

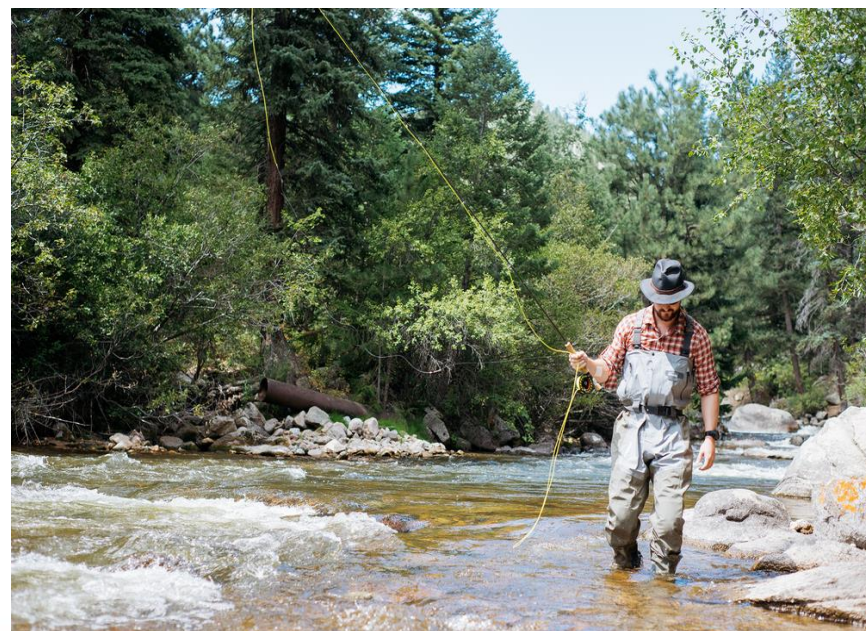
# Floodplain Remapping



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Colorado Water  
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Department of Natural Resources





# Floodplain Remapping

## Why remap the regulatory floodplain?

More accurate maps means more effective floodplain management and safer communities.

## Who is remapping the regulatory floodplain?

The **Federal Emergency Management Agency** (FEMA) requires the maps.

The **Colorado Water Conservation Board** (CWCB) is managing the remapping project.

**AECOM** (engineering consultancy) is preparing the draft maps.

**Boulder County** supports the project and will conduct outreach and technical review to ensure accuracy.



# What streams are being remapped?



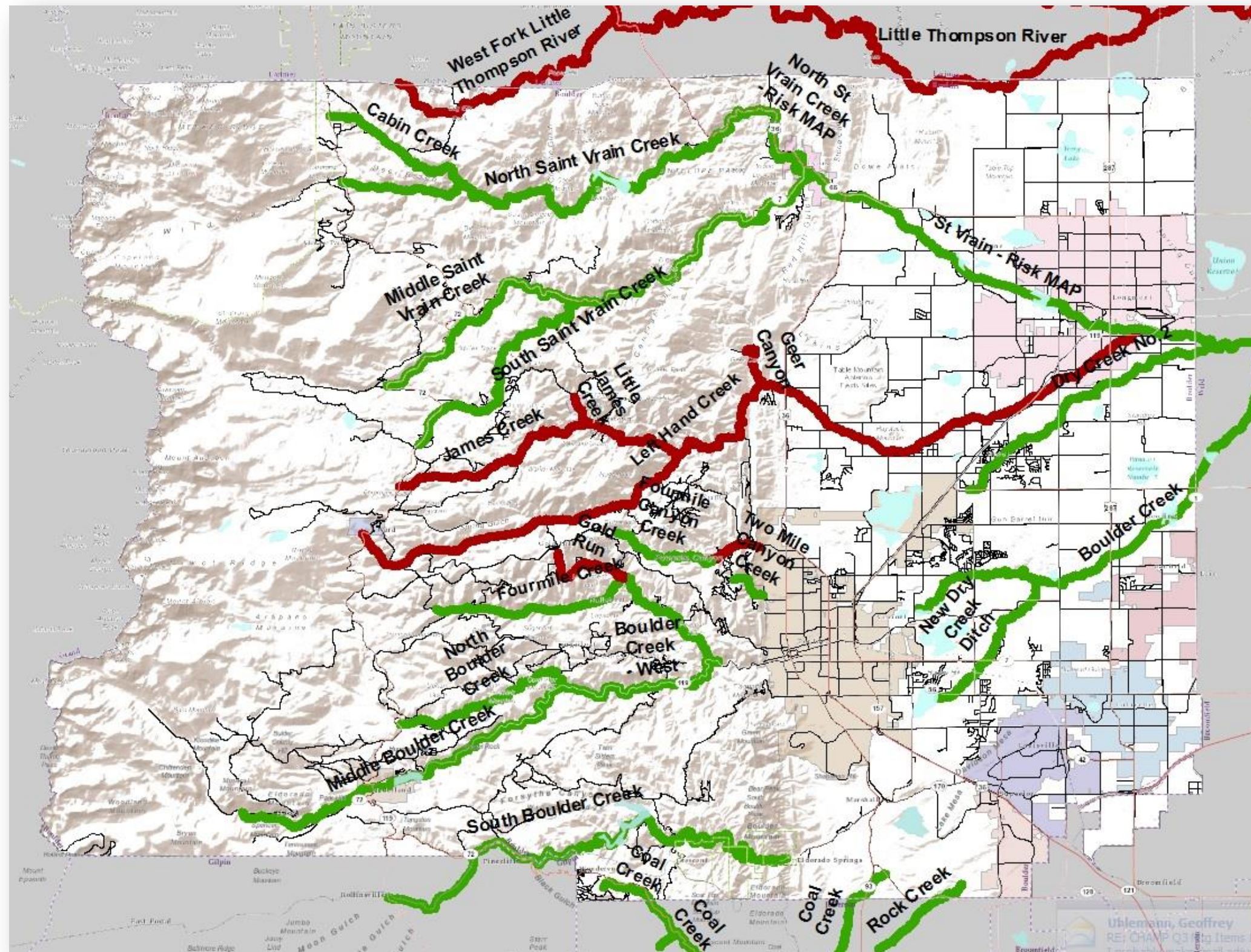
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## Green

- Phase I studies

## Red

- Phase II studies





# Floodplain Remapping

## When are streams being remapped?

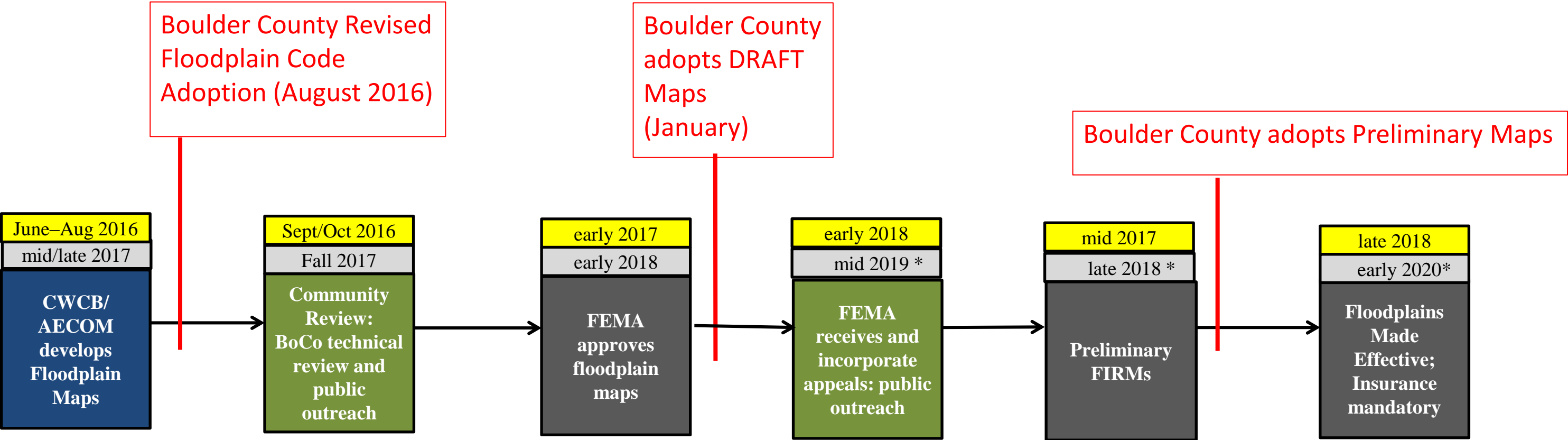
Streams are being remapped in two phases that are off-set by 1 year. Each phase is estimated to take approximately 3 to 4 years to complete.

There are two opportunities for public comment.

The new floodplain maps will be considered for regulatory purposes once locally adopted by Boulder County in early 2017 (Phase I) or early 2018 (Phase II)

The new floodplain maps will influence flood insurance requirements once they become effective FEMA floodplain maps in late 2018 (Phase I) or early 2020 (Phase II).

# Floodplain Remapping Timeline



CWCB Phase I waterways  
CWCB Phase II waterways

\* Assumes that a regulatory update is funded in FY 2017

Disclaimer: this is to be used for coordination purposes only.  
The dates are tentative and subject to change.



# Flood Insurance Implications

Flood insurance is mandatory for insurable structures in the 100-year regulatory floodplain (if mortgage is federally backed).

Flood insurance requirements are enforced once regulatory floodplain maps become effective (late-2018 for Phase I streams; early 2020 for Phase II).

Some streams will be newly mapped as regulatory floodplains. Some dwellings will be newly mapped into the regulatory floodplain.

New floodplain maps may increase or decrease the predicted 100-year flood elevation on dwellings and therefore change insurance rates.

Obtaining flood insurance sooner if your flood zone is changing will ensure lower flood insurance rates for a longer period.

# Key Information

The risk of flooding will not change. The new maps will be a more accurate prediction of what floodwaters are expected to inundate.

Boulder County is not producing the draft floodplain maps but will keep residents and property owners informed and involved in the process.

Boulder County will notify property owners if the regulatory floodplain is likely to change on their property.

The opportunity to comment on Phase I draft maps will happen in Oct/Nov 2016. Comments of a technical nature will be passed on to CWCB for consideration.

# Key Information

Residents and property owners will again have an opportunity to comment (and appeal) the draft floodplain maps during the FEMA determination phase (mid-2018 for Phase I streams; mid-2019 for Phase II).

Maps will be available (Fall 2016 for Phase I and Fall 2017 for Phase II) on the Boulder County website showing the new floodplain maps in relation to your property.

The flood maps are not optional; they are a FEMA requirement.

Maps will not necessarily reflect what happened in the 2013 flood.



**Next Public Study Session**  
**Focusing on Proposed Floodplain Code Revisions**

Tuesday July 26

6 to 8 p.m.

Boulder County Transportation 2<sup>nd</sup> Floor  
2525 13<sup>th</sup> Street in Boulder

# Boulder County Floodplain Information

## **Floodplain Remapping Website:**

[www.bocofloodplainremapping.com](http://www.bocofloodplainremapping.com)

## **Sign up for the Floodplain Remapping Listserv:**

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

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

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

## **Colorado Hazard Mapping Project:**

<http://coloradohazardmapping.com>

## **Boulder County Contact:**

Christian Martin 720 564 2866

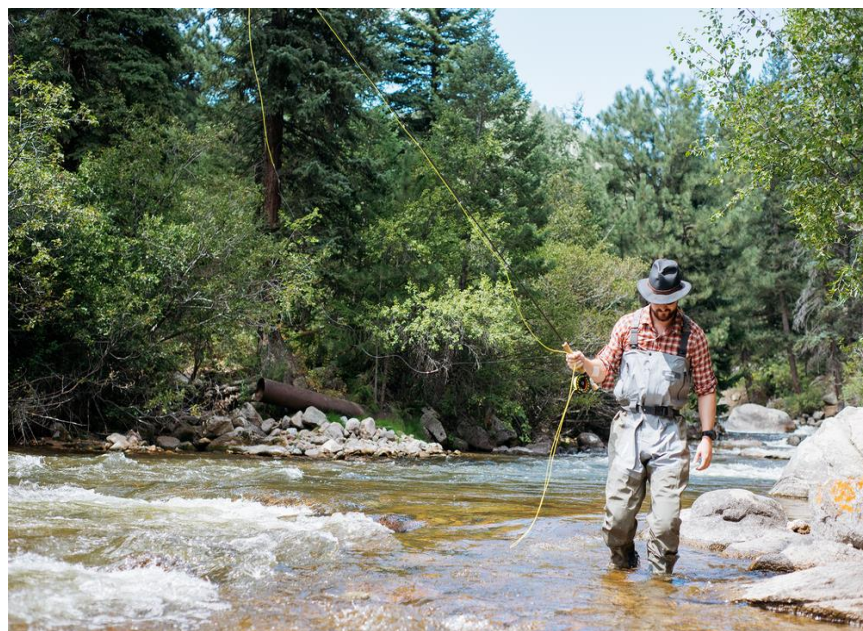
[floodplainregsmapscomment@bouldercounty.org](mailto:floodplainregsmapscomment@bouldercounty.org)



# Proposed Floodplain Code Revision



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# Floodplain Permitting during Flood Recovery and Rebuilding after September 2013 Flood

## Common Questions:

1. Is my project in a regulated floodplain area ?
2. Is the activity I propose allowed and if so, what constraints are there?
3. Do I need a floodplain development permit and how do I get one?



# Floodplain Code Revision

## Why revise the floodplain code?

1. **Transparency:** To create public process for adoption of Best Available Data
2. **Clarification:** To decrease confusion about requirements and existing processes
3. **New regulations:** To focus on what matters

## What is the code revision process?

Public Comment  
Planning Commission Hearing(s)  
Public Comment  
Board of County Commissioners Hearing(s)

# 1. Transparency:

## Creating Process for Adoption of Best Available Data

### Unchanged:

County Engineer authority to use best available data to regulate floodplain development.

### Proposed Change:

Adopt best available data on to 'County Floodplain' overlay through a transparent public process.

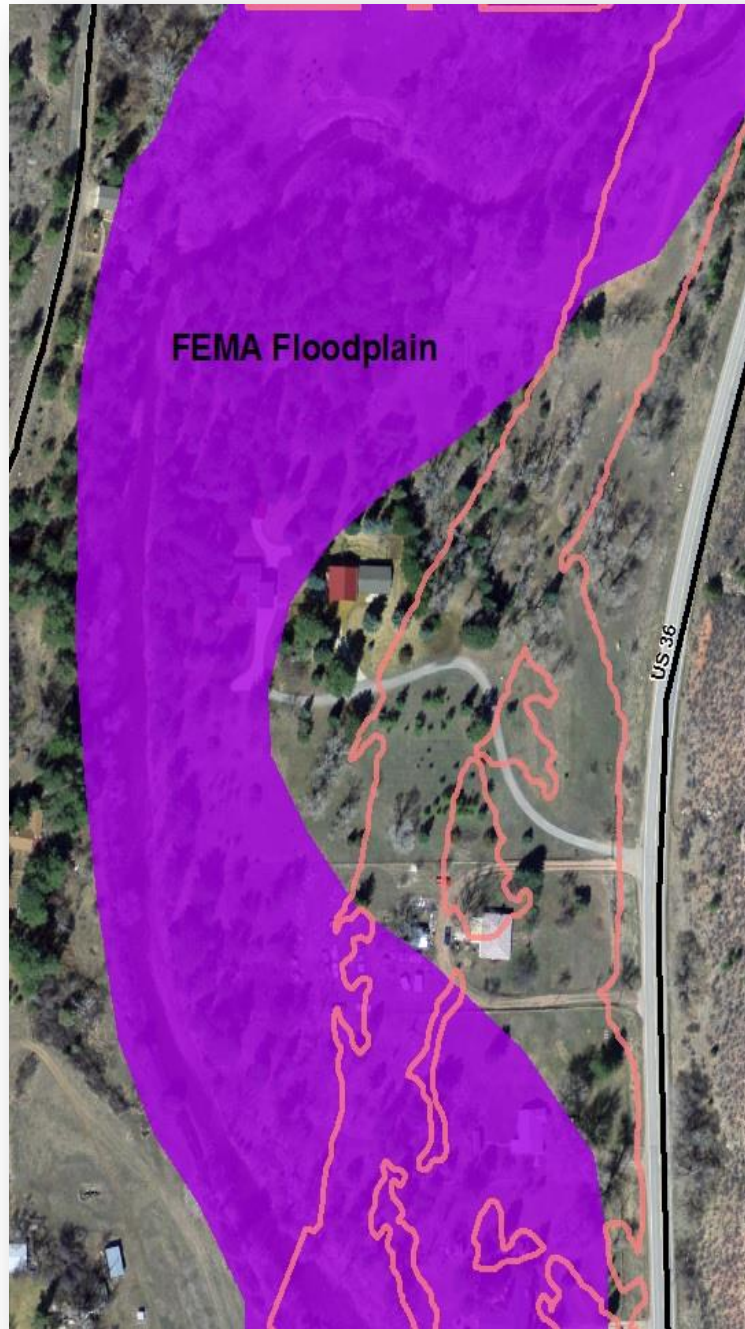
### Anticipated Future Application:

Adoption of updated floodplain mapping , including maps produced by CHAMP remapping program, several years before FEMA final adoption.

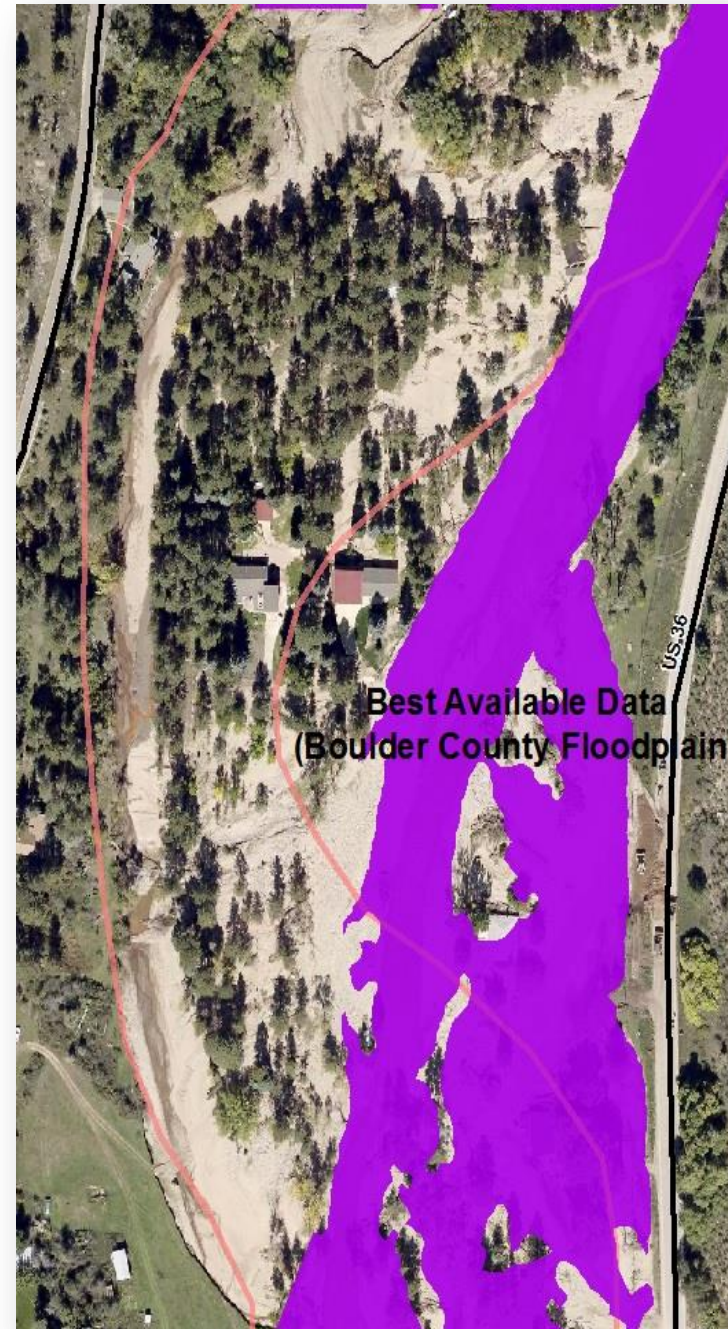


Creation of the Boulder County Floodplain allows users to see other data used by Boulder County to administer its code requirements

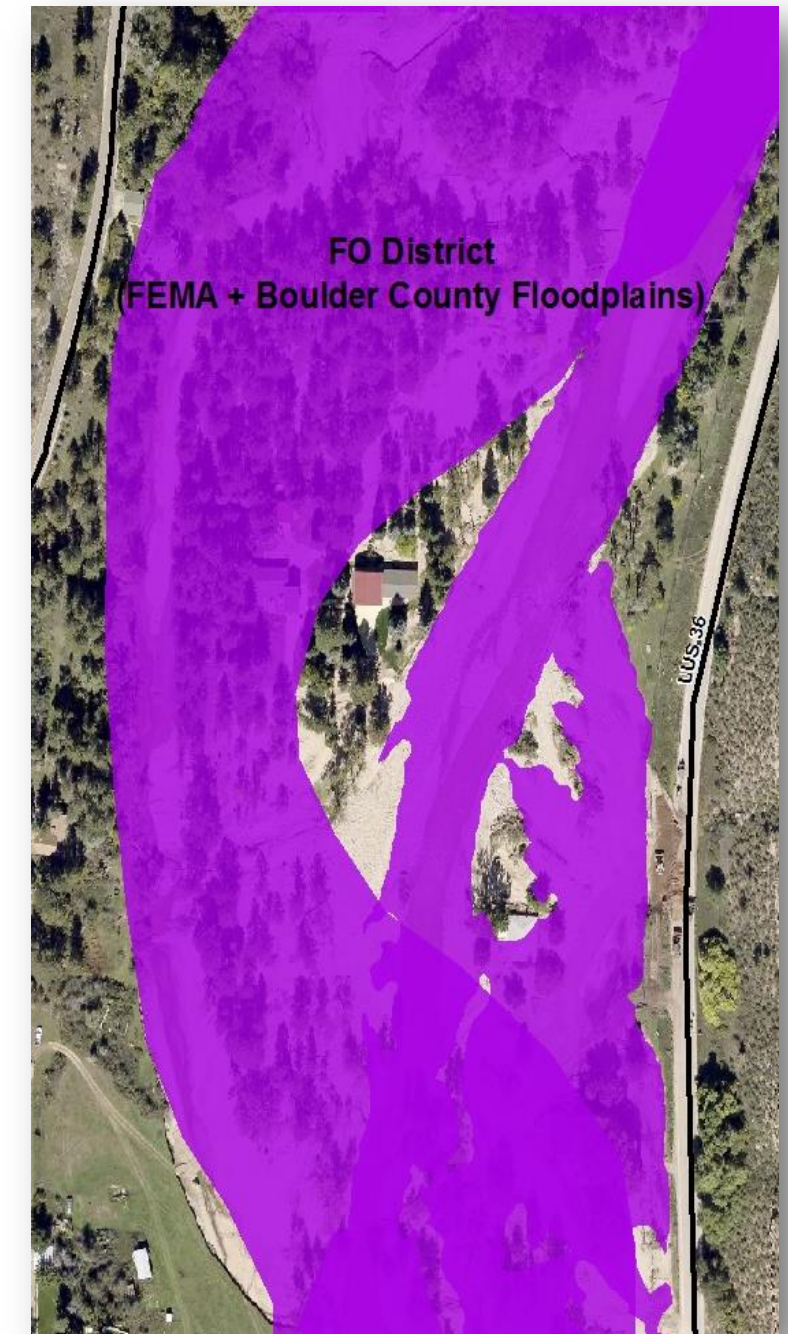
**FEMA Floodplain**



**Boulder County  
Floodplain**



**Floodplain Overlay  
District**





## 2. Clarification of Requirements





## 2. Clarification: Is my project allowed?

### Clarification of policy:

- Clarify restrictions that prohibit any additional living space (new or retrofitted) for structures located in the floodway.
- Clarify flood protection requirements for new construction, renovations, residential and non-residential structures, and floodway and non-floodway locations.



### 3. Focus on What Matters: Creation of General Permit

#### Existing code

All development in the floodplain requires an individual FDP.

#### Proposed code

Introduce a ***general permit*** that identifies certain minimal impact activities that will not require an individual permit.





# 3. Focus on What Matters : General Permit (con't)

## Uses/Activities that may be covered by the General FDP

- At-grade driveways, sidewalks, roads
- Road/Trail maintenance and repairs
- Underground and overhead utilities
- Storm drainage system repairs and maintenance
- In-kind replacement of storm drainage system infrastructure
- Debris removal
- Mailboxes, telephone poles
- Farming, Pasture
- Gardening, landscaping





### 3. Focus on What Matters: Critical Facilities

#### Proposed code:

- Prohibition of new and expanded critical facilities below 6,000 ft elevation in both floodway and flood fringe.

#### Critical Facilities Include:

- Police/Fire Stations
- Essential Government Facilities
- Emergency Medical Facilities
- Designated Emergency Shelters
- Utility and Communication Facilities
- Air Transportation Lifelines
- Hazardous Materials Facilities
- At-Risk Populations: Elder Care, Congregate Care, Public/Private K-12, Classrooms



## Key Information

# Your input on proposed code changes matters. A lot.

*Topics not addressed tonight: Clarification of siting requirements on septic and propane, proposed protocol for evaluation of alternatives for Substantially- Damaged/Substantially-Improved structures in the floodway, alignment of floodplain regulations on nonconforming structures and uses with the rest of the Land Use Code.....*

**Review summary spreadsheet and .....**

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# Boulder County Information

## Proposed Floodplain Code Revision

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