

City of Valdez  
**ALASKA**  
Planning Department

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February 8, 2021

Paul Nylund  
City of Valdez  
P.O. Box 307  
Valdez, AK 99686

Re: Floodplain – Valdez Property Co. LLC Proposed Land Sale

Mr. Nylund,

Corbin Creek passes through a portion of the property that is the subject of the proposed land sale of a 200-acre portion of Tract B, ASLS 79-116. This portion of the property is located within Flood Zone A. The regulatory floodway has not been designated in this area.

VMC 15.30.050(C) states that in areas where a regulatory floodway has not been designated, no new construction or other development (including fill) shall be permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the city's jurisdiction. This is demonstrated by a detailed hydraulic and hydrological engineering study.

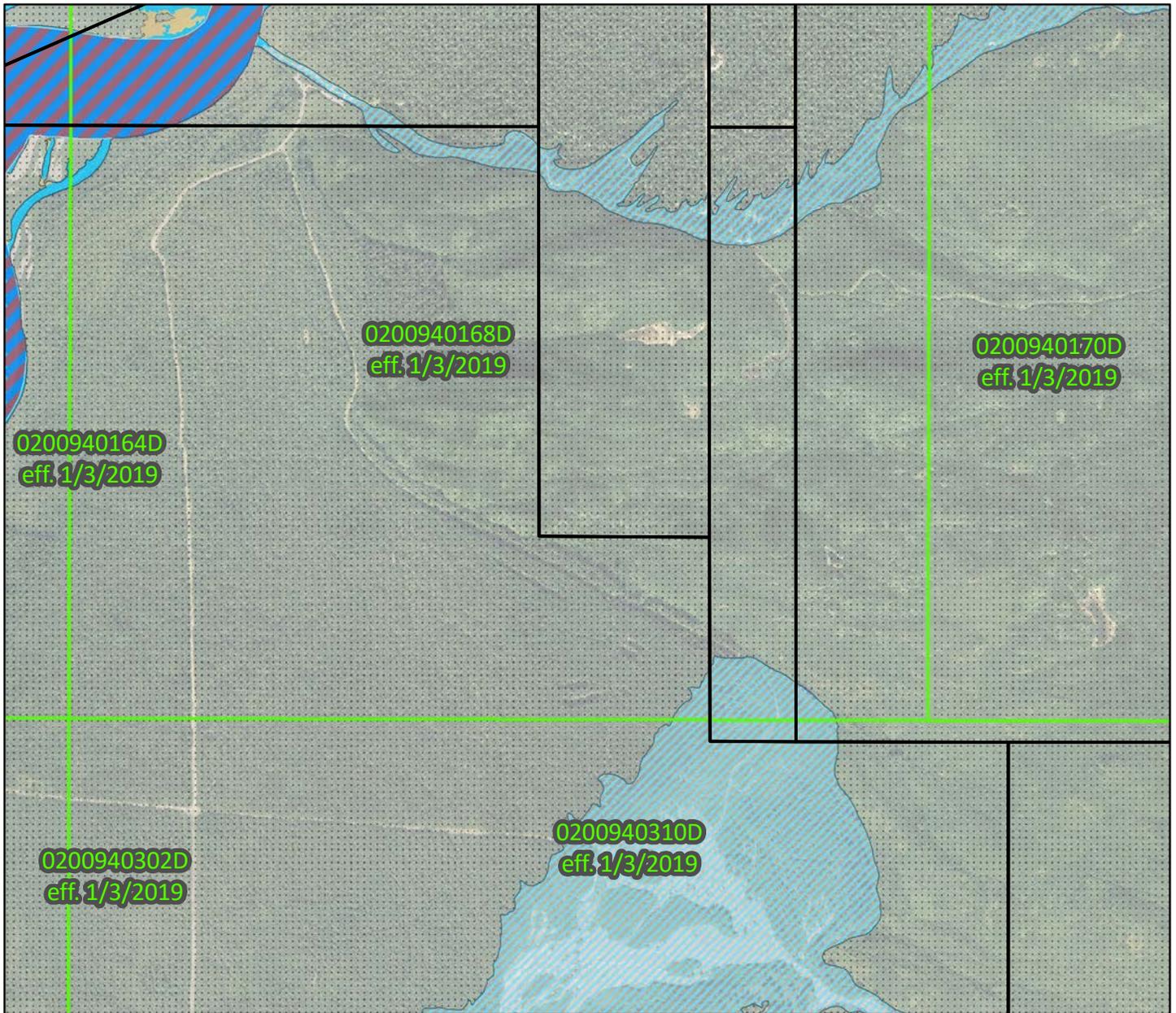
The LiDAR imagery indicates that the western portion of the proposed land sale is located within the historical channels of Valdez Glacier Stream. The Valdez Glacier Stream can be expected to continue to migrate within its historical channels.

The attached Flood Zone Map generated in GIS depicts the flood zone boundaries in the area. The flood zone determination was made using the FIRM, effective January 3, 2019, referencing panel numbers 0200940168D and 0200940310D.

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

Sincerely,

Bruce Wall, CFM  
Senior Planner  
City of Valdez | Planning Department  
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# FEMA National Flood Hazard Layer



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Date: 2/8/2021

Author: City of Valdez Planning

## Legend

- Zone A
- Zone AE
- Zone VE
- Open Water
- Zone X - 0.2% Annual Chance Flood Hazard
- Zone X - Area of Minimal Flood Hazard
- Zone X - Area with reduced Flood Risk Due to Levee
- Zone AE - Floodway
- Levees
- Parcels

