
From: Brianna Ackley <wolfsongwellnessboutique@gmail.com>
Sent: Saturday, April 8, 2023 1:08 PM
To: PC_Comments; PC_Comments
Subject: Fwd: Fw: Downtown Landslide Assessment Concerns

Hi there! I know that the public comments window closed yesterday, but I originally sent this email on Thursday, and I just got a notice that it wasn't delivered, so I'm resending it from my work email. Thank you for your time and consideration!
Brianna Ackley

----- Forwarded message -----

From: Brianna Ackley <brie_ackley@hotmail.com>
Date: Sat, Apr 8, 2023 at 1:01 PM
Subject: Fw: Downtown Landslide Assessment Concerns
To: wolfsongwellnessboutique@gmail.com <wolfsongwellnessboutique@gmail.com>

From: Brianna Ackley
Sent: Thursday, April 6, 2023 2:11 PM
To: PC_Comments@juneau.org <PC_Comments@juneau.org>; PC_Comments@juneau.gov <PC_Comments@juneau.gov>
Subject: Downtown Landslide Assessment Concerns

Hello!

I know that you aren't currently taking public testimony about this issue, but I fear that if you don't hear about how these changes will affect the real people that are living on downtown hillsides, this issue could just get lost in bureaucracy. I live on Starr Hill downtown, and the risk assessment of my home will be changing from 'moderate' to 'severe' if the planned maps are adopted. While I acknowledge the risk of living on a steep hillside, there are some concerns I have about the way the city is going about adopting these new maps.

If the new risk maps are adopted, it could make entire neighborhoods unsellable. If a home can't be insured, it can't be sold. But the city just reassessed our entire neighborhood at about 20% higher than last year's market value. So we're paying 20% more taxes on houses that the city is about to deem unsellable? The city can't have it both ways. Either these houses are valuable or worthless, but you can't collect extra taxes on properties that can't be sold. If these houses can't be insured, has the city thought about creating some kind of private insurance pool for affected houses? Hundreds of houses are going to be affected by this new designation, and it would be irresponsible of the city to adopt it without putting measures into place to insure the continued value of the properties affected.

Also, it's my understanding that the proposed maps don't take into account the difference between the risk of earth movement and that of debris fall. While these are definitely both risks to the properties in our area, they are different types of risks, and should be designated differently. Earth movement could take an entire house off of its foundation, while debris fall mostly just causes cosmetic and structural damage.

Lastly, I hope the city will make a plan to mitigate some of the future risk to the area, because it's their land that poses the risk to our properties. For example, if I owned the hillside behind my house, I could go up there and cut down trees that are starting to lean and I could plant smaller trees and bushes whose roots could help stabilize the hillside and prevent further erosion. But I can't do that because the city owns the hillside behind my house. The city is saying that our properties are at more of a risk than was previously assessed, but it's the city's land that is posing that risk, so I think that it would be remiss of the city to adopt these new maps without concurrently adopting a risk management plan for areas where erosion could potentially be mitigated.

Some of my neighbors have probably already emailed you about their concerns for your upcoming meeting on the 11th, and I hope you'll take into account the fact that the proposed change will have very real effects on hundreds of Juneau residents. I understand the risks of living in a slide zone, and I'm honestly not even against the changes in the maps, but what bothers me is the seeming lack of forethought on how these changes will affect people and the lack of responsibility being taken by the city to mitigate future damage.

Thank you so much for taking the time to hear my thoughts on this!

Brianna Ackley
433 Nelson Street