



City of Valdez

ALASKA

Community Development Department

September 9, 2024

Paul Nylund, Senior Planner

City of Valdez

Sent via email: pnylund@valdezak.gov

Re: 7251 Richardson Highway Floodplain Determination

Paul,

Tract D, US Survey 197, Plat 91-20 (7251 Richardson Highway) is not located within the special flood hazard area (SFHA). However, there is an unnamed stream flowing through the property and low-lying portions of the property should be considered susceptible to flooding.

The preliminary plat depicts a stream maintenance and protection easement 25 feet on each side of the centerline of the existing stream. However, VMC 16.16.070(E) requires a minimum of 25 feet on each side of the stream measured from the ordinary high water mark. One of the purposes of this easement is to protect adjacent property from flooding. Furthermore, this easement width does not appear to take into consideration the adjacent terrain. VMC 16.16.070(C) requires that the width also be sufficient to protect the stream and adjacent property from soil erosion, flooding, water pollution, and destruction of fish and wildlife habitat.

This flood zone determination was made using the Flood Insurance Rate Map (FIRM), effective January 3, 2019, referencing panel number 0200940335D as amended by Letter of Map Revision (LOMR) 19-10-0070P, effective November 13, 2020.

Please do not hesitate to reach out if you have any questions.

Sincerely,

Bruce Wall, CFM

Senior Planner

City of Valdez | Community Development Department

P.O. Box 307, Valdez AK 99686

☎ 907.834.3451 | ✉ bwall@valdezak.gov