



Transportation Department

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PUBLIC HEARING: BOULDER COUNTY, COLORADO COUNTY PLANNING COMMISSION

DATE: August 18, 2010
TIME: 1:30 P.M.
PLACE: Commissioners' Hearing Room, Third Floor,
Boulder County Courthouse, 1325 Pearl Street, Boulder

Docket DC-10-0005: MAP AND TEXT AMENDMENTS TO ARTICLE 4-402 (FLOODPLAIN)

Request: Proposed Land Use Code amendment to adopt and include Bullhead Gulch and Prince Tributaries Flood Study and Fourmile Canyon Creek, Wonderland Creek Restudy in Article 4-402 as part of the official floodplain map of Boulder County.

(Transportation Staff Planner: Justin Gindlesperger)

Dear Property Owner,

This is notification of a proposed Land Use Code amendment to adopt the Bullhead Gulch and Prince Tributaries Flood Study in Article 4-402 as part of the official floodplain map of Boulder County. You are receiving this letter because our records indicate you own property in the study area.

Bullhead Gulch and its associated tributaries, including the East and West branches of Prince Tributary and the Indian Peaks Tributary were studied and the floodplains were mapped in 1999. These floodplains are included on the most recent FEMA Flood Insurance Rate Maps (FIRM). FEMA regulations allow communities to regulate to the "best available data." Boulder County is currently regulating to the floodplain requirements based on these flood studies since these flood studies supercede existing studies, or provide information where no studies previously existed. **The adoption of this flood study will not change the flood designation of your property.**

This docket proposes to formally incorporate the study into the Land Use Code in Article 4-402 and to amend the Floodplain Overlay district to reflect the 1999 Bullhead Gulch and Prince Tributaries Flood Study. The underlying zoning of your property (Agricultural, Rural Residential, etc.) will not change.

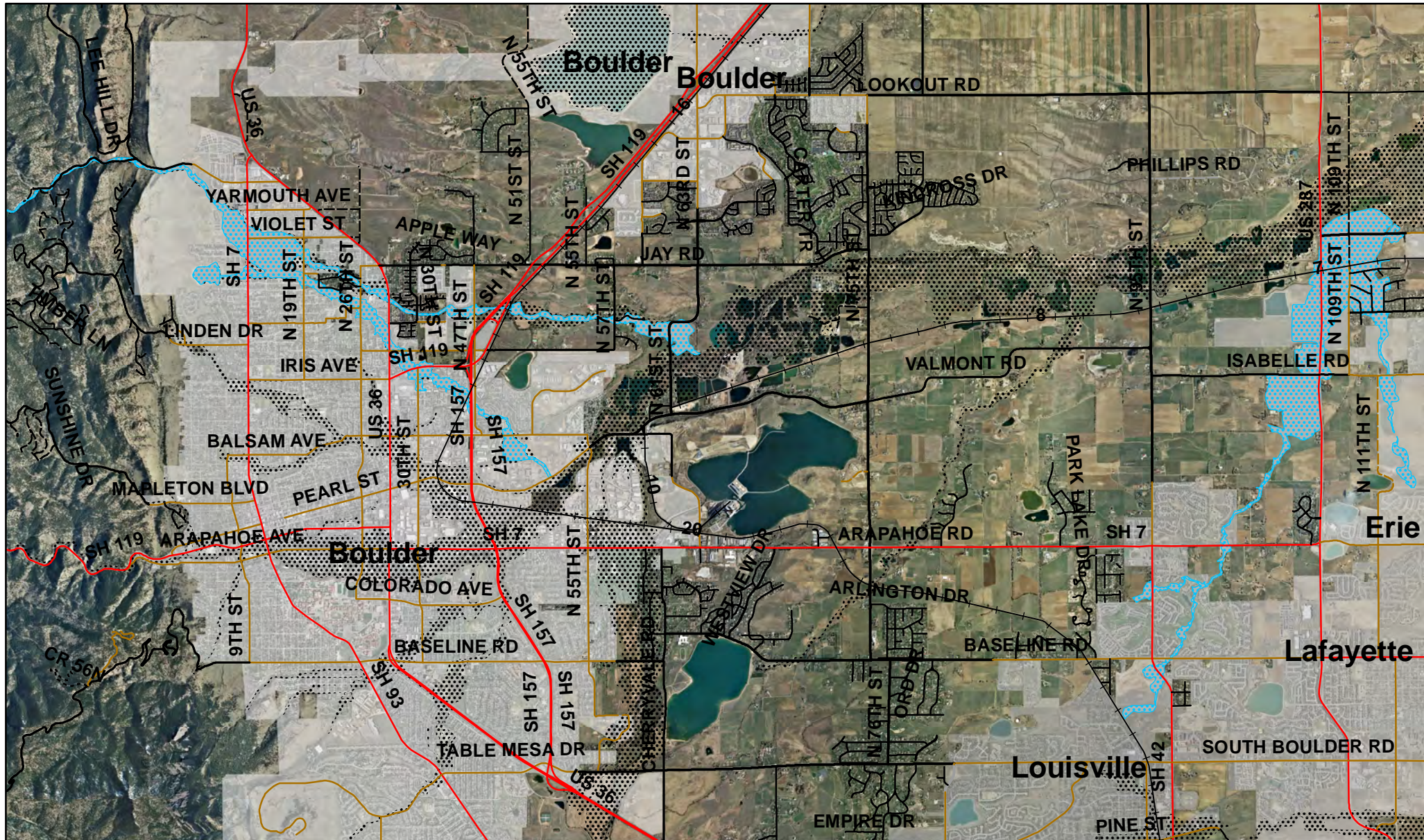
You may view the map and the staff report in our office or online at:

http://www.bouldercounty.org/lu/code_updates/index.htm by selecting the docket number. You can also call Justin Gindlesperger at 720-564-2659 to request a referral packet.




If you have any comments or concerns regarding this docket please respond in writing and be sure to include the docket number. You may e-mail (jgindlesperger@bouldercounty.org), fax (303-441-4594), drop off, or mail your response to the Transportation Department by **AUGUST 10, 2010**. Your comments will become part of the public record. Late responses will be reviewed as the process permits. Public testimony will be taken during the Planning Commission meeting as well.

Free Parking in the City of Boulder CAGID lots is available for Planning Commission hearing participants. See staff at the hearing for city parking vouchers. Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Yager, the ADA Coordinator with the Boulder County Human Resources Office at (303-441-3508) at least 48 hours before the scheduled hearing.

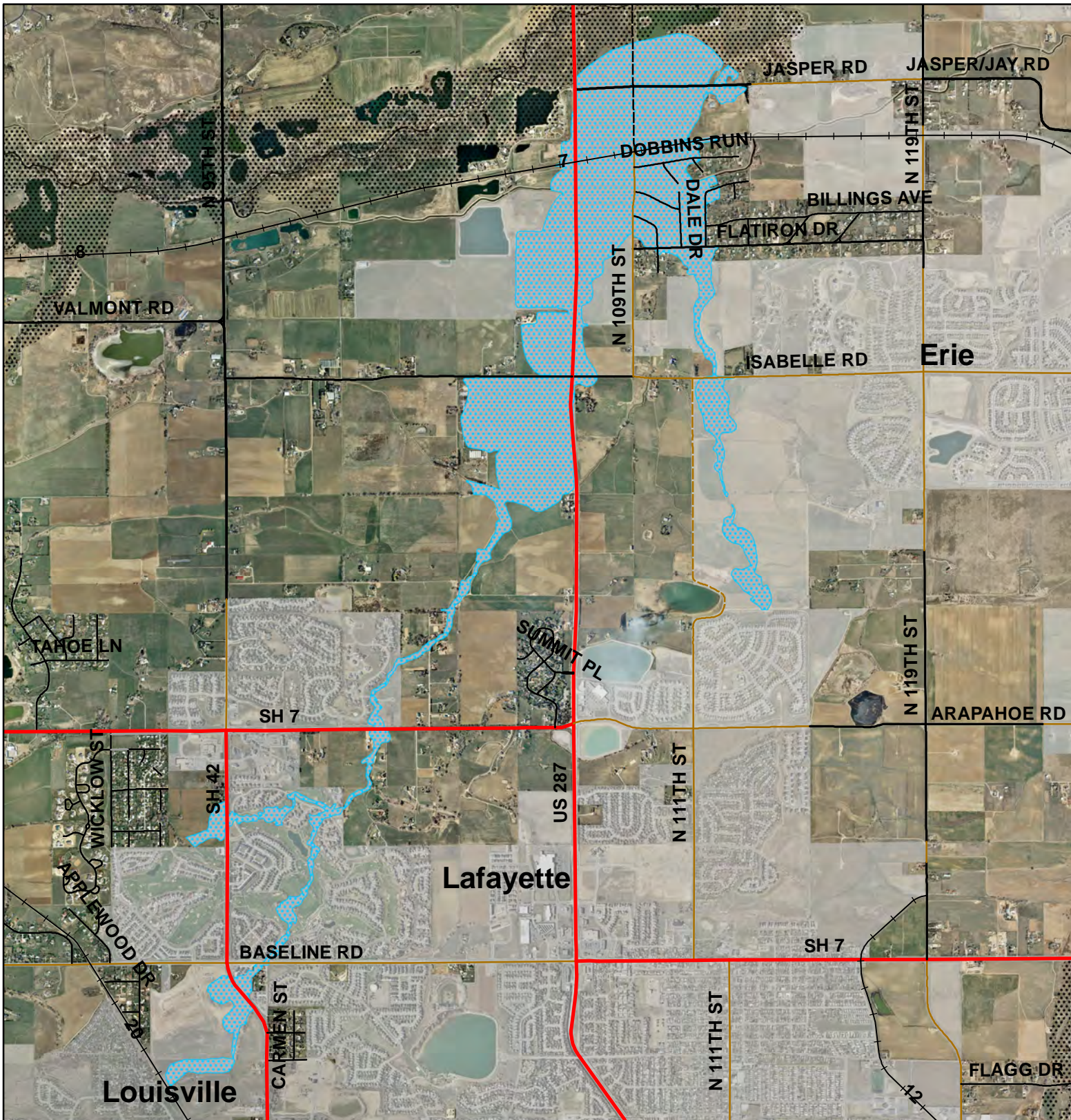
Regulatory Floodplain and Proposed Floodplain Overlay District





Legend

-  Existing Floodplain Overlay
-  Proposed Addition to Floodplain Overlay Zone (Bullhead Gulch)
-  Proposed Addition to Floodplain Overlay Zone (Fourmile Canyon Creek and Wonderland Creek)

Bullhead Gulch and Tributaries Regulatory Floodplain and Proposed Floodplain Overlay District



Legend

-  Proposed Addition to Floodplain Overlay Zone (Bullhead Gulch)
-  Existing Floodplain Overlay

Bullhead Gulch and Tributaries Regulatory Floodplain and Proposed Floodplain Overlay District

