

# Proposed Floodplain Code Text Amendments

Public Study Session #2

Tuesday, July 26<sup>th</sup>

Boulder County Transportation Department



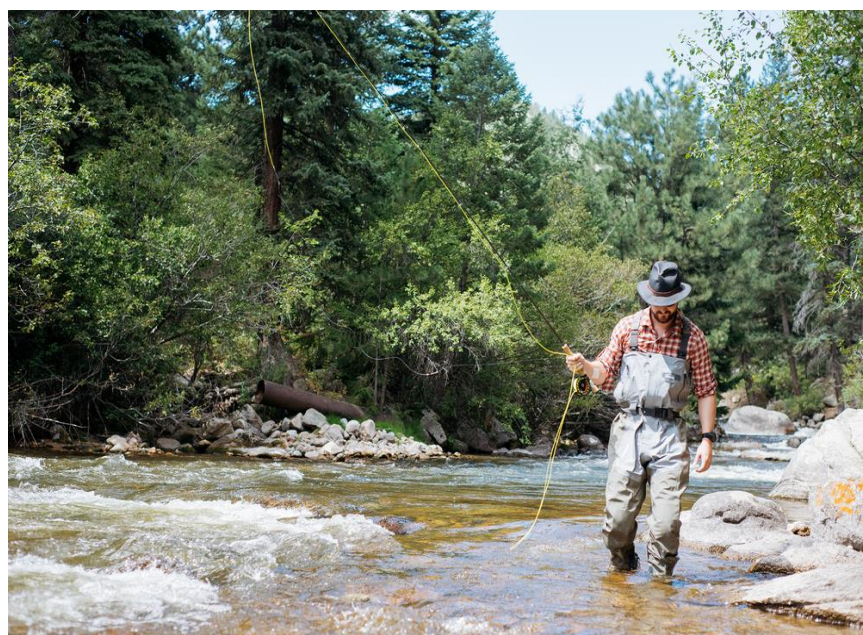
**FEMA**



**COLORADO**

Colorado Water  
Conservation Board

Department of Natural Resources





# Floodplain Code Revisions: Introduction

## Schedule:

**15 September 2015:**  
BOCC Authorization to revise Floodplain Code

**June 15, 2016:** 1<sup>st</sup>  
Draft of proposed code presented to Planning Commission

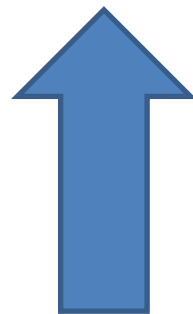
**July 14, 2016:** 1<sup>st</sup>  
Public Study Session  
**July 26, 2016:** 2<sup>nd</sup>  
Public Study Session

**August 10, 2016:**  
2<sup>nd</sup> Staff report released

**August 17, 2016:**  
2<sup>nd</sup> Draft of proposed code presented to Planning Commission

**August 25, 2016:**  
Staff report released for BOCC hearing

**September 1, 2016:**  
Final Draft of proposed code presented to BOCC for adoption



Here we are

# Floodplain Code Revisions

## Structure of Session

Focused on Main Concepts

Participant led

Questions and Clarifications

More detail

# Floodplain Code Revisions: Overview

## Why revise the floodplain code?



1. **Transparency:** To create public process for adoption of Best Available Data
2. **Compliance:** To ensure continued compliance with NFIP and State standards.
3. **Clarification:** To decrease confusion about requirements and existing processes
4. **New regulations:** To focus on what matters

Code Changes don't end here!

# Flood Code Revisions: Overview

NFIP Requirement: review ALL development for compliance with minimum requirements and local standards.

**Development:** *Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials*

- All proposed projects should begin by contacting Land Use Department
  - Boulder County Floodplain is an Overlay Zoning District
  - Land Use review may be required
  - Building/Grading Permits may be required
  - FDP may be required
- ‘County Engineer’ manages floodplain development and reviews FDPs.
  - County Engineer delegates these responsibilities to the Floodplain Administrator and Staff





# Floodplain Code Revisions: Comments Received To-Date

- Boulder County internal departments
- Lefthand Watershed Oversight Group
- Fourmile Watershed Coalition
- Select private property owners
- Select professional firms



## Big-Ticket Items We've Heard About:

Agriculture/Farming  
Maintenance

Emergency Procedures  
Substantial Improvement Requirements

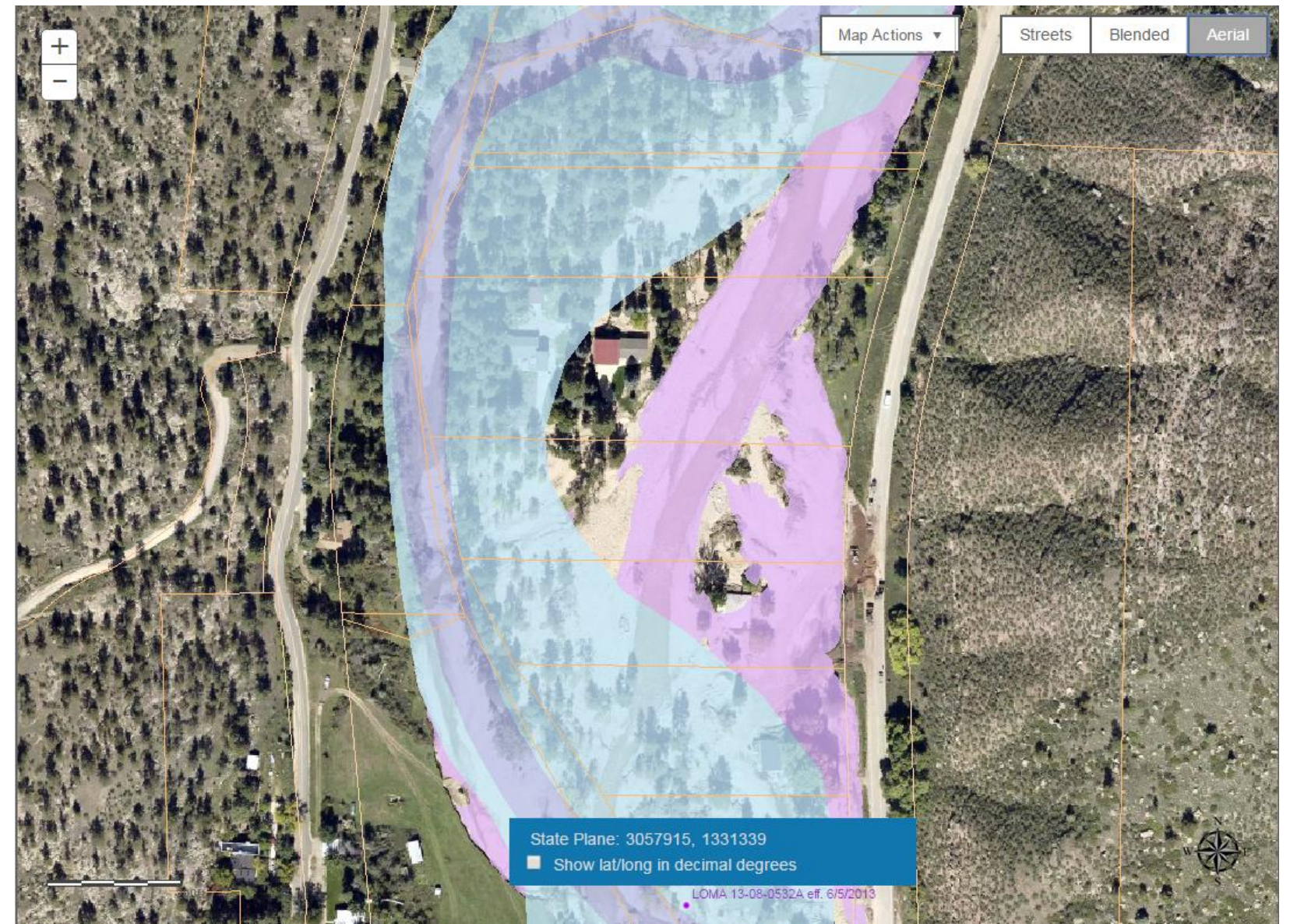
What Questions and Concerns did you bring?



# Floodplain Code Revisions: Specific Content

## Floodplain Overlay (FO) District

- Existing FO District will be separated into 2 distinct datasets:
  - FEMA Floodplain
    - FEMA and Boulder County Requirements and restrictions apply
    - FEMA handles public process for map updates
    - FEMA processes required for revision
  - Boulder County Floodplain
    - FEMA and Boulder County requirements and restrictions apply
    - Best Available Data adopted by Boulder County, but not published by FEMA
    - Boulder County handles public process for map updates
    - Revisions possible through County Engineer, Planning Commission, and BOCC review





# Flood Code Revisions: Specific Content

## General Floodplain Development Permit

- 2 categories:
  - Requires notification
    - Road/trail overlays greater than 6 inches
    - New paving greater than 0.1 Acre
    - New underground utilities
    - Temporary diversions
    - Fences and guardrails (outside of floodway)
  - Does not require notification
    - Road/trail repairs/maintenance
    - **Drainage System** repairs/maintenance
    - In-kind replacement of drainage system infrastructure
    - **Debris** removal
    - **Maintenance** of easement and utility corridors
    - Farming, pasture: Must not permanently alter topography
    - Gardening and Landscaping including raised beds of a reasonable size



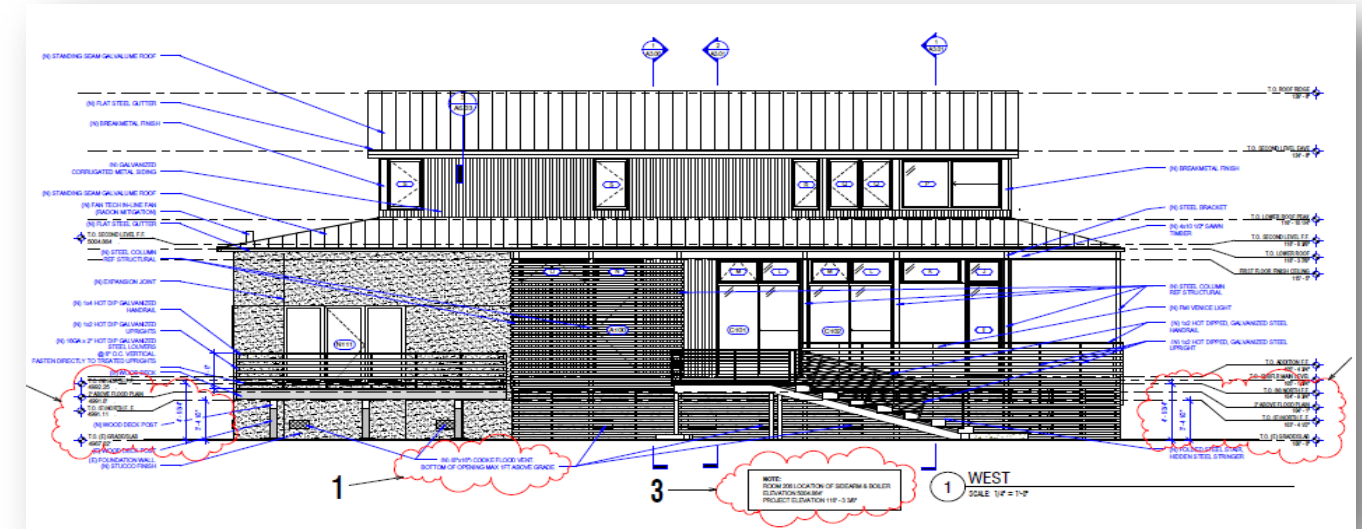
Comment: Different terms/activities need parameters/definitions



# Flood Code Revisions: Specific Content

## Flood Protection Measures

- Boulder County Flood Protection Elevation
  - 2 feet above BFE still applies; further-defined for areas where BFEs are not reported
    - 3 Feet above grade in Zone A, unless an engineering study is submitted by the applicant
    - 2 Feet above highest flood depth reported in Zone AO



# Flood Code Revisions: Specific Content

## Flood Protection Measures

- New Construction
  - FEMA/State minimum requirements
    - Residential requirements
    - Commercial requirements
    - Accessory Structure requirements
      - \*Non-conversion agreement required

Existing code: New Construction in the Floodway is prohibited!



Comment: Ag-specific requirements for Accessory structures would be beneficial



# Flood Code Revisions: Specific Content

## Flood Protection Measures

- Existing Structures

- Improvements/repairs are allowed to all existing buildings.
- Once a certain amount of improvements are made, building must be brought into full compliance with the code.
- In the Floodway, additional compliance considerations are required.
  - Building relocation to a less-hazardous area of the property; or
  - Elevation on open foundation elements

Cumulative Project Cost > 50%  
Market Value of Building





# Flood Code Revisions: Specific Content

## Flood Protection Measures

- Provisions for Critical Facilities, Septic, Storage tanks
  - New Critical Facilities prohibited below 6,000 feet in elevation
    - Above 6,000 feet, case-by-case basis
  - Septic: prohibited unless placement in the floodplain cannot be avoided
    - Design specifications: tanks must be made of concrete and anchored. Soil Treatment Areas must be appropriately elevated
  - Storage tanks: prohibited unless placement in the floodplain cannot be avoided. Tanks must be appropriately anchored.

Comment: Considerations for Agricultural activities (water tanks).  
Also, elevated Soil Treatment Areas may not be feasible in some locations.





# Boulder County Floodplain Code Information

## **Proposed Floodplain Code Updates Information:**

<http://www.bouldercounty.org/roads/plans/pages/floodplaincodeamend.aspx>

## **Boulder County Contact:**

Christian Martin 720 564 2866

[floodplainregsmapscomment@bouldercounty.org](mailto:floodplainregsmapscomment@bouldercounty.org)

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