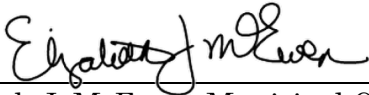
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 24th day of August, 2020.



Beth A. Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk