

Downtown Juneau Landslide and Avalanche Assessment

Virtual Public Meeting
July 21, 2021

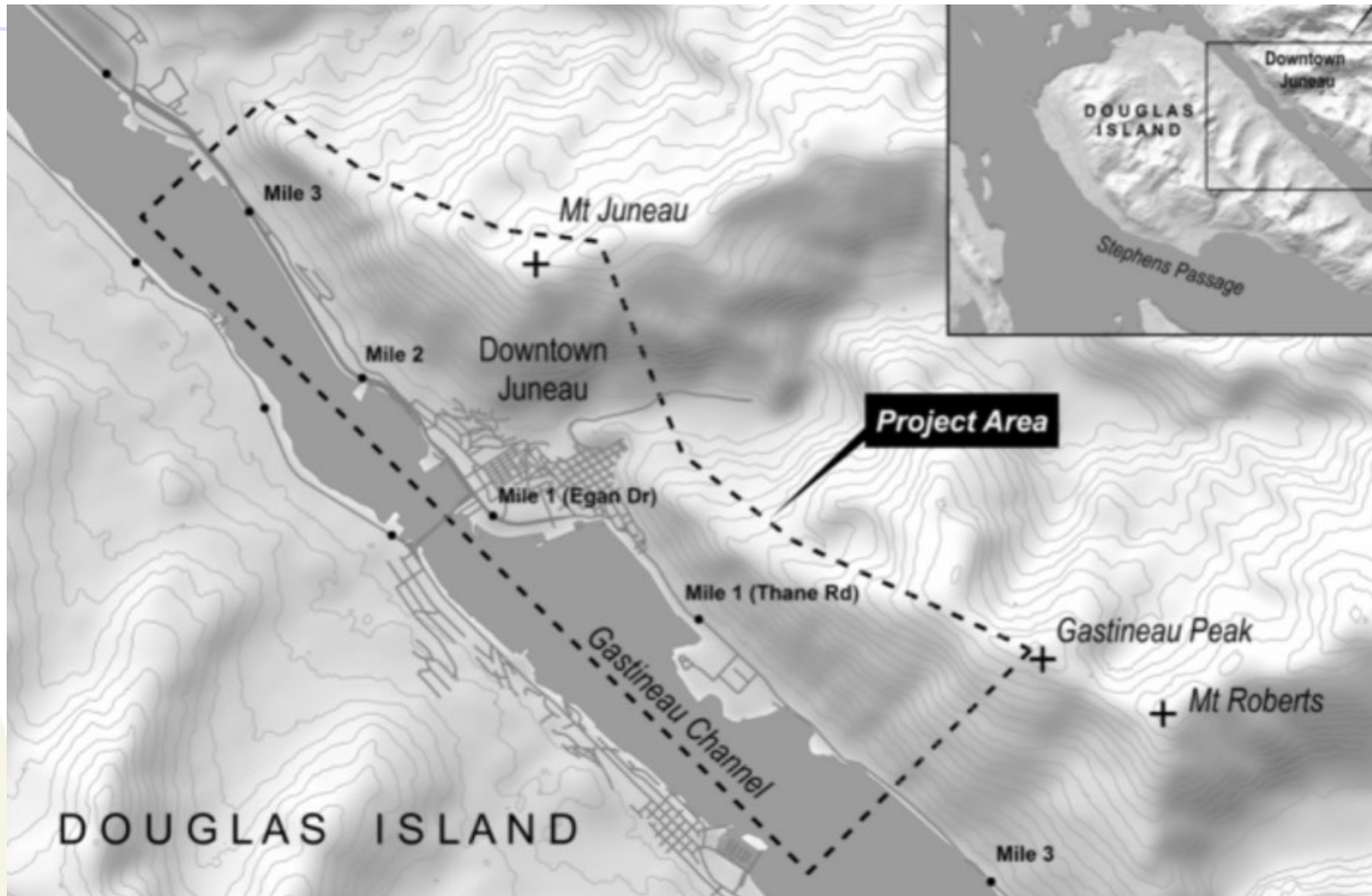
Agenda

Downtown Juneau Hazard Assessment Neighborhood Meeting

6:00 P.M. – 8:00 P.M.

- I. Welcome and Introductions (6:00 – 6:15)
- II. Project Overview and Background (6:15 – 6:30)
- III. Draft Landslide and Avalanche Assessment Presentation (6:30 – 7:15)
- IV. Questions and Answers (7:15 – 7:45)
- V. Wrap Up and Next Steps (7:45 – 8:00)
- VI. Adjournment

Project Area



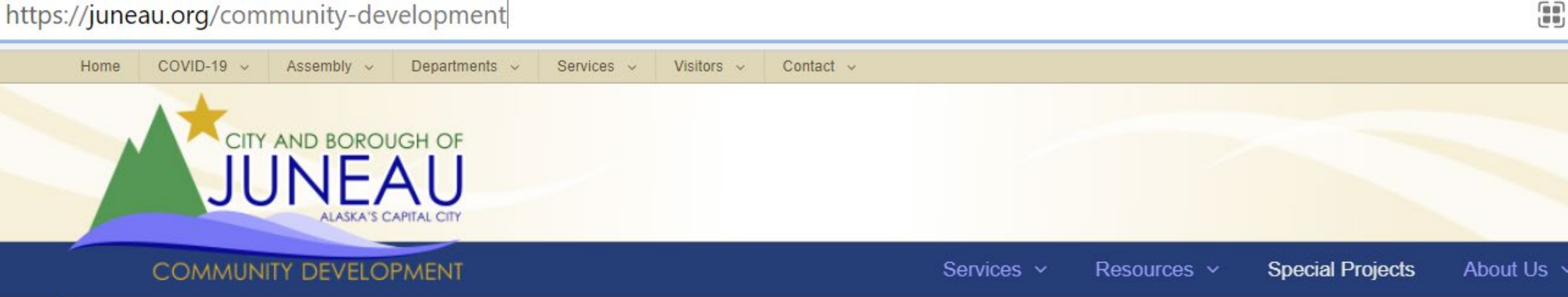
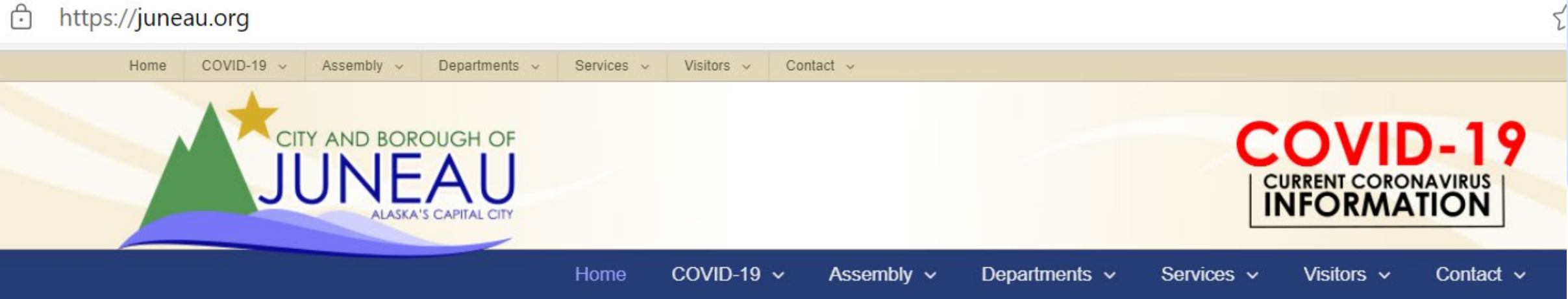
Project Timeline

- Current downtown hazard maps are dated September 1987, based on maps from the 70s. CDD was awarded a grant from the Federal Emergency Management Agency in 2018 to update the maps with a new study.
- Field work was conducted by the contractor, Tetra Tech Inc., in 2019
- First draft of the report was received in August 2020.
- The third draft was formally released to the public on the CDD Special Projects website on July 9, 2021

Project Timeline

- Project will go to the Planning Commission on August 10, 2021 and to the Assembly in September 2021, dates to be determined.
- Comment information coming up after a few more slides

CDD Special Projects Website



Welcome to Community Development

CDD Special Projects Website

<https://juneau.org/community-development/special-projects>

Home COVID-19 Assembly Departments Services Visitors Contact



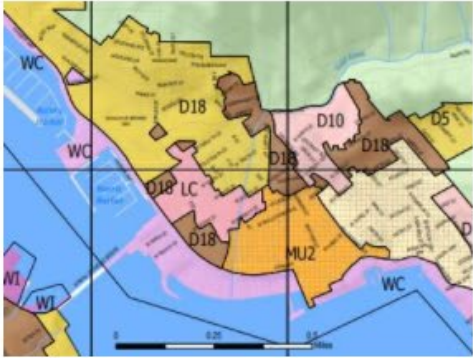
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Services Resources Special Projects About

Special Projects



Landslide and Avalanche Assessment



Downtown Zoning



Upstairs Downtown



Landslide and Avalanche Assessment

Project Overview

CBJ's current hazard maps, adopted in 1987 for downtown Juneau, are based on maps created in the 1970s. These low-resolution maps combine landslide and avalanche areas into a single map which identifies moderate and severe hazard areas. CDD received a grant from the Federal Emergency Management Agency (FEMA) to update these maps with current scientific analysis, and to evaluate landslide and avalanche areas separately. Tetra Tech Inc. has been hired as the contractor. CDD will develop detailed draft policies and regulations to accompany the draft hazard maps at a later date under a separate contract. At this time, CDD is proposing only the minimum regulatory changes necessary for adoption of the new maps.

Neighborhood Meeting, Wednesday July 21, 2021, 6-8 PM

The public review draft of the maps will be presented to project area property owners, business owners, and other interested parties at virtual meeting with CDD and the contractor on Wednesday July 21, 6-8 pm. A postcard mailing will be sent to residents and business owners in the project area approximately one week before the mailing.

This virtual meeting will be by video and telephonic participation only. To join the webinar, paste this URL into your browser: <https://juneau.zoom.us/j/98499151172>. To participate telephonically, dial: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) and enter Webinar ID: 984 9915 1172.

Current Hazard Regulations

CBJ Code 49.70.300(b) Landslide and Avalanche Areas

- (1) Notwithstanding any other provision, no development or any part of a development, which is within a severe avalanche area shall, by the addition of bedrooms, conversions of buildings, or otherwise, increase the density of that parcel; provided, however, that a single-family house may be constructed on a vacant lot.*

- (2) No subdivision shall be approved which creates a lot lacking sufficient building space outside a severe avalanche area.*

Current Hazard Regulations

The currently adopted hazard maps combine avalanche and landslide areas, so the development applies to severe landslide as well as severe avalanche areas.

Current Hazard Regulations—Appeal Process

CBJ 49.70.300(a)(4)

If a developer disagrees with the boundaries shown on the maps, the developer may seek departmental relocation of the boundaries by submitting site specific studies prepared by a civil engineer experienced in avalanche and landslide analysis. Such studies shall include detailed analyses of topography, vegetation, potential snow accumulation, and other factors. The results should indicate actual hazard area boundaries and potential debris flow direction, time, distance and mass. If, in the opinion of the city engineer, the studies clearly establish that the map boundaries are inaccurate and the proposed development is outside a severe avalanche area or outside any avalanche or landslide area, the department shall proceed accordingly.

No changes are proposed to this section.

Proposed Map Update

CDD is proposing the minimum regulatory update to replace the September 9, 1987 maps in the code with the proposed May 28, 2021 maps.

This update includes applying development restrictions to severe avalanche areas, and to severe and high landslide areas. This is necessary because the new study identifies three avalanche hazard designations (severe, moderate, and low), and four landslide designations (severe, high, moderate, and low). The 1987 maps combine avalanche and landslide areas.

Proposed Map Update

- The currently adopted study has severe, moderate, and low categories combined for landslide and avalanche. The new study is more precise and separates these areas, because they don't always overlap.
- CDD will conduct a separate review of hazard policies, regulations, and potential engineering interventions and mitigation through a separate grant and competitive bid process in 2022.
- Current hazard regulations are included in the Documents section on the CDD website.

Upcoming hearing dates and additional opportunities to comment

- August 10, 2021 Planning Commission Public Hearing
 - 7 pm virtual meeting
 - Information will be posted on the CDD website
 - Postcard mailing sent to all property owners in the project area
- CBJ Assembly Hearings in September 2021
 - Dates to be determined
 - Information will be posted on the CDD website and on the Assembly website

How to submit comments or testify

Until noon Monday August 9, before the August 10 Planning Commission meeting, send comments to

teri.camery@juneau.org

Testify at the 7 pm August 10 virtual Planning Commission meeting. Zoom details are posted on-line, and on the postcard mailing.

After August 10, when the assessment moves to the CBJ Assembly, send comments to

city.clerk@juneau.org

or

boroughsassembly@juneau.org

Need more information?

Would you like to watch this zoom meeting again?

A link to this zoom meeting will be posted on the CDD Special Projects website by next week

Check the CDD Special Projects website frequently for updates and additional information.

Questions?

Contact Teri Camery, Senior Planner, Project Manager
At (907) 586-0753 extension 4129

Or

teri.camery@juneau.org

