

**Summary of Additional Comments Received after Publishing Planning Commission Hearing Notice on June 6, 2018**

Count	Comment Source	Comment Date	Address/Location Referenced	Associated Phase I River Reach	Comment Summary	Date of Response	Boulder County Response Summary
1	Comment Form	6/6/2018	1177 Fourmile Canyon Drive	Fourmile Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	6/12/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
2	Email	6/6/2018	6472 Robin Drive	Left Hand Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	6/8/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
3	Email	6/12/2018	8725 Streamcrest Drive	Left Hand Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	6/13/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
4	Email	6/13/2018	778 Wagonwheel Gap Road	Left Hand Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	6/13/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
5	Email	6/18/2018	265 Fourmile Canyon Drive	Fourmile Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	6/19/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
6	Other	6/20/2018	Lower Boulder Creek area	Boulder Creek	Letter from Holsinger Law, LLC; See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	6/20/2018	Staff included response in Staff Report to BOCC on 7/10/18
7	Email	6/20/2018	11 Logan Mill Rd	Fourmile Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	6/28/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
8	Phone	6/20/2018	8765 Streamcrest	Left Hand Creek	Property owner called with questions about the map and about what will be discussed at the hearing today; Questions focused on how to change the map at the property to not include the corner of the house	6/20/2018	Discussion with staff was primarily about how to obtain an elevation certificate for the house to submit for a LOMA after the maps become FEMA effective; neighbors have recently worked with a surveyor, so they may be a good resource for information regarding a quality surveyor and the likely cost of completing an Elevation Certificate
9	Phone	6/20/2018	not recorded (Longmont area)	St. Vrain Creek	Spoke at 6/20 Planning Commission public hearing; spoke of the County "putting the cart before the horse" by adopting revised floodplain maps before they are final.	7/12/2018	Staff called after public hearing to clarify concerns about map adoption procedures. Also, staff was able to clarify questions about floodplain mapping at the resident's property.
10	Email	7/6/18 7/10/18	6400 Modena Lane	Left Hand Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/10/2018 7/17/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
11	Email	7/9/2018	6294 Fourmile Canyon Drive	Fourmile Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/10/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
12	Phone	7/9/2018	15555 N 83rd St	Little Thompson River	Property owner called to ask if there were any changes to the map since the May 2017 meeting.	7/10/2018	Staff called resident and explained that the map had not changed since resident's last review; home is outside of the regulatory 100-year floodplain

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13	Phone	7/10/2018	8756 Streamcrest	Left Hand Creek	Property owner called to ask about postcards mailed for public meeting & public hearing notifications - none received at her house; also spoke with other neighbors who did not receive postcards	7/10/2018	Staff reviewed mailing records with resident while on the phone and verified that a row of homes was mistakenly left out of mailing address list; resident adding themselves to listserv email list & staff will remedy mailing list error.
14	Phone	7/10/2018 7/20/18	8756 Streamcrest	Left Hand Creek	[7/10] Called to ask about postcards mailed for public meeting & public hearing notifications - none received at her house; also spoke with other neighbors who did not receive postcards  Second call on 7/20: expressed comments for the record that indicate that property owners are not happy with the remapping and how the remapping effort has gone (was left off of mailing list for public meeting notification); Adamant that the new maps are not good and remapping should be redone because the revised mapping jeopardizes their situation.	7/10/2018 7/23/18	Staff reviewed mailing records with resident while on the phone and verified that a row of homes was mistakenly left out of mailing address list; resident adding themselves to listserv email list & staff remedied mailing list error. Staff sent out BOCC hearing notice postcards to addresses that had been missed (4 total).  Staff responded to voicemail from 7/20/18 with an email on 7/23 to confirm receipt of the voicemail and confirm that comments would be included for the record.
15	Comment Form	7/11/2018	10587 N 95th St	St. Vrain Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/12/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
16	Email	7/12/2018	8450 N Foothills Hwy	Left Hand Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/12/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
17	Phone	7/12/2018	10587 N Foothills Hwy	St. Vrain Creek	Realtor calling with an interested client looking to buy the property	7/12/2018	Staff called realtor, explained that the proposed changes show the property entirely within the Floodway. Staff reviewed what this might mean for a potential buyer of the property.
18	Phone	7/16/2018	Not specified	Fourmile Creek	Property owner called with questions about floodplain mapping at property in Fourmile Canyon. Mentioned that she owns mining claim as well and wanted to know if floodplain zoning impacted mining claim.	7/16/2018	Staff called back and left a voicemail requesting a return call with more information in order to address property questions.
19	Phone	7/16/2018	unknown; mining claim in Fourmile Canyon	Fourmile Creek	Property owner called with questions about impact of zoning map amendments to mining claim and parcel	7/16/2018	Staff replied to voicemail and asked that individual call back to learn more details and provide parcel information to staff to enable further research.
20	Email	7/17/2018	15797 N 83rd St	Little Thompson River	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/16/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)

**Summary of Additional Comments Received after Publishing Planning Commission Hearing Notice on June 6, 2018**

Count	Comment Source	Comment Date	Address/Location Referenced	Associated Phase I River Reach	Comment Summary	Date of Response	Boulder County Response Summary
21	Comment Form	7/17/2018	736 Wagonwheel Gap Road	Fourmile Canyon Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/17/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
22	Other	7/17/2018	1177 Fourmile Canyon Drive	Fourmile Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/17/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
23	Phone	7/18/2018	853 Fourmile Canyon Drive	Fourmile Creek	Property owner called and left voicemail asking if the current remapping study is available to review. He would like to look at the numbers used in the study.	7/20/2018	Staff left a voicemail to discuss the remapping effort further with property owner.
24	Email	7/18/18 7/19/18	11780 Kenosha Road	Boulder Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/20/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)
25	Email	7/20/2018	11692 Kenosha Road	Boulder Creek	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)	7/23/2018	See included PDF of compiled emails & letters (6/6/18 to 7/23/18)

**From:** Andrew Rose  
**To:** [Cooper, Erin S.](#)  
**Subject:** Re: Response to web comment on 6/6/2018  
**Date:** Tuesday, June 12, 2018 10:12:54 AM

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Thanks, I'll get the survey done and apply for a LOMA. Nobody seems to care that the "interpolated" elevation is not the actual elevation. Oh well.

[Sent from Yahoo Mail for iPhone](#)

On Friday, June 8, 2018, 2:16 PM, Cooper, Erin S. <[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)> wrote:

Hello Mr. Rose,

Thank you for your recent comment regarding docket Z-17-0002, the upcoming proposed zoning map amendments, and for the media resources you provided.

First, I want to apologize that I did not relay CHAMP's response to your comment when I received it. This was entirely an oversight on my part, and your original comment along with their response is listed below.

**Your Feb 16 comment:** *"the topology represented on this map does not match the actual site. The home is elevated above the creek bed."*

**CHAMP response:** *"According to available information, this home is sitting on ground with an elevation of approximately 5907.5 feet on the north side. The 100 year base flood elevation is approximately 5909 feet, and the 500 year is approximately 5912.5 feet. If additional survey data is available, please provide it and AECOM will reevaluate the area."*

To address your concerns with the mapping, let me try to explain the purpose of the different layers/symbologies you are seeing.

The **Proposed Regulatory Flood Risk Zones** layer is intended to give viewers an idea of what we anticipate the County's regulatory floodplain (Floodplain Overlay District) to look like after the CHAMP Phase II mapping is adopted. This layer

includes our currently effective flood risk zones such as the current FEMA 100-year floodplain. We are required to regulate to the extent of these areas where they are more conservative than any other best available information. If you turn on the **FEMA Flood Risk Zones** layer on the map and turn off the green layer, you'll see that they overlap where the floodplain extends further on to your house. This will not change until we receive mapping from FEMA that determines otherwise, which may happen when FEMA accepts the CHAMP mapping and approves new Flood Insurance Rate Maps (FIRMs) a few years down the road.

The **Draft CHAMP Flood Risk Zones** layer is composed of data based on post-flood topography, revised hydraulic modeling, and updated discharge (flow) information. As you can see, the revised model does not extend as far onto your house's footprint as the previous maps. This is due to improved data and a more detailed analysis along Fourmile Creek as part of this study than any previous study. The lines of the mapped flood risk zones do not follow the exact contours of the land in many places because our engineers must interpolate between surveyed cross sections and through structures. If you have more questions about map creation, I can direct you to information on FEMA standards for flood hazard mapping.

Additionally, the CHAMP mapping reflects expected water surface elevations of the 1% (100-year) and 0.2% (500-year) annual chance flood events. The flood experienced throughout Fourmile Canyon in September 2013 was determined to be closer to a 50-year flood event, indicating that the flood waters in a 100-year event are expected to be higher than what we saw then. Knowing that, I hope you can see some validity in the extents of the CHAMP draft mapping.

In order to have survey information at the level of detail that you would like to accurately show the risk of flooding on your home, we suggest having a detailed survey of your property completed so that you can submit that data to FEMA in a Letter of Map Amendment (LOMA) once the new effective FEMA maps become effective. This will not change how the map looks, but it is the only method of having your structure designated at a different level of flood risk than the map shows *if FEMA approves your application*.

Thank you again for providing your feedback on the data and for allowing us to be aware of your concerns.

Sincerely,

Erin Cooper

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**Erin S. Cooper** | *Floodplain Specialist, CFM*

Boulder County Transportation Dept.

720-564-2866 (office)

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

**From:** [Hackett, Richard](#)  
**To:** [Cooper, Erin S.](#)  
**Cc:** [#LandUsePlanner](#)  
**Subject:** FW: Ask a Planner - Web inquiry from Andrew Rose - Z-17-0002  
**Date:** Wednesday, June 06, 2018 8:11:15 PM  
**Attachments:** [Ask a Planner - Web inquiry from Andrew Rose - Z-17-0002.msg](#)

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Erin,

Z-17-0002 public comment email attached.

Rick

-----Original Message-----

**From:** Wufoo  
**Sent:** Wednesday, June 06, 2018 6:50 PM  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Andrew Rose - Z-17-0002

Boulder County Property Address : 1177 Fourmile Canyon Drive  
If your comments are regarding a specific docket, please enter the docket number: Z-17-0002  
Name: Andrew Rose  
Email Address: [andrewnewkirkrose@yahoo.com](mailto:andrewnewkirkrose@yahoo.com)  
Phone Number: (303) 532-6780  
Please enter your question or comment: Regarding the Floodplain remapping, we are located at 1177 Fourmile Canyon Drive.  
Address: 1177 FOURMILE CANYON DR  
Parcel Number: 146127000039

We direct a clinic in Boulder called Boulder Emotional Wellness and we are unable to attend public speaking on this docket because we work supervising interns and delivering services.

We are concerned that the Draft Floodplain Maps are not incorporating the actual topography of our property and that the result will be restrictions on our ability to maintain and improve our property. We are also concerned that there has been no communication with us after we have made comments on the maps.

Please see the images attached. There are dividing lines between floodway and flood plains. This implies that land on one side of a line is higher or lower than land on the other side of the line.

On "Proposed Regulatory Flood Risk Zones" our garage is displayed as partly in the Floodway. Our house is displayed as 1/2 in the 100 year Flood Plain and 1/2 out. This is not factual, it couldn't be, as the land is level and thus the lines could not represent reality.

On "Draft CHAMP Flood Risk Zones" our garage is displayed as touching the Floodway and our house has some sort of bulge of the 500 year flood plain, although only in parts of the house. This also is nonsensical.

In both of these proposed maps, our house itself, and our garage, which are level, are crossed by lines. This doesn't make sense topologically and puts us in a regulatory bind.

For instance, we would like to add a room on the South East face. On these proposed maps, one corner is in the flood plain, the other is not. Since the lay of the land along the house is level, this doesn't make sense.

Like wise, the actual lay of the land is not represented on these maps, since the river, in it's bed, is substantially lower than the house, which is elevated above the river.

We beg that these maps are updated after looking at the actual topography.

Please see video of the 2013 flood which shows the hydrology for that flood. We are on the inside curve of the creek. As the creek rose it etched out under Fourmile Canyon Drive on the other side of the creek from our house. The outside of curves is where the flow is most powerful, not the inside. The video was taken from the level of the driveway which is at least 8' below the level of the house. Video is here: [https://www.youtube.com/watch?v=eIZ6PqV\\_rLs](https://www.youtube.com/watch?v=eIZ6PqV_rLs)

Please reconsider this mapping.

In regards,  
Andy and Sarah Rose

Attach a photo or document (optional):

<https://bouldercounty.wufoo.com/cabinet/ejdtMngz/aGh0ZpYhwYQ%3D/draftchamp.png> - 194.82 kB

Attach a photo or document (optional):

[https://bouldercounty.wufoo.com/cabinet/ejdtMngz/aGh0ZpYhwYQ%3D/proposed\\_regulatory\\_flood\\_risk\\_zones.jpg](https://bouldercounty.wufoo.com/cabinet/ejdtMngz/aGh0ZpYhwYQ%3D/proposed_regulatory_flood_risk_zones.jpg)  
- 134.39 kB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.



## Exhibit E - Summary of Additional Comments Received after Publishing Planning Commission Hearing Notice on June 6, 2018

**From:** [Cooper, Erin S.](#)  
**To:** [Thomas, Mike](#); [Gerstle, George](#); [McKay, Julie](#)  
**Cc:** [Blum, Varda](#)  
**Subject:** RE: SPR Plans and EWB Model  
**Date:** Monday, June 11, 2018 10:41:00 AM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Hi George and Mike,

Kevin reviewed the revised mapping to look at this question specifically, and he agrees that the 100-year event is contained by topography to the north of Mr. Fay's property. I normally include a statement about encouraging residents to maintain flood insurance despite being shown outside of the SFHA, but in this case I forgot to explicitly include that statement. I may have overlooked including this because he remains in the FEMA floodplain and will continue to be required to have flood insurance if he has a mortgage as a result.

If we have continued discussions with him we'll make sure to make this guidance clear.

Thanks,

Erin  
720-564-2866

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**From:** Thomas, Mike  
**Sent:** Monday, June 11, 2018 7:48 AM  
**To:** Gerstle, George; Cooper, Erin S.; McKay, Julie  
**Cc:** Blum, Varda  
**Subject:** RE: SPR Plans and EWB Model

Agreed – thank you and same question. Also, is there a place where we should say that although it appears (shows) his property is not included in the regulated 100-year floodplain, that we still encourage property owners that flood insurance is still advisable?

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**From:** Gerstle, George  
**Sent:** Friday, June 08, 2018 5:28 PM  
**To:** Cooper, Erin S.; McKay, Julie; Thomas, Mike  
**Cc:** Blum, Varda  
**Subject:** RE: SPR Plans and EWB Model

Erin,

Thanks for doing this...can we say with assurance that his house is no longer mapping in the proposed CHAMP 100 year floodplain?

George

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**From:** Cooper, Erin S.  
**Sent:** Friday, June 08, 2018 4:31 PM  
**To:** Gerstle, George; McKay, Julie; Thomas, Mike  
**Cc:** Blum, Varda  
**Subject:** FW: SPR Plans and EWB Model

George, Mike, and Julie,

See below for my response to Mr. Fay.

Erin  
720-564-2866

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**From:** Cooper, Erin S.  
**Sent:** Friday, June 08, 2018 4:29 PM  
**To:** Blum, Varda; James T. Fay; 'Don Ash'; Byers, Leah  
**Cc:** Steven.Boand@state.co.us; Boulder County Board of Commissioners  
**Subject:** RE: SPR Plans and EWB Model

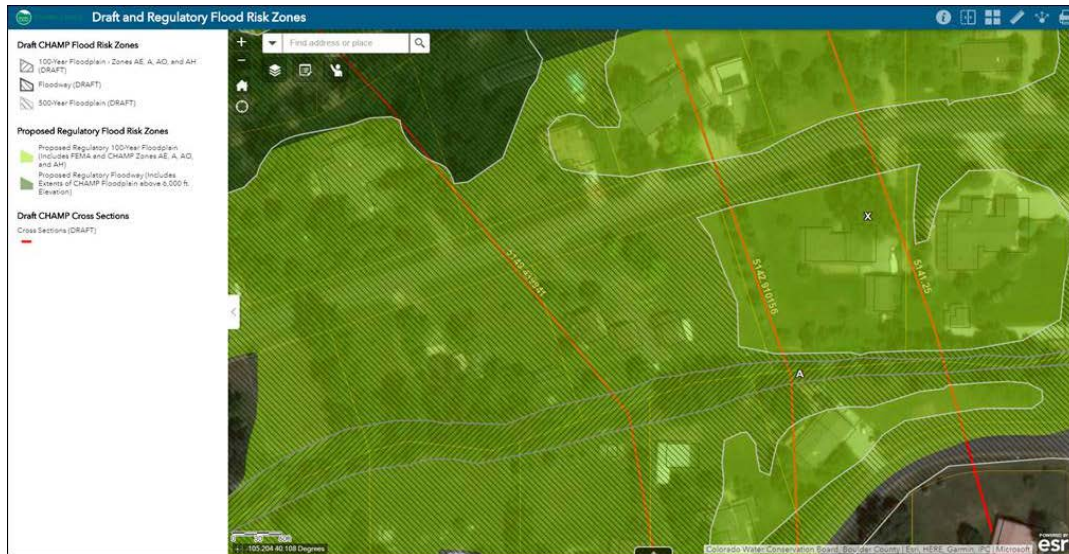
Dear Mr. Fay,

Thank you for contacting us with your question. I hope I can address the question and help to explain the map information you obtained online.

Let's start with the Base Flood Elevation (BFE) value that raised some confusion when you looked at your plans versus the online webmap. The BFE in your house plans submitted for SPR was calculated for the upstream corner of your house, and as a result is not the same BFE measurement as that taken at the upstream cross section to the west of your house. The different values represent different locations.

As for your confusion with the webmap, we would like to point out that the data you were viewing is outdated. We apologize that you found outdated information, and want to make sure that this communication leaves you with the best resources and knowledge for making sure you get accurate information in the future.

To summarize, we have received numerous hydraulic analysis and floodplain mapping submittals from the CHAMP team for this area for review. Boulder County and consultants have provided review comments on the various submittals and these have resulted in the floodplain changing significantly in this area. The version of the floodplain mapping that you were viewing was superseded by the version used in your SPR submission, and you can view this map data at the County's web map at this link: <https://bit.ly/2LnG5Hj>. On this website, you can turn on cross sections and various floodplain layers to see how the CHAMP mapping differs from the effective FEMA mapping, etc. We will be updating this website with a final draft of the CHAMP mapping next week, but no mapping changes are anticipated at your property.



You'll notice that the CHAMP mapping is fairly different on our webmap. During our review, we noticed that a small breakout along the south bank of Lefthand Creek was mapped downstream of 63<sup>rd</sup> St (near Robin Drive, the large blue 100-year floodplain area you saw on the City of Longmont webmap). We reviewed the detailed topography in this area and concluded that the 100-yr event appeared to be contained by the existing topography and therefore this breakout should not be mapped. As a result, the CHAMP mapping predicts only 0.2% annual chance flood risk (500-year floodplain) on your property. The existing FEMA 100-year floodplain remains in effect until FEMA updates their Flood Insurance Rate Maps (FIRMs).

Please let me know if this explanation helps to clarify your questions about the floodplain mapping at your property. Feel free to email me directly at [escooper@bouldercounty.org](mailto:escooper@bouldercounty.org).

Best,  
Erin Cooper

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Erin S. Cooper | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

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**From:** Blum, Varda  
**Sent:** Wednesday, June 06, 2018 5:25 PM  
**To:** James T. Fay; 'Don Ash'; Byers, Leah; [escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)  
**Cc:** Steven.Boand@state.co.us; Boulder County Board of Commissioners; Cooper, Erin S.  
**Subject:** RE: SPR Plans and EWB Model

Mr. Fay,

I am copying Erin Cooper on this email and you should expect a reply from her in the next few days. Erin's email is [escooper@bouldercounty.org](mailto:escooper@bouldercounty.org).

Thanks,  
Varda

Varda Blum, CFM  
Floodplain Program Manager  
Boulder County Department of Transportation  
(720)564-2659  
[vblum@bouldercounty.org](mailto:vblum@bouldercounty.org)

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**From:** James T. Fay [<mailto:jamestfay@comcast.net>]  
**Sent:** Wednesday, June 06, 2018 4:56 PM  
**To:** 'Don Ash'; Byers, Leah; Blum, Varda; [escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)  
**Cc:** Steven.Boand@state.co.us; Boulder County Board of Commissioners  
**Subject:** RE: SPR Plans and EWB Model  
**Importance:** High

Hi Don,

Did this CHAMP map bust get sorted out? I'd like to bring it to the attention of the planners in their 6/20 Planning Commission Public Hearing.

Thank you.

Sincerely,  
James T. Fay

6472 Robin Dr.  
Longmont, CO 80503-8710

mobile: 303.818.7859  
e-mail: [jamestfay@comcast.net](mailto:jamestfay@comcast.net)

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**From:** James T. Fay [<mailto:jamestfay@comcast.net>]  
**Sent:** Saturday, April 21, 2018 11:18 AM  
**To:** 'Don Ash'; 'Byers, Leah'  
**Cc:** 'Steven.Boand@state.co.us'  
**Subject:** RE: SPR Plans and EWB Model

**From:** [Cooper, Erin S.](#)  
**To:** "[krista@adventuremindful.com](mailto:krista@adventuremindful.com)"  
**Subject:** RE: Floodplain maps at 265 Fourmile Canyon Dr  
**Date:** Tuesday, June 19, 2018 3:18:00 PM

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Krista,

Here is a link to the webmap that I used to create the map I sent you:  
<https://bouldercounty.maps.arcgis.com/apps/webappviewer/index.html?id=06de1671a5c547788704ed2c6885f4e8>

Also, [www.bocofloodplainremapping.com](http://www.bocofloodplainremapping.com) is a good resource for all info related to the floodplain remapping happening throughout the county right now. Let me know if you have any other questions.

Best,  
Erin

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**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

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**From:** Cooper, Erin S.  
**Sent:** Tuesday, June 19, 2018 1:08 PM  
**To:** 'krista@adventuremindful.com'  
**Subject:** Floodplain maps at 265 Fourmile Canyon Dr

Hello Krista,

I have created a map that shows you the proposed changes and existing regulatory floodplain at your location, 265 Fourmile Canyon Drive. In a nutshell, the proposed changes show a narrower floodplain due to revisions in the hydraulic model and flow data used to develop maps for Fourmile Creek. The wider floodplain that you see in light green on the map will remain the regulatory floodplain extent until we receive changes from FEMA in a few years. This is why we've titled this green layer as "proposed" because it shows what we are proposing the regulatory floodplain and floodway to be while we are in this limbo period between local adoption of the CHAMP study flood zones and the adoption of revised FEMA Flood Insurance Rate Maps (FIRMs).

I'm happy to talk with you on the phone if you'd like any further clarification or if you have more specific questions.

Thanks,  
Erin Cooper

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**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)

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

**From:** Krista Olson  
**To:** [Cooper, Erin S.](#); [Boulder County Floodplain Administration](#); [Severson, Jennifer](#)  
**Subject:** Fwd: Floodplain remapping contacts  
**Date:** Monday, June 18, 2018 6:06:45 AM  
**Attachments:** [floodplain aerial\\_265 Fourmile.pdf](#)

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Thanks Jennifer!

Hi Erin - I'd love to learn more about the remapping of the floodplain / floodway. Our address is 265 Fourmile Canyon Drive, Boulder, CO 80302. Can you give me a call at your convenience? Thanks so much!

Cheers,  
Krista

--  
Krista Marie Olson  
[adventuremindful.com](#)  
541.646.0440

----- Forwarded message -----  
**From:** **Severson, Jennifer** <[jseverson@bouldercounty.org](mailto:jseverson@bouldercounty.org)>  
**Date:** Fri, Jun 15, 2018 at 3:33 PM  
**Subject:** Floodplain remapping contacts  
**To:** "[krista@adventuremindful.com](mailto:krista@adventuremindful.com)" <[krista@adventuremindful.com](mailto:krista@adventuremindful.com)>

Hi Krista,

As you can see in the attached aerial, only about half of your property is within the regulatory floodplain/ floodway (in your area it's the same but would be considered floodway for regulatory purposes).

You can contact Erin Cooper ([escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)) or send an email to the floodplain administrator ([floodplainadmin@bouldercounty.org](mailto:floodplainadmin@bouldercounty.org)). Erin will be out of the office until Tuesday so if you may want to just include both addresses in any email you send.

Also, here is a link to the floodplain remapping page on our website:  
<https://www.bouldercounty.org/transportation/floodplain-mapping/>

Hope this helps!

**Jennifer Severson, AICP**

Senior Planner- Flood Recovery | Boulder County Land Use

FRPIC- Flood Rebuilding & Permit Information Center

1301 Spruce Street | Boulder, CO 80513

Phone: 303.441.1705

[www.bouldercountyflood.org](http://www.bouldercountyflood.org)

Exhibit E - Summary of Additional Comments Received after Publishing Planning Commission Hearing Notice on June 6, 2018

Thanks, Don.

Hopefully, this gets sorted out and we know how high my home truly needs to be elevated soon!

In retrospect, I am glad construction did not move forward as originally planned only to find out the house would not have been high enough...

Sincerely,  
James T. Fay

6472 Robin Dr.  
Longmont, CO 80503-8710

mobile: 303.818.7859  
e-mail: jamesfay@comcast.net

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**From:** Don Ash [mailto:ash@scottcox.com]  
**Sent:** Saturday, April 21, 2018 9:50 AM  
**To:** James T. Fay; 'Byers, Leah'  
**Subject:** Re: SPR Plans and EWB Model

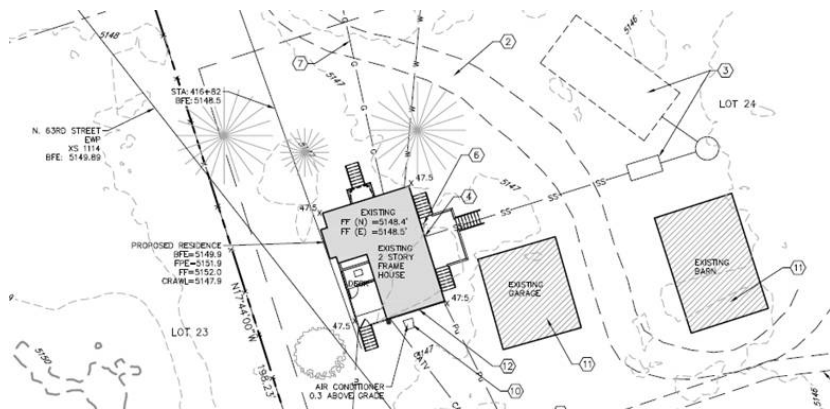
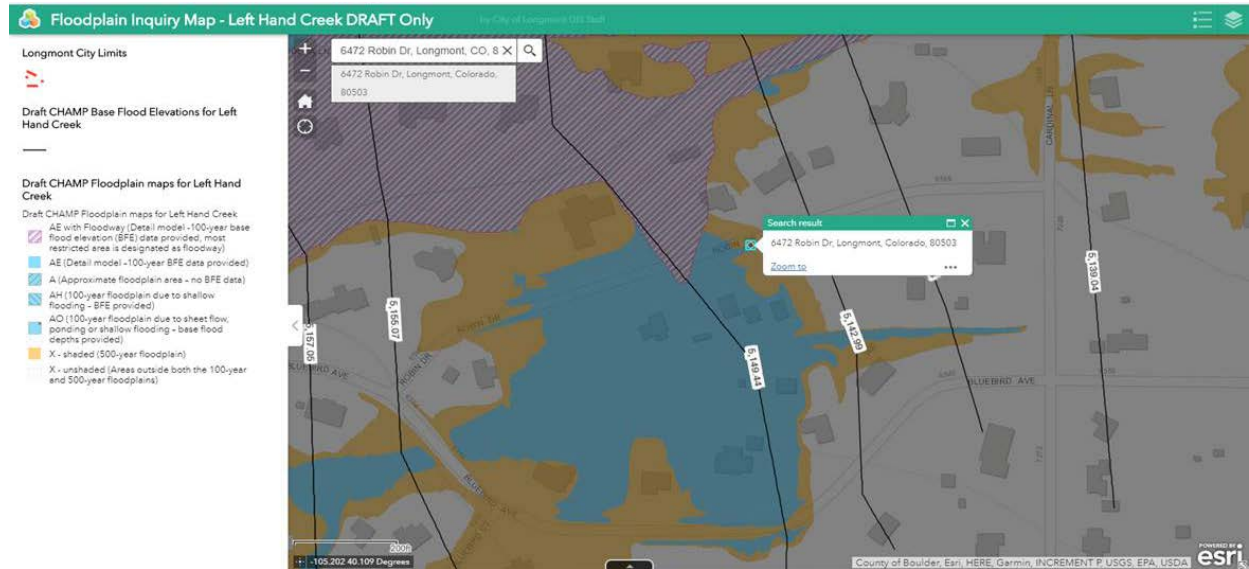
I'd have to check that. The higher BFE was given to me based on the as-built EWP model. The online CHAMP BFE could be showing the older design model. Or it could have been updated to something lower that I don't have. The CHAMP is still a work in progress. So unfortunately things are still in a state of flux.

---

**From:** James T. Fay <jamesfay@comcast.net>  
**Sent:** Saturday, April 21, 2018 9:22:24 AM  
**To:** Don Ash; 'Byers, Leah'  
**Subject:** RE: SPR Plans and EWB Model

Hi Don,

The draft CHAMP indicates the BFE just west of my house as 5149.44'. This same BFE (noted as XS 1114 in the plans) is stated as 5,149.89'. Which is correct? The draft CHAMP indicates a LOWER BFE than what is shown on my plans. Is the draft CHAMP incorrect?



Sincerely,  
James T. Fay

6472 Robin Dr.  
Longmont, CO 80503-8710

mobile: 303.818.7859

Exhibit E - Summary of Additional Comments Received after Publishing Planning Commission Hearing Notice on June 6, 2018

e-mail: [jamestfay@comcast.net](mailto:jamestfay@comcast.net)

---

**From:** Don Ash [mailto:[ash@scottcox.com](mailto:ash@scottcox.com)]  
**Sent:** Friday, April 20, 2018 3:16 PM  
**To:** 'Byers, Leah'; James T. Fay  
**Subject:** SPR Plans and EWB Model

Here is the revised floodplain modeling. The as-built EWB model is what was submitted to FEMA as part of the stream restoration project. That as-built model is what will be included in the CHAMP study. So that's the most current data at this point, which the County will be regulating too. They asked us to revise the plans as part of the Site Plan Review.

Here are the differences.

Old BFE: 5148.5  
New BFE: 5149.9  
Old FF: 5150.75  
New FF: 5152.0

Existing FF: 5148.5. So the new house is going to be 3.5' above the existing FF elevation. The BFE is 1.4' higher than the original plan which was based on the LOMR from the bridge. We had to raise the new FF 1.25' in order to accommodate the new study.

Hope that makes sense.

Have a great weekend.

D

**Donald P. Ash, P.E.**

Chief Civil Engineer



**SCOTT, COX &  
ASSOCIATES, INC.**

1530 55th Street • Boulder, CO 80303  
W 303.444.3051 • F 303.444.3387 • C 303.918.7859



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



**From:** [Cooper, Erin S.](#)  
**To:** "Clark Hanson"  
**Subject:** RE: Boulder County comments re: CHAMP Phase II Floodplain Mapping  
**Date:** Wednesday, June 13, 2018 4:32:00 PM

---

Hello Mr. Hanson,

The online webmap at [this link](#) was updated yesterday, although there are not updates in all locations.

Thanks,  
Erin Cooper

---

**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

---

**From:** Clark Hanson [mailto:chdg@indra.com]  
**Sent:** Wednesday, June 13, 2018 4:30 PM  
**To:** Cooper, Erin S.  
**Subject:** Re: Boulder County comments re: CHAMP Phase II Floodplain Mapping

Erin, I see no new changes to the map yet. Has a new one been posted?

---

**From:** "Cooper, Erin S." <[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)>  
**To:** [chdg@indra.com](mailto:chdg@indra.com)  
**Sent:** Monday, June 11, 2018 8:41:08 AM  
**Subject:** Boulder County comments re: CHAMP Phase II Floodplain Mapping

Dear Mr. Hanson,

Thank you for your comment on the Boulder County draft floodplain web map. Your comment has been shared with CHAMP and the Boulder County Transportation Department's Engineering Division and will be included in the official record presented to the Boulder County Planning Commission.

The draft floodplain map will be updated by Wednesday of this week with the final draft being submitted to FEMA, so please take a look again at that time and let us know if you have any questions. You will have an opportunity to review these changes and submit any technical data for an appeal when the Preliminary Flood Insurance Rate Maps are produced, which we anticipate in mid-2019.

Sincerely,  
Erin Cooper

---

**Erin S. Cooper** | *Floodplain Specialist, CFM*

Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

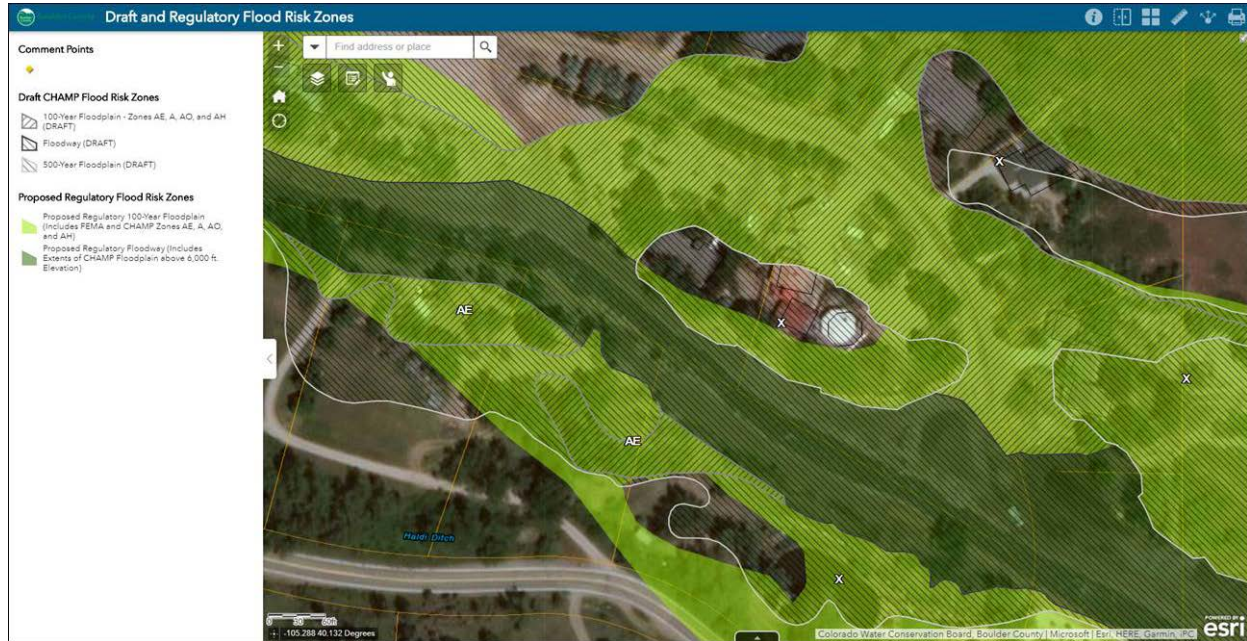
Exhibit E - Summary of Additional Comments Received after Publishing Planning Commission Hearing Notice on June 6, 2018

From: [Cooper, Erin S.](mailto:Cooper_Erin_S)  
To: [david.pestalozzi@gmail.com](mailto:david.pestalozzi@gmail.com)  
Subject: RE: Reviewing survey at 8725 Streamcrest Drive  
Date: Wednesday, June 13, 2018 4:18:00 PM

Hello Mr. Pestalozzi,

I wanted to let you know that the review of survey data used in the floodplain modeling at your property is complete. The CHAMP engineers and our consultant, with whom you met at the April 12 public meeting, have agreed to disregard the survey point at cross section 71419 where you saw a mapped low spot that seemed incorrect. By disregarding this survey point and elevating the terrain according to photogrammetric survey at this location, there is now a connected island reflected in the mapping in correlation with on-the-ground conditions.

The current maps available online reflect this change – I’ve included a screen shot here for you:



Please let us know if you have any further questions about the changes or the survey analysis.

Best,  
Erin Cooper

Erin S. Cooper | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

From: Cooper, Erin S.  
Sent: Monday, May 21, 2018 10:22 AM  
To: 'david.pestalozzi@gmail.com'  
Subject: Reviewing survey at 8725 Streamcrest Drive

Hello Mr. Pestalozzi,

I’m writing to let you know that we are still reviewing the survey at your property to determine how best to proceed with the different data points. We’ll be in touch when we have more information or an update for you. The CHAMP team has asked that we (Boulder County) work on this issue, so feel free to be in touch with me going forward and I will relay your questions to the engineers as needed.

Thanks for your patience and for your participation in this process.

Best,  
Erin Cooper

Erin S. Cooper | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

June 20, 2018

VIA E-MAIL TO [floodplainmapscomment@bouldercounty.org](mailto:floodplainmapscomment@bouldercounty.org)

Boulder County Planning Commission  
2045 13th Street  
Boulder, CO 80302

Re: Comments on Docket Z-17-0002: Zoning Map Amendments to the Floodplain Overlay District based on CHAMP Phase II Floodplain Mapping

To the Boulder County Planning Commission:

On behalf of our client, Crestone Peak Resources (“Crestone”), we are submitting the following comments and related questions relative to the Boulder County Planning Commission’s public hearing scheduled for June 20, 2018 concerning amendments to the Boulder County Floodplain and Floodway (the “Proposed Amendments”). The Proposed Amendments will affect Crestone’s property interests near South Boulder Creek between Kenosha Road and Highway 52.

First, we understand that significant stream restoration and bridge construction work has occurred along portions of South Boulder Creek. Do Boulder County’s Proposed Amendments reflect stream restoration and bridge construction activities that have likely already reduced the extent of the flood hazard risk? Has Boulder County notified the Colorado Water Conservation Board (“CWCB”) or the Federal Emergency Management Agency (“FEMA”) of these stream alteration activities and their potential impacts to floodplain and floodway modeling? Has Boulder County received a Letter of Map Revision (“LOMR”) regarding the stream restoration and bridge construction work?

Second, we understand Boulder County has taken the unusual step of asking the Boulder County Board of County Commissioners and the CWCB to approve the Proposed Amendments prior to FEMA’s review and approval. Based on the Staff Report to Planning Commission for June 20, 2018 (the “Staff Report”), Boulder has sent the Proposed Amendments to FEMA for review. What information has Boulder County transmitted to FEMA? Has Boulder County provided the information that it transmitted to FEMA to the public? Has FEMA reviewed the information? Does Boulder County have a plan if FEMA does not approve the Proposed Amendments?

Boulder County Planning Commission

June 20, 2018

Page 2

Third, the Staff Report notes that staff did not consider the following criteria applicable: “[T]he map amendment will not permit the use of any area designated within the Boulder County Comprehensive Plan for the extraction of commercial mineral deposits in a manner which would interfere with the present or future extraction of such deposit by an extractor to any greater extent than under the present zoning of the property.” Staff Report, page 9. Crestone has been in communication with Boulder County regarding the Proposed Amendments and their affect on mineral extraction for several months. Why did the staff not consider this criteria applicable here?

Finally, the Staff Report claims that the Proposed Amendments are in accordance with Boulder County’s Comprehensive Plan because Boulder County should “strongly discourage and strictly control land use development from locating in designated floodplains . . . .” Staff Report, page 7. However, the Boulder County Land Use Code encourages “[o]pen space activities such as agriculture, passive recreation . . . and mineral extraction” in flood hazard areas. Boulder County Land Use Code Art. 8-511(K)(4). How does the staff reconcile these contradicting policy statements?

Thank you for reviewing our comments, and please note that these comments are subject to further alteration and revision by Crestone. We look forward to your response.

Sincerely,

**HOLSINGER LAW, LLC**



Kent Holsinger

June 20, 2018  
Presented by  
Anne Rice  
11 Logan Mill Rd.

- We disagree with the new floodplain mapping in 4 mile canyon. Specifically the new flow rates used. The proposed new flows are almost 50% lower than the 2013 urban drainage study.
- There is no margin of safety built in, thus increasing the risk to life safety and property, when large projects are designed and implemented like the Logan Mill / FRED bridge project.
- A published USGS data point showing a significantly higher flow rate, closer to the 2013 urban drainage study, when compared to the proposed mapping, wasn't included in the floodplain map analysis.
- Studies of future flood hazards including debris flows were not included in determining the new maps.
- Several locations in the 4 mile canyon are designated as high hazard zones but not all have been included during designing + implementation of large projects, namely the Logan Mill Bridge / FRED Project.

### Fourmile Creek at Logan Mill

*Manuscript Published 2/3/16*

The indirect peak discharge ( $67 \text{ m}^3 \text{ s}^{-1}$ , tables 1 and 17) was measured on September 22, 2013. This site had a narrow (1–2 m) flood plain along the left bank with trees and bushes, a wider (3–8 m) flood plain along the right bank covered with grass, and a main channel at low flow that was 6–7 m wide (fig. 21). For the Cowan and SA methods, Manning’s  $n$  was equal to  $0.060 \text{ m}^{-1/3} \text{ s}$  for the left-bank flood plain,  $0.043 \text{ m}^{-1/3} \text{ s}$  for the main channel, and  $0.050 \text{ m}^{-1/3} \text{ s}$  for the right-bank flood plain (fig. 21). An indirect estimate made by the U.S. Geological Survey Colorado Water Science Center for this site was  $58 \text{ m}^3 \text{ s}^{-1} \pm 15$  to 25 percent (R. Kimbrough, written commun.; [http://nwis.waterdata.usgs.gov/co/nwis/peak/?site\\_no=06727410&agency\\_cd=USGS](http://nwis.waterdata.usgs.gov/co/nwis/peak/?site_no=06727410&agency_cd=USGS)) and another

estimate of  $53 \text{ m}^3 \text{ s}^{-1}$  was made by Ritsch and others (2013) using the flow simulation Hydrologic Engineering Center’s River Analysis System (HEC–RAS) model. The lower value estimated by Ritsch and others (2013) reflects the different values of Manning’s  $n$  ( $0.05 \text{ m}^{-1/3} \text{ s}$  for the main channel and  $0.08 \text{ m}^{-1/3} \text{ s}$  for the flood plains). The Urban Drainage and Flood Control Districts lists a peak discharge of  $65 \text{ m}^3 \text{ s}^{-1}$  for the site Fourmile Creek d/s Poorman Rd upstream from #1267 Fourmile Cr Rd nr Orodell ([http://alert5.udfed.org/wp/?page\\_id=115](http://alert5.udfed.org/wp/?page_id=115), accessed August 3, 2015), which is about 2,000 m downstream from Fourmile Creek at Logan Mill. With definite flood plains on both sides, the different indirect methods estimated that 73–86 percent of the flow was conveyed in the main channel with the remainder across the flood plain (fig. 21).

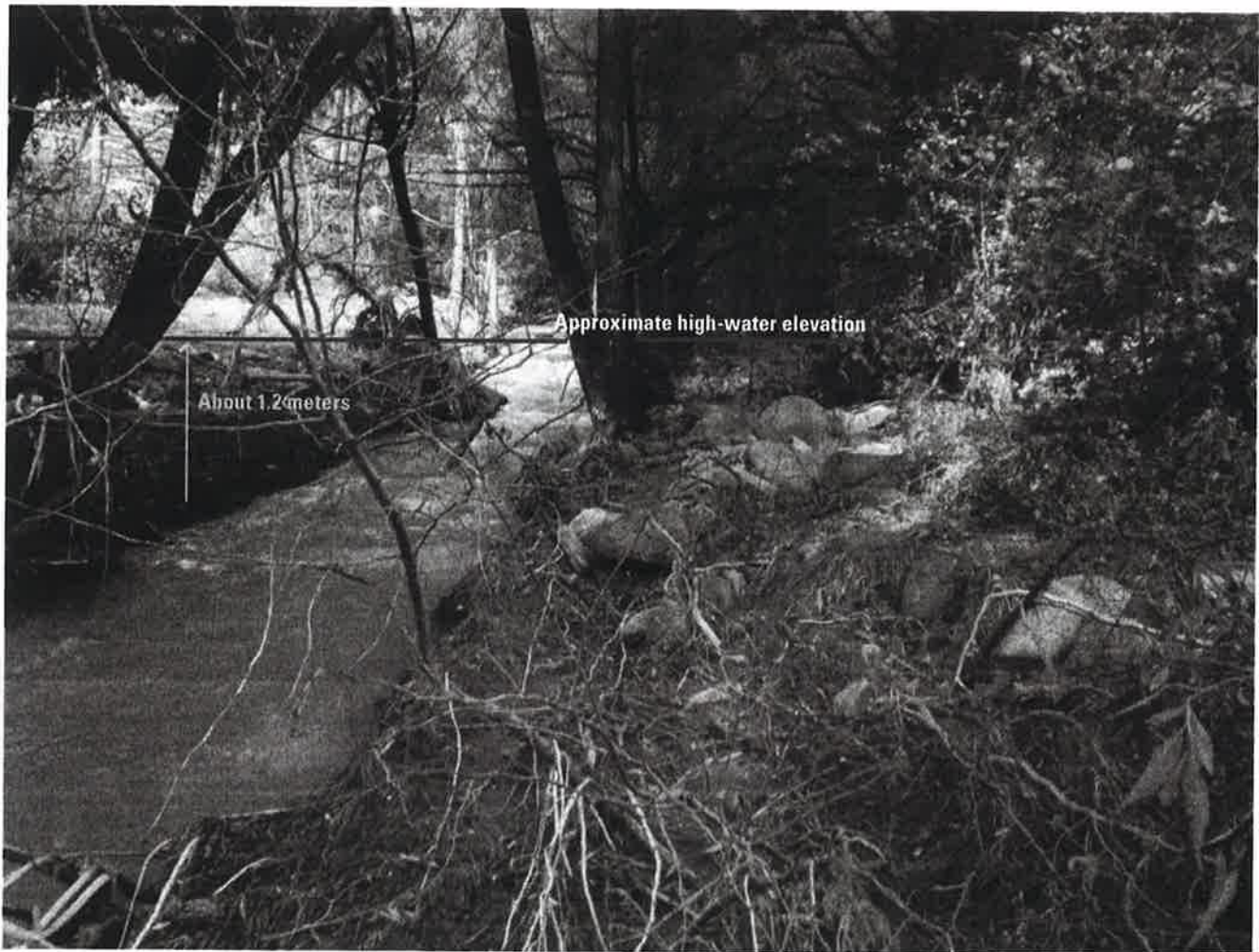


Figure 21. Fourmile Creek at Logan Mill on September 22, 2013. View is upstream from cross section 2 (XS2, table 17).

Estimates of Peak Discharge for 21 Sites in the Front Range in Colorado in Response to Extreme Rainfall in September 2013

**Table 17.** Summary of indirect discharge measurements for Fourmile Creek at Logan Mill, Boulder County, Colorado.

[Highlighted cells represent the quality of the high-water mark. ID, cross section identification; XS, cross section; LB, left bank; RB, right bank; HW, high-water mark; SAC, slope-area calculation; stdev, standard deviation; COV, coefficient of variation; m, meter; m<sup>2</sup>, square meter; ms<sup>-1</sup>, meter per second; m<sup>3</sup> s<sup>-1</sup>, cubic meter per second; na, not applicable]

ID	Distance from arbitrary zero (m)	Arbitrary elevation			Hydraulic radius (m)	Depth (m)	Width (m)	Area (m <sup>2</sup> )	Mean cross-sectional velocity			Discharge						
		LB HW (m)	RB HW (m)	Thalweg (m)					Jarrett (m s <sup>-1</sup> )	Cowan (m s <sup>-1</sup> )	Empirical (m s <sup>-1</sup> )	Critical flow (m <sup>3</sup> s <sup>-1</sup> )	Jarrett (m <sup>3</sup> s <sup>-1</sup> )	Cowan (m <sup>3</sup> s <sup>-1</sup> )	Empirical (m <sup>3</sup> s <sup>-1</sup> )	Critical flow (m <sup>3</sup> s <sup>-1</sup> )	SAC <sup>1</sup> (m <sup>3</sup> s <sup>-1</sup> )	Ensemble average (m <sup>3</sup> s <sup>-1</sup> )
XS 1	0.0	6.68	7.02	5.24	0.9	11.3	10.5	2.7	4.5	4.9	4.9	3.4	28	47	51	36	--	na
XS 2	15.9	7.61	7.89	5.77	0.8	14.9	13.0	2.6	4.9	5.3	5.3	3.5	34	64	68	45	76	na
XS 3	31.2	7.98	7.90	5.28	1.0	18.6	19.8	3.4	5.3	6.0	6.0	3.9	66	105	118	78	103	na
XS 4	41.1	8.41	8.13	6.07	1.0	17.4	18.1	3.1	5.3	6.0	6.0	3.8	56	97	109	69	23	na
XS 5	56.4	8.76	8.95	6.45	1.2	15.8	20.3	3.2	5.2	5.8	5.8	3.8	66	105	117	78	53	na
												Average	50	83	93	61	249	67
												stdev	18.0	26.4	31.0	19.6	33.9	20
												COV	0.36	0.32	0.33	0.32	na	0.23

Good  
Fair  
Poor  
Very poor

<sup>1</sup>Spread is the percent difference between discharge computed with no expansion loss and discharge computed with full expansion loss, divided by the discharge computed with full expansion loss. Cross sections with spreads > 1 are shown by --.

<sup>2</sup>This is the average energy balanced value for the reach given above that had the minimum spread of 0-1 percent.

To convert from cubic meters to cubic feet multiply by 35.315.  
67 cubic meters per second equal 2,366 cubic feet per second (cfs)

2013 urban drainage study  
proposed adopted flow rate  
25yr = 2300 cfs  
25y = 1325 cfs



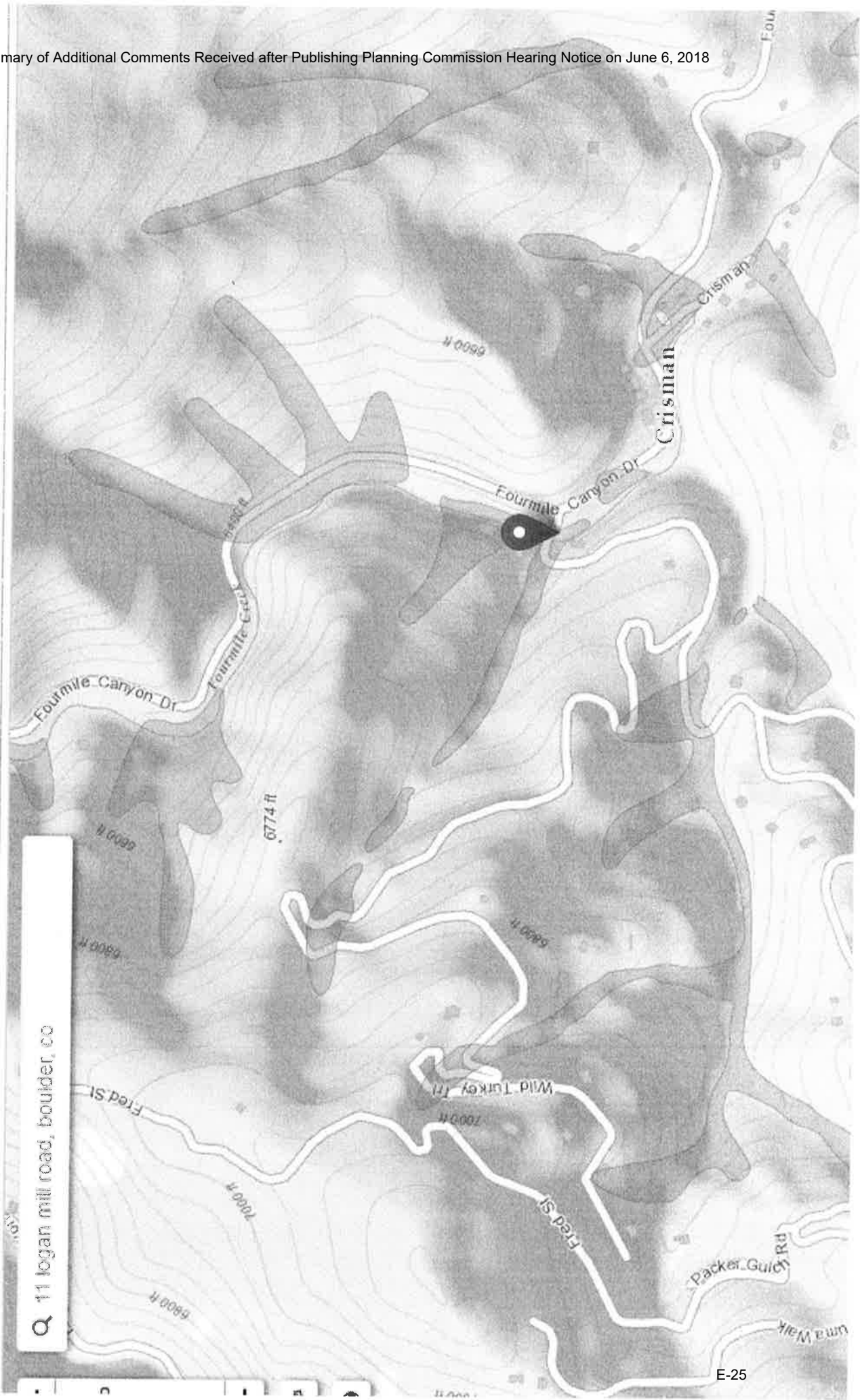
# Colorado Hazard Mapping & Risk MAP Portal

INTERACTIVE MAP

DOCUMENTS

change

11 logan mill road, boulder, co



**From:** [Cooper, Erin S.](#)  
**To:** "karenelmers"  
**Subject:** RE: 8450 N. Foothills  
**Date:** Thursday, July 12, 2018 3:57:00 PM  
**Attachments:** [8450 N Foothills Hwy\\_webmap\\_proposed changes\\_06252018.pdf](#)  
[8450 N Foothills Hwy\\_webmap\\_only FEMA\\_06252018.pdf](#)

---

Hi Karen,

Apologies – your previous question was only asking about the white area on the map. Development in the floodplain zones has different degrees of restrictions, as follows:

- The purple Floodway is the most restrictive (no new construction),
- The blue 1% chance flood zone requires any new structures (construction allowed within guidelines) to be elevated to or above the Flood Protection Elevation (described in [Article 4-400 of the Boulder County Land Use Code](#)), along with other requirements, and
- The orange 0.2% chance flood zone has minimal restrictions, primarily on septic systems
- The white areas are outside of the regulatory floodplain, but may have other Land Use building requirements/restrictions

The flood zones that you see on the map that have been submitted to FEMA for review and are likely to remain the regulatory zones enforced by Boulder County and eventually by FEMA when they approve the map revisions sometime around 2021. Given that, all current FEMA Floodplain zones are still in effect and there are some portions of these properties that have larger 1% chance flood zones with the current FEMA map than is shown with this revised study. You can view these differences in these other two maps that I created for the area (see attached).

Let me know if you have any additional questions.

Thanks,  
Erin

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**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

---

**From:** karenelmers [mailto:karenelmers@gmail.com]  
**Sent:** Thursday, July 12, 2018 3:21 PM  
**To:** Cooper, Erin S.  
**Subject:** 8450 N. Foothills

Erin,  
Thanks for putting me in touch with city planning. I spoke with Laurea Weinstein and she gave me some helpful info about setbacks, etc. However it sounds like the approval for building a home on the eastern portion of the second lot would like with your department because of the flood plain. Could you give me an idea of how feasible it'd be for a home to be built there if the current flood plain designation doesn't change?  
Thanks,

Karen



**Karen Elmers**  
*Broker Associate*  
303-810-7708  
[www.karenelmers.com](http://www.karenelmers.com)



**From:** [Cooper, Erin S.](#)  
**To:** ["rbhill@gmail.com"](mailto:rbhill@gmail.com)  
**Cc:** [Gracia, Bonnie](#)  
**Subject:** RE: Ask a Planner - Web inquiry from Rick Hill -  
**Date:** Thursday, July 12, 2018 11:54:00 AM

---

Hello Mr. Hill,

I received your inquiry regarding development in 10587 N 95<sup>th</sup> St after our Planner, Bonnie Gracia, spoke with you. The entire parcel is currently zoned as FEMA Zone AE Floodplain, but with current revisions to the floodplain mapping underway, the new study includes a Floodway and the entire parcel is now proposed to be regulated to Boulder County's higher Floodway development restrictions. Specifically, no additions or new structures are allowed in this high risk flood zone.

This proposed change to the floodplain mapping is viewable at this interactive web map:  
<https://bit.ly/2LnG5Hj>

You are welcome to contact me or others in the Floodplain Management program to discuss further. My direct line is below and our main line is 303-441-3900.

Best,  
Erin Cooper

---

**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

---

**From:** Gracia, Bonnie  
**Sent:** Wednesday, July 11, 2018 8:16 AM  
**To:** [rbhill@gmail.com](mailto:rbhill@gmail.com); #LandUsePlanner  
**Subject:** RE: Ask a Planner - Web inquiry from Rick Hill -

Dear Rick Hill,

You are correct, the property located at 10587 95th Street is located in the floodplain. Any development in the floodplain requiring a floodplain development permit (FDP) requires [Site Plan Review \(Article 4-802 A 8\)](#). Projects such as new buildings or improvements to existing buildings will require a FDP.

Please feel free to give me a call at 303-441-3930 if I may assist you further.

Regards,

Bonnie Gracia  
Planner On-call

-----Original Message-----

From: Wufoo

Sent: Tuesday, July 10, 2018 10:08 PM

To: #LandUsePlanner

Subject: Ask a Planner - Web inquiry from Rick Hill -

Boulder County Property Address : 10587 95th Street, Longmont, CO

Name: Rick Hill

Email Address: rbhill@gmail.com

Phone Number: (303) 898-6637

Please enter your question or comment: As far as I can tell, this property is not in the floodway, but is in the 100 year floodplain with a designation of AE. What restrictions - if any - does this designation place on adding to structures or building new structures at this address?

Thanks for your help.

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** [Cooper, Erin S.](#)  
**To:** ["Derena Tveten"](#)  
**Subject:** RE: Floodplain Re-Mapping  
**Date:** Monday, July 16, 2018 5:47:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hello Ms. Tveten,

Thank you for your email about the proposed changes to the floodplain maps.

The proposed changes show that the majority of your property that was regulated as the 500-yr flood zone (0.2% annual chance flood event) will now be regulated as the 100-yr (1% annual chance flood event) and Floodway as a result of updated data and technology used to develop the floodplain mapping. These higher-risk flood zones come with higher regulatory restrictions for development in an effort to protect health & safety in flood risk zones. We would want you to come in to speak with our team or the Land Use Department with specific questions, but in general:

- The 100-year floodplain requires flood protection measures to be taken when building in these areas, as well as elevating structures 2 feet above the Base Flood Elevation. Additional detail can be found in Article 4-400 of the Land Use Code – see [this document](#).
- The Floodway is most restrictive for development – no new structures can be built in the Floodway due to the significant potential for downstream debris and other factors. Please also refer to the Land Use Code for details on this regulation.

The northern portions of your property have no floodplain limitations on them at this time. Please let us know if you have further questions.

Best,  
Erin Cooper

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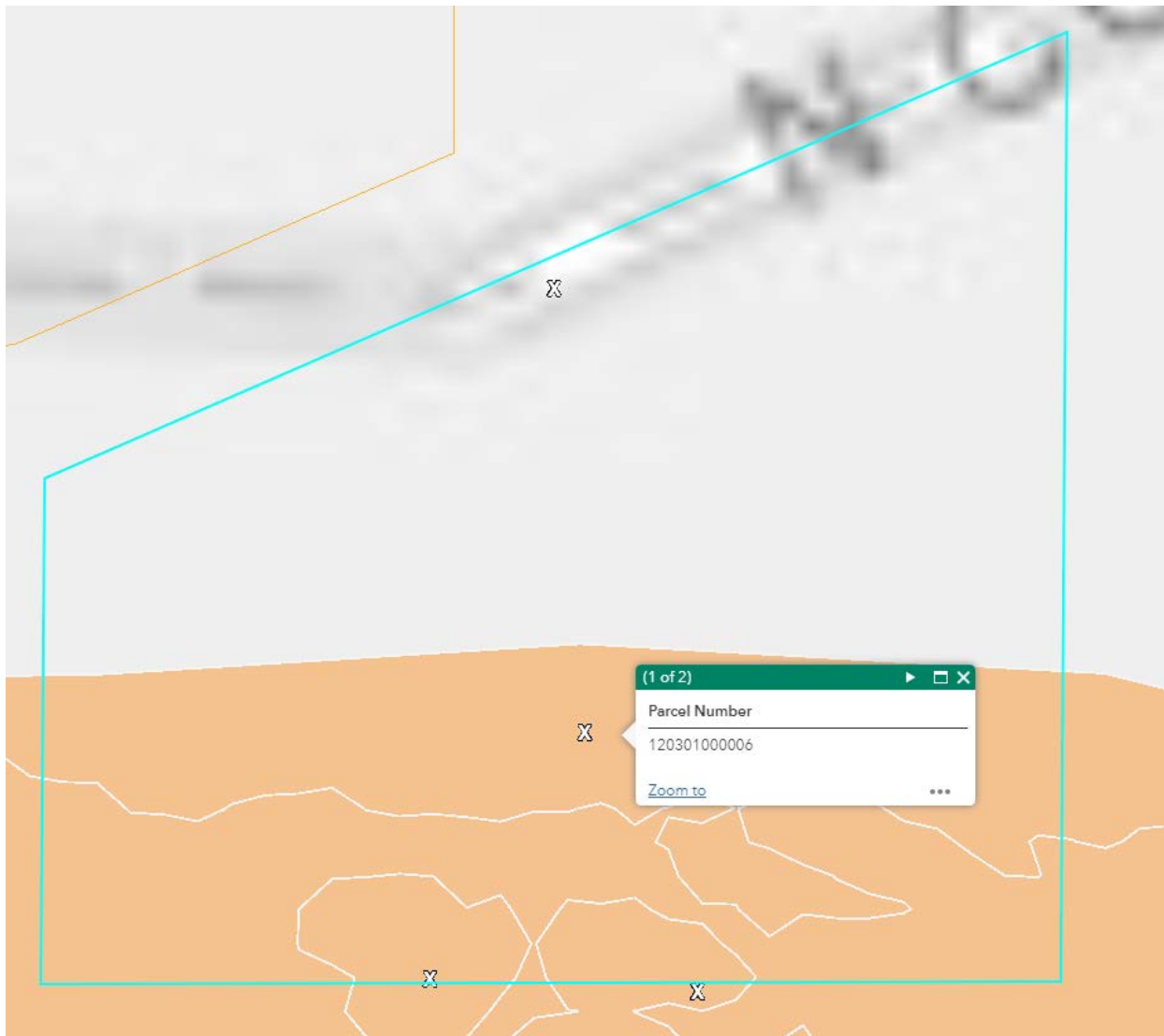
**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

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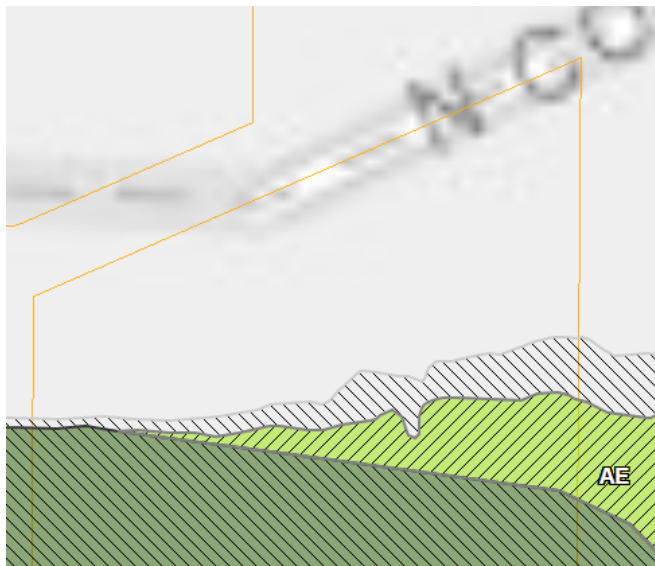
**From:** Derena Tveten [mailto:[derena\\_tveten@hotmail.com](mailto:derena_tveten@hotmail.com)]  
**Sent:** Saturday, July 14, 2018 2:46 PM  
**To:** Cooper, Erin S.  
**Subject:** Floodplain Re-Mapping

Hello Erin,

My name is Derena Beard (Tveten) and I have a parcel of land affected by the floodplain re-mapping. By the current map, roughly half of my parcel is covered by the 500 year flood plain (see below).



By the new proposed mapping, my parcel is now roughly half covered by the 100 year flood plain and a third by the floodway.



Could you please help to explain what this means with regards to the potential to build on this parcel?

Thank you for your time and help.

Best Regards,

Derena



**From:** [Cooper, Erin S.](#)  
**To:** ["rrosenthal@rosenthalassociates.net"](mailto:rrosenthal@rosenthalassociates.net)  
**Cc:** [Katz, Harry](#)  
**Subject:** RE: Appeals, permitted work, and other updates  
**Date:** Tuesday, July 17, 2018 4:50:00 PM  
**Attachments:** [BFE estimation\\_6400 Modena.jpg](#)

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Bob,

Thanks for your patience as we gathered additional information for you. Below is a response to #4 based on Kevin Doyle's review:

4. Do you know the elevation of the floodway (BFE) at the south portion of my covered patio relative to the elevations shown on the elevation certificate forwarded to you on June 21st, or is there a document you can refer me to? **The detailed review shows that the southern upstream corner of your patio is at an approximate elevation of between 5151.0 and 5151.5. The attached screenshot gives you a visual of this estimation. As we discussed on the phone, it would be helpful to have a revised Elevation Certificate that collected data in the NAVD88 datum to correspond with the study FEMA is using for its LOMA determinations.**

I also would like to point out that my response to #6 previously was somewhat inaccurate. We do require that you submit for an Individual Floodplain Development Permit when repairing/replacing leach fields.

6. My leach field is subject to 4-405 (G). 2 questions; will the City Engineer allow me to repair/replace my leach field, and is my home within a designated Community Service area? If you will give me the City Engineer's contact info, I can contact them directly. **The County Engineer makes determinations on septics and leach fields. We require an Individual Floodplain Development Permit for septic related work, including leach field repair/replacement, in the regulatory floodplain and will work with the Public Health Department on this. If an FDP is required for septic related work, Public Health will be required to obtain approval from Floodplain Management before proceeding with their permitting.** I suggest you contact Boulder County Public Health with your question about a designated Community Service area, as this is not something that we manage. The Public Health staff are great and their main line for the SepticSmart program is 303-441-1564.

Thank you,  
Erin

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**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

---

**From:** Cooper, Erin S.  
**Sent:** Wednesday, July 11, 2018 5:49 PM  
**To:** 'rrosenthal@rosenthalassociates.net'  
**Cc:** Katz, Harry  
**Subject:** RE: Appeals, permitted work, and other updates

Hi Bob,

Below are some initial responses, in red, for our call tomorrow. Please let me know if I should call your office or cell number.

Best,  
Erin

---

**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

**From:** Bob Rosenthal [mailto:rrosenthal@rosenthalassociates.net]  
**Sent:** Friday, July 06, 2018 3:15 PM  
**To:** Cooper, Erin S.  
**Subject:** Re: Appeals, permitted work, and other updates

Hi Erin,

I have reviewed Section 4-400, Floodplain overlay district. I want to commend you and the planning department for a thorough and well thought out modification to the Land Use Code.

I have a couple of other questions, some which may be better answered by Kevin Doyle when you discuss my issues with him next week.

1. Is the outline of our house as shown on the new floodway map the edge of the roofline or the edge of the exterior walls? **See answer to #2.**
2. What criteria was used to establish the outline of the homes, and to what degree of accuracy have the outlines been plotted? **The building outlines were drawn using aerial photos. The aerial photos are typically accurate within several feet, with more error in steeper terrain. The outlines were drawn using the aerial photos as a guide and are typically of the rooflines. The building outlines should not be considered anything close to survey accurate.**
3. Per Land Use Code 18-162, the covered patio is not counted as residential floor area, so if no portion of the residence is in the floodway except for a very small part of the covered patio, shouldn't the residence be considered out of the floodway? **It looks as though your patio is attached to the rest of the house. If that is the case, then it is considered a part of the overall structure. Per the Land Use Code, if a building or structure lies partly within the FO District, then the floodplain regulations (Article 4-400) applies to the entire building or structure.**
4. Do you know the elevation of the floodway (BFE) at the south portion of my covered patio relative to the elevations shown on the elevation certificate forwarded to you on June 21st, or is there a document you can refer me to? **We will get back to you with further detail on this question, but in summary we need to compare your Lowest Adjacent Grad (LAG) as listed on an Elevation Certificate to the revised BFE from the CHAMP study. This will inform whether any sort of map amendment is possible and/or if a Letter of Map Amendment (LOMA) is likely to be approved by FEMA.**
5. If the grade along the south side of our covered patio were to be raised with a negligible

amount of fill (less than 2 cubic yards) so the elevation is above the BFE, would it be deemed to not adversely affect the efficiency of the Floodway or change the direction of flow per 4-404(B)14? And if so, can the new contours be incorporated in the next revision to be prepared by Boulder County? **Placing fill would be considered encroachment onto the Floodway and is prohibited per Article 4-400(B)14. You may notice that 4-400(C)b provides possible opportunity for what you describe, but it is highly unlikely that this would be permitted given the primary intent of changing your LAG, which goes back to the issue of encroachment onto the Floodway – a prohibited activity.**

6. My leach field is subject to 4-405 (G). 2 questions; will the City Engineer allow me to repair/replace my leach field, and is my home within a designated Community Service area? If you will give me the City Engineer's contact info, I can contact them directly. **The County Engineer makes determinations on septics and leach fields and because leach fields are underground, there are not specific regulations outlined in the floodplain regulations for these. I suggest you contact Boulder County Public Health with your question about a designated Community Service area, as this is not something that we manage. The Public Health staff are great and their main line for the SepticSmart program is 303-441-1564.**

7. If our home is deemed to be in the floodway per the proposed map, will a Boulder County Floodway review be required for routine maintenance and repairs, i.e. roof, window, or siding replacement? Will roof, window, siding replacement and septic field repairs fall under the General Floodplain Development permit section 2.r) ? **We recommend contacting the Land Use Department at the point when you are looking to pursue these improvements, as they may also require a Building Permit. When you talk with a Land Use Planner about these improvements, they will contact the Floodplain Management team if necessary (and this would be necessary if your home remains in the Floodway rather than the minimal risk zone (500-yr) and the decision as to whether an Individual Floodplain Development Permit, a General Floodplain Development Permit, or neither, is required.**

8. If individual homeowners request a map revision, will they be required to provide a hydraulic model and engineering report as described in 4-404.2 (E).? Do you know the approximate costs a homeowner should anticipate to process a map revision? **A map revision (FEMA Letter of Map Revision, or LOMR) is an extensive and expensive process, including exactly what you have listed, and typically done when a major project is undertaken to change a large area of a floodplain. An example is the LOMR completed on your stretch of Left Hand Creek in early 2013; another LOMR will be submitted when the LWOG project is completed. Typically, this does not happen for individual homeowners as it is not only expensive but a lengthy process. If you are able to have a LOMA approved by FEMA, you will achieve your goal of adjusting your flood insurance policy at a far lower cost and level of commitment.**

9. Does the County Engineer deem it necessary per 4-403.(D)6 to re-study the floodway map due to the significant grading work that LWOG did along Left Hand Creek? **When the LWOG project is completed, the final plans and modeling of that project will be submitted to FEMA as a LOMR to the CHAMP study and will be reflected in the mapping.**

I'm available anytime next week to discuss with you and Kevin. Thanks!

Bob Rosenthal  
303-604-2900 office  
303-818-4649 cell

On Thu, Jun 21, 2018 at 11:17 AM, Bob Rosenthal <[rosenthal@rosenthalassociates.net](mailto:rosenthal@rosenthalassociates.net)> wrote:

Hi Erin,

Thank-you for spending some time helping me to understand the remapping process. Kevin Doyle stated he is willing to look at the floodway/floodplain demarcation at the south side of my covered porch, and if the attached detailed information warrants an adjustment, to make changes before the document is approved by the Commissioners. I appreciate your help in trying to make this happen.

Attached are pictures of my covered porch with elevation designations. Also attached is the most current elevation certificate prepared by a licensed P.E. The south edge of the porch is the same as the floor level of the house (5149.75'), the S.E. corner of the outside of the porch is 26" lower (5147.65') and the S.W. corner is 24" lower (5147.75')

The covered porch floor is a structural slab on fill, and therefore should be counted as grade contained by a retaining wall, and therefore above the floodway. If this is not an acceptable interpretation, please let me know if the grade elevations allow the floodway/floodplain boundary to be shifted outside of the outline of my house. If not, please let me know what the floodway/floodplain elevations at the south side of the porch would need to be so I can explore the possibility of adding some fill material along the south (and west) side to bring the grade above the floodway elevation.

Please let me know if I can meet with you and Kevin, or schedule a short conference call to discuss.

Thanks for all your help!

Bob Rosenthal

On Wed, Jun 20, 2018 at 5:25 PM, Cooper, Erin S. <[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)> wrote:  
Hi Bob,

Thanks for speaking with me further after the public hearing today. As we mentioned in our response, submitting survey data at the Appeals stage may be in your best interest to have the mapping revised to reflect detailed elevations at your property. There are many local surveyors who are familiar with the FEMA Elevation Certificate that would need to be submitted with this information supplied.

Also, we discussed the permitted activities in floodplain and floodway areas that would either be permissible vis our General Floodplain Development Permit ([see PDF here](#)) or via the Individual Floodplain Development Permit. Additional details are available at this webpage on the county website: <https://www.bouldercounty.org/transportation/permits/flood-control/>

We're happy to answer other questions, and if you are not on our listserv for email updates

from the Floodplain Remapping Project, you can sign up for these notifications [here](#).

Best,  
Erin Cooper

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Erin S. Cooper | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

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Robert Rosenthal, AIA | **Rosenthal Associates** | 6400 Modena lane | Longmont, CO 80503 | (p) 303-604-2900 | (f) 303-604-2905

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Robert Rosenthal, AIA | **Rosenthal Associates** | 6400 Modena lane | Longmont, CO 80503 | (p) 303-604-2900 | (f) 303-604-2905

**From:** [Katz, Harry](#)  
**To:** [Andrew Rose](#)  
**Subject:** RE: RE: Ask a Planner - Web inquiry from Andrew Rose - Z-17-0002  
**Date:** Tuesday, July 17, 2018 10:59:43 AM  
**Attachments:** [1177FMCDr\\_CHAMP.jpg](#)  
[image001.png](#)

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Mr. Rose,

FEMA and Boulder County rules state that if any portion of a home is in the floodway, then the entire home is considered in the floodway (Article 4-402.A). Since the garage is attached to the house, it is considered one single structure. I cannot speak to past approvals, but these are the current Land Use Code regulations.

As you state, the garage portion of the structure is lower than the south side of the structure. This is why the garage area is shown in the floodway. The map is not implying that the roof will be inundated by the 100 year flooding event, but instead it is saying that the water elevations will be high enough to reach the garage, where the ground elevation is below the base flood elevation.

I have re-attached the maps, but please let me know if you do not receive it.

Best regards,

Harry A. Katz, CFM  
Floodplain Permitting Specialist  
Boulder County Transportation Department  
Office: 2525 13<sup>th</sup> St., Suite 203, Boulder, CO 80304  
Mailing: PO Box 471, Boulder, CO 80306  
(720) 564-2865  
[hkatz@bouldercounty.org](mailto:hkatz@bouldercounty.org)



**Boulder County**  
C O L O R A D O

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**From:** Andrew Rose [mailto:[andrewnewkirkrose@yahoo.com](mailto:andrewnewkirkrose@yahoo.com)]  
**Sent:** Tuesday, July 17, 2018 10:42 AM  
**To:** Katz, Harry  
**Subject:** Re: RE: Ask a Planner - Web inquiry from Andrew Rose - Z-17-0002

Hi Harry, again this reasoning does not take into account the actual lay of the land. Why do you all keep doing this? In the past, your planners have approved work on the side of the house that is not in the floodway. We're not talking about building on the garage side, we're talking about the south side.

You say "the house" is in the floodway. The garage is in the floodway, the south side of the house is not. Yet your maps have one corner of the south side in and one corner of the

south side out. It's level, so that makes no sense.

The house is split level. The garage is lower than the south side of the house. The lowest point is the corner of the garage. The south side, where the addition goes, has a lowest point is several feet higher than the lowest point of the garage, which is on the north side, the opposite side of the house.

Could you please attach the maps that you refer to in your previous email, they were not attached.

Best regards,

Andrew Rose LPC  
Individual, Couple, Play Therapy, LPC Supervision  
PTIC Credentialed Synergetic Play Therapy Supervisor  
Step Into Counseling 303-351-1123 [stepintocounseling.com](http://stepintocounseling.com)

Director, Supervisor  
Boulder Emotional Wellness 303 225 2708 x100 [boulderemotionalwellness.org](http://boulderemotionalwellness.org)

On Tuesday, July 17, 2018, 10:31:50 AM MDT, Katz, Harry <hkatz@bouldercounty.org> wrote:

Mr. Rose,

The floodplain mapping in this location is based on 2013 LiDAR topographic data. The ground elevation adjacent to your house on the upstream side, near the garage, is lower than the downstream ground elevation adjacent to the house. This is why the CHAMP mapping has the upstream portion of the property shown in the floodway. The Base Flood Elevation of the house at the upstream extent is approximately 5909.3 ft (NAVD88). The ground directly adjacent to the garage is below this elevation at about 5907.5 ft (NAVD88), thereby placing the house in the floodway. I have attached a map showing the contour data (orange lines), Base Flood Elevations at cross-sections (purple lines), and floodplain/floodway delineation (light green and dark green).

FEMA has an appeals period where you will be able to file an appeal and submit your own topographic data. They review the appeal and make a determination. If the appeal does not change the map and the house remains in the floodway, then an addition cannot be permitted by Boulder County per Article 4-404.B.1 and 4-404.B.3 of the Land Use Code.

Best regards,

Harry A. Katz, CFM  
Floodplain Permitting Specialist  
Boulder County Transportation Department  
Office: 2525 13th St., Suite 203, Boulder, CO 80304  
Mailing: PO Box 471, Boulder, CO 80306  
(720) 564-2865  
[hkatz@bouldercounty.org](mailto:hkatz@bouldercounty.org)

-----Original Message-----

From: Wufoo

Sent: Tuesday, July 17, 2018 9:55 AM

To: #LandUsePlanner

Subject: Ask a Planner - Web inquiry from Andrew Rose - Z-17-0002

Boulder County Property Address : 1177 Fourmile Canyon Drive

If your comments are regarding a specific docket, please enter the docket number: Z-17-0002

Name: Andrew Rose

Email Address: [andrewnewkirkrose@yahoo.com](mailto:andrewnewkirkrose@yahoo.com)

Phone Number: (303) 532-6780

Please enter your question or comment: The current draft maps are inaccurate for our property and indicate that one corner of the house is out of the floodway while another, adjacent, corner is in the floodway. Since the house is \_level\_, this is impossible.

We will come to you and request a permit to build an extension room (greenhouse/sun room) on that side of the house. One corner is allowed, the other corner isn't (because it's located on a representational, inaccurate map).

What will you do when that time comes? Deny us a building permit based on inaccurate maps? Or will there be a reasonably appeal process that takes the actual topology of the land into consideration?

Thanks

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.



**From:** [Cooper, Erin S.](#)  
**To:** ["karl+bocofloodplain@khaotik.org"](mailto:karl+bocofloodplain@khaotik.org)  
**Subject:** RE: Ask a Planner - Web inquiry from Karl Hanzel - Docket Z-17-0002  
**Date:** Wednesday, July 18, 2018 4:45:00 PM  
**Attachments:** [draftwebmap\\_736WagonwheelGapRd\\_07182018.pdf](#)

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Hello Mr. Hanzel,

Thank you for your email, and we apologize that you find the floodplain mapping information we are providing to be a hassle. Attached is a map of the proposed changes at your property - please let me know if you have specific questions that I can address once you have had a chance to review the information. To summarize, your property is not impacted by the regulatory floodplain changes.

We do, in fact, use bit.ly URLs in many of our public resources. Thank you for the further recommendation to use these more widely.

Best,  
Erin Cooper

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Erin S. Cooper | Floodplain Specialist, CFM  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

-----Original Message-----

From: Wufoo  
Sent: Monday, July 16, 2018 9:10 PM  
To: #LandUsePlanner  
Subject: Ask a Planner - Web inquiry from Karl Hanzel - Docket Z-17-0002

Boulder County Property Address : 736 WWG Rd.  
If your comments are regarding a specific docket, please enter the docket number: Docket Z-17-0002  
Name: Karl Hanzel  
Email Address: [karl+bocofloodplain@khaotik.org](mailto:karl+bocofloodplain@khaotik.org)  
Phone Number: (303) 443-6602  
Please enter your question or comment: Gawd Dangit!... who has time to plow through all this cruft??  
How does it affect \_me at my property\_, in plain, simple, short-of-breath terms??...  
736 Wagonwheel Gap

And hezous kriste, why do you provide a link (that's an f'ing mile long) to try and type correctly. There are remedies for that sort of thing, ya know?!

I'm talking about this URL:

<https://www.bouldercounty.org/property-and-land/land-use/planning/land-use-code-update/z-17-0002/>

The same could be accomplished in 1/10th of the bytes.

Get with the program!...

<https://bitly.com/>

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.



**From:** [Cooper, Erin S.](#)  
**To:** ["sophia@treoarchitects.com"](mailto:sophia@treoarchitects.com)  
**Subject:** Maps for Fourmile & Gold Run properties  
**Date:** Tuesday, July 17, 2018 11:28:00 AM  
**Attachments:** [webmap\\_6294Fourmile\\_DraftCHAMP\\_07172018.pdf](#)  
[webmap\\_223\\_309GoldRun\\_DraftCHAMP\\_07172018.pdf](#)

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Hi Sophia,

Thank you for your patience while I gathered information for you and created some maps for your records.

First, I was told by the Boulder County Assessor's Office that address changes should be submitted via this form:

<https://www.bouldercounty.org/property-and-land/treasurer/taxes/change-address/>

Hopefully that will get your records updated for you.

Second, I have attached two maps for your properties – one of 6294 Fourmile Canyon Dr., and the other of 223 Gold Run Rd. and 309 Gold Run Rd. These each show the current draft layers that are being proposed for adoption by the County Commissioners next week ([more information on that public hearing here](#)) as well as the current regulatory areas. The "Proposed Regulatory Flood Risk Zones" layer that you see on the maps shows the expected extent of the regulatory zones for Floodway and 100-year floodplain when the draft CHAMP data is combined with the existing FEMA regulatory floodplain.

Please let me know if you or your partner have further questions after review.

Best,  
Erin

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**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

**From:** [Cooper, Erin S.](#)  
**To:** ["Kendra Carberry"](#)  
**Subject:** RE: 11780 Kenosha Road  
**Date:** Friday, July 20, 2018 3:52:00 PM

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Ms. Carberry,

Thank you for your additional comments. Per your request, a copy of the emailed written comments will be included in the record for consideration by the Board of County Commissioners at Tuesday's hearing.

Regarding floodway information in the notices, the letter and postcard notices sent to your address and similarly affected properties included information for accessing the online Draft Floodplain Mapping via the County's Floodplain Remapping Project and Land Use Docket websites. The County received revised floodway delineations for your area of Lower Boulder Creek from the state's Colorado Hazard Mapping Program (CHAMP) engineering team on March 30, 2018. The online mapping website was updated with this information shortly thereafter and prior to the May 2, 2018 letter going out. Hard copy floodway maps for your area were also included in the May 2<sup>nd</sup> letter you received. While an individual floodway delineation map for each potentially affected property was not included in mailed notices, as you are aware, the online mapping tool is searchable on a property-specific level and is the best and most accurate source of viewing current and proposed floodplain and floodway information for an individual property.

The CHAMP data considered for adoption through this comprehensive zoning map amendment process was generated primarily through the work of CHAMP's state-led engineering team commencing in 2015. The study provides updated and more accurate flood information for approximately 230 miles of waterways throughout unincorporated Boulder County. The CHAMP team performed its analysis using LiDAR information and a hydraulic model developed through topographic survey efforts. The County's Floodplain Team performed additional technical review of the CHAMP data, including further analysis of the survey data for stream channel alignment and proper modeling of infrastructure. The County Floodplain Team did not, however, duplicate the state's efforts by gathering new site specific survey data for all affected areas or performing individual property inspections.

Regarding the details of the revised floodway delineations in your specific area and the updated modeling methods utilized, County staff are happy to discuss the technical components of the study with you further if you would like.

The CHAMP data, as well as the County's technical review of the data, accounts for completed flood restoration work and existing structures along the affected waterway. Flood restoration projects, both for stream restoration and road work, are incorporated by CHAMP into the floodplain modeling on an ongoing basis. Regarding the status of the Highway 52 bridge at Boulder Creek, the mitigation work here was reviewed in connection with the CHAMP data. The project is not shown to cause a rise in base flood elevation. However, the most recent available modeling has also not demonstrated a significant decrease in base flood elevation under FEMA standards to warrant changes to the existing draft floodplain mapping.

The County Floodplain Team spoke with Mr. Tatro of 11692 Kenosha Road in February 2018, prior to receiving CHAMP's revised floodway delineations, and discussed options for floodplain development available at that time. No new information on the floodway revisions had been received by Boulder County from CHAMP when these conversations happened. When the new information was received from CHAMP, Mr. Tatro was notified by the same methods as all others in the community.

Lastly, I would like to address your stated concern about the County's adoption of revised floodway designations for Lower Boulder Creek and drilling on the Wheeler property. The County's adoption of revised floodway delineations as best available flood hazard information is not related to or driven by the County's position on oil and gas development. For more information on this issue, I would direct you to the County's comments filed with the COGCC earlier this month in Crestone's CDP proceedings, available here:

<https://assets.bouldercounty.org/wp-content/uploads/2018/07/boulder-county-comments-to-cogcc-docket-170500189-fifth-draft-cdp-comprehensive-drilling-plan-crestone-oil-gas-20180706.pdf>

Specifically, pages 5-7 and Addendum 1 of the comments provide a detailed explanation of the ongoing flood hazard designation process, which commenced before Crestone's CDP process. As explained in the comments, despite unnecessary interpretations from Crestone, the floodway information provided by the County with all of its comments to former CDP drafts is based on the state CHAMP study, is technically correct and procedurally routine. Ultimately, the floodway information the County seeks to adopt allows the state, the County and the public to recognize an existing flood hazard; it does not create a hazard that doesn't already exist.

We appreciate your comments and concerns and hope you find this information helpful.

Erin

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**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

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**From:** Kendra Carberry [mailto:klc@hpwclaw.com]  
**Sent:** Thursday, July 19, 2018 8:42 AM  
**To:** !floodplainmapscomment  
**Subject:** RE: 11780 Kenosha Road

Erin,

Thank you for the notices. We received those, but they did not include anything to indicate that our entire property would be designated as floodway. They did not include any maps, which I believe would be necessary for proper and legal notice if the County is rezoning our property without our consent.

In addition, I checked the online maps each time after receiving the notice, and the maps did not

show our flood designation changing at all. The maps showed our property as floodplain, not floodway. I have confirmed this with all of our neighbors – we all repeatedly checked the maps. The new map showing our property entirely in the floodway did not appear until recently.

Our neighbors at 11692 Kenosha Road have had repeated meetings with County land use staff since November 2017 about constructing a new home on their property, and this was never brought up.

More importantly, not a single person from the County contacted us by telephone or email to discuss this issue. No on-site inspections were requested or conducted. This will render our property unmarketable, and for that, we certainly deserved personal attention.

The only reason we found out about this at all was because another one of our neighbor's building permit application was recently denied. Had we known, we certainly would have appeared at the Planning Commission hearing.

I believe this may be a strategy for the County to stop the Crestone drilling on the Wheeler property. While I applaud the County's efforts to stop the drilling on County open space, our entire neighborhood should not be thrown under the bus.

The new floodway designation completely fails to account for the mitigation work that has occurred on Boulder Creek since the flood. It also fails to consider the reconstruction of the bridges in this area, specifically the bridge at Highway 52 and County Line Road.

Finally, the description of this action on the Commissioners' agenda is insufficient. By law, this is a rezone of individual properties, not merely a "zoning map amendment."

We will appear at Tuesday's hearing to comment, as will all of our neighbors. We specifically request that after public comment is taken, no action be taken on the proposed changes, and consideration of this matter be tabled for at least 90 days, so that we have an opportunity to hire experts and legal counsel.

Should the Commissioners approve the downzoning of our property on Tuesday without our consent, we will consider this to be a regulatory taking of private property. We also believe the notice was flawed, violating our due process rights.

Please enter my written comments into the record for Tuesday's hearing.

Kendra L. Carberry  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
direct – (303) 951-2095  
office – (303) 825-6444

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**From:** !floodplainmapscomment [mailto:floodplainmapscomment@bouldercounty.org]

**Sent:** Wednesday, July 18, 2018 4:31 PM  
**To:** Kendra Carberry  
**Subject:** RE: 11780 Kenosha Road

Hello Ms. Carberry,

Thank you for your email and voicemail. We will provide you with a detailed response by the end of the week, but to get us started I wanted to provide you with the letter and two postcard notices that we have sent to your address related to this remapping effort.

1. Letter on floodplain mapping changes along lower Boulder Creek – sent May 2, 2018
2. Postcard notice of Planning Commission public hearing – sent June 5, 2018
3. Postcard notice of Board of County Commissioners public hearing – sent July 3, 2018

Thank you for your patience and we will be in touch again soon.

Best,  
Erin Cooper

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**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

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**From:** Kendra Carberry [<mailto:klc@hpwclaw.com>]  
**Sent:** Wednesday, July 18, 2018 9:36 AM  
**To:** !floodplainmapscomment  
**Subject:** 11780 Kenosha Road

We just learned that our property at 11780 Kenosha Road will be remapped as floodway.

First, this information was not included in any of the notices we received. Please explain why this was not included in the notice we received.

Second, we strenuously object to any remapping that would designate our property as floodway, and specifically request an opportunity to be heard on the matter.

Third, we would also request an on-site meeting with whatever consultant is responsible for including our property in the proposed floodway.

Thank you for your prompt attention to this matter.

Kendra L. Carberry  
Hoffmann, Parker, Wilson & Carberry, P.C.  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202  
direct – (303) 951-2095

office – (303) 825-6444



**From:** [Cooper, Erin S.](#)  
**To:** "[Annie Stein](#)"; [Ifloodplainmapscomment](#); [Tyler Tatro](#)  
**Subject:** RE: 11692 Kenosha Road  
**Date:** Monday, July 23, 2018 2:09:00 PM

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Hello Ms. Stein,

Thank you for your additional comments. Per your request, a copy of the emailed written comments will be included in the record for consideration by the Board of County Commissioners at Tuesday's hearing.

To address your concern of the February conversation held with Mr. Tatro, you are correct that a request was sent to the Colorado Water Conservation Board (CWCB) and the Colorado Hazard Mapping Program (CHAMP) on February 1, 2018; however, it was not determined until late February that the floodway analysis to the modern standard would be taken on by CWCB/CHAMP. At the time that I spoke with Mr. Tatro (February 2, 2018) regarding the proposed floodway at this location, I did not have any additional information.

Regarding floodway information in the notices, the letter and postcard notices sent to your address and similarly affected properties included information for accessing the online Draft Floodplain Mapping via the County's Floodplain Remapping Project and Land Use Docket websites. The County received revised floodway delineations for your area of Lower Boulder Creek from the state's Colorado Hazard Mapping Program (CHAMP) engineering team on March 30, 2018. The online mapping website was updated with this information shortly thereafter and prior to the May 2, 2018 letter going out. Hard copy floodway maps for your area were also included in the May 2nd letter mailed to your address that you should have received. While an individual floodway delineation map for each potentially affected property was not included in mailed notices, as you are aware, the online mapping tool is searchable on a property-specific level and is the best and most accurate source of viewing current and proposed floodplain and floodway information for an individual property.

The CHAMP data considered for adoption through this comprehensive zoning map amendment process was generated through the work of CHAMP's state-led engineering team commencing in 2015. The study provides updated and more accurate flood information for approximately 230 miles of waterways throughout unincorporated Boulder County. The CHAMP team performed its analysis using LiDAR information and a hydraulic model developed through additional on the ground topographic survey efforts. The County's Floodplain Team performed additional technical review of the CHAMP data, including further analysis of the survey data for stream channel alignment and proper modeling of infrastructure.

The proposed floodplain & subsequent floodway for this reach of Boulder Creek was developed by CHAMP through a different process than the previous (current regulatory) floodway used. The CHAMP engineers took this approach to more accurately account for the split flows that happen throughout much of Boulder Creek. In the event that additional funding is secured in the future, much of the rest of Boulder Creek will likely also be analyzed to more accurately show the flood risk similarly and indicate a wider floodway. CWCB standards for floodway delineation have become

more conservative since the maps from 37 years ago were developed, and all floodways mapped in the CHAMP study are following these standards. This has resulted in wider floodways in other areas as well.

The CHAMP data, as well as the County's technical review of the data, accounts for completed flood restoration work and existing structures along the affected waterway. Flood restoration projects, both for stream restoration and road work, are incorporated by CHAMP into the floodplain modeling on an ongoing basis. Regarding the status of the Highway 52 bridge at Boulder Creek, the mitigation work here was reviewed in connection with the CHAMP data. The project is not shown to cause a rise in base flood elevation. However, the most recent available modeling has also not demonstrated a significant decrease in base flood elevation under FEMA standards to warrant changes to the existing draft floodplain mapping.

Lastly, I would like to address your concern reiterated from Ms. Carberry's email about the County's adoption of revised floodway designations for Lower Boulder Creek and drilling on the Wheeler property. The County's adoption of revised floodway delineations as best available flood hazard information is not related to or driven by the County's position on oil and gas development. For more information on this issue, I would direct you to the County's comments filed with the COGCC earlier this month in Crestone's CDP proceedings, available here:

<https://assets.bouldercounty.org/wp-content/uploads/2018/07/boulder-county-comments-to-cogcc-docket-170500189-fifth-draft-cdp-comprehensive-drilling-plan-crestone-oil-gas-20180706.pdf>

Specifically, pages 5-7 and Addendum 1 of the comments provide a detailed explanation of the ongoing flood hazard designation process, which commenced before Crestone's CDP process. As explained in the comments, despite unnecessary interpretations from Crestone, the floodway information provided by the County with all of its comments to former CDP drafts is based on the state CHAMP study, is technically correct and procedurally routine. Ultimately, the floodway information the County seeks to adopt allows the state, the County and the public to recognize an existing flood hazard; it does not create a hazard that doesn't already exist.

We appreciate your comments and concerns and hope you find this information helpful.

Thank you,  
Erin Cooper

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**Erin S. Cooper** | *Floodplain Specialist, CFM*  
Boulder County Transportation Dept.  
720-564-2866 (office)  
[escooper@bouldercounty.org](mailto:escooper@bouldercounty.org)

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**From:** Annie Stein [mailto:annieoakley645@gmail.com]  
**Sent:** Friday, July 20, 2018 9:36 PM  
**To:** !floodplainmapscomment; Tyler Tatro; Cooper, Erin S.  
**Subject:** Re: 11692 Kenosha Road

Erin,

It was brought to our attention by Kendra Carberry that in your response to her email, you state “The County Floodplain Team spoke with Mr. Tatro of [11692 Kenosha Road in February 2018](#), prior to receiving CHAMP’s revised floodway delineations, and discussed options for floodplain development available at that time. No new information on the floodway revisions had been received by Boulder County from CHAMP when these conversations happened.”

You later direct Kendra to the County’s comments on the Crestone proceedings that imply the County *did* in fact have knowledge of floodway revisions prior to our conversations, as clearly noted on page 12 of the comments:

“February 1, 2018 – **Boulder County** requests from CWCB modeling and mapping of 6-inch floodway on Boulder Creek from Kenosha Rd/ 115th Street bridge to East County Line Rd.”

Please explain why the modeling and mapping was requested?

The County might not have received CHAMP’s revised floodway delineations when we corresponded in February but can you, in good conscience, tell us Boulder County was unaware of what was actively happening? The draft floodway delineations are referenced as the best available information in the County’s arguments against Crestone; please explain why it was not considered the best available information when speaking with us?

Please include this email with our earlier written comments into the record for Tuesday’s hearing.

Annie and Tyler

On Jul 20, 2018, at 4:14 PM, Annie Stein <[annioakley645@gmail.com](mailto:annioakley645@gmail.com)> wrote:

Erin,

As you know from our correspondence with you in recent months, Tyler and I just recently purchased the property at 11692 Kenosha Road. We have emailed with you about moving the existing house out of the floodway into the currently designated floodplain and you have given us guidance for this project. We are shocked to suddenly learn about the changes to the floodplain map that will now designate our entire property as floodway, thereby wiping out our property value and preventing us from moving or remodeling the home. We would never have purchased the property had we known these changes were imminent, and feel deeply misled and surprised.

In doing our due diligence before buying the property, we were made aware of the CHAMP study to remap the flood plains in Boulder and surrounding counties due to major waterway changes that occurred after the floods of 2013. The study was broken up into 2 phases the first of which included the entirety of Boulder Creek and the second which didn’t include any of Boulder Creek. At time of our purchase, the first phase was complete and the maps had officially been adopted. There was no mention in the docket for CHAMP phase 1 that there was incomplete mapping or any indication that the study wasn’t 100% complete for the entire scope of the project. This gave us good confidence as buyers that this data was accurate and would be in effect for several years to come (as long as we didn’t see another

major flood event); the previous maps were in use for 37 years!

Now, fast forward just one year and suddenly the scope of work for phase 2 of the CHAMP study has changed to include a very small section of lower Boulder Creek. The docket provides no explanation of why this issue is suddenly in the scope of work for the CHAMP phase 2 study. Can you please provide us with an explanation of this sudden change? Further, the new proposed floodway includes most of the 100 year floodplain as well as parts of the 500 year floodway. Please explain how an area that has a .2% chance of flooding is suddenly now a floodway? It is not reasonable to make this jump unless science is ignored in favor of an ulterior motive that the residents of this county are not privy to.

We would also like to point out that the portion of Boulder Creek that is proposed to become a floodway is inconsistent with the rest of the mapping in Boulder County. All other areas of the County typically have a central floodway surrounded by a flood fringe (100yr) surrounded by a 500yr floodplain. The new proposed map has just a floodway encompassing the original floodway, flood fringe and floodplain. How can this be? Is there no longer a floodplain at all? Is there just a ½ mile wide section of floodway with no overflow? Also, there have been no changes to the map upstream. Certainly, if the current data is off by this much, wouldn't the rest of the reaches of Boulder Creek be off by the same amount. Is the entirety of CHAMP phase 1 flawed? Does the entire study need to be re-done? Was this process properly vetted out before phase 1 commenced? Were our tax dollars wasted to perform a study from an agency and outside vendor that weren't well suited to perform such a study? We deserve an explanation for how this is all possible.

We understand that a letter and two postcards were sent to affected residents. However, we received just one notice, the latest postcard. It did not include anything to indicate that our entire property would be designated as floodway. It did not include any maps, which would be necessary for proper and legal notice if the County is rezoning our property without our consent.

We looked at the online maps after receiving the postcard and they did not show our flood designation changing. The maps showed the front portion of our property in floodway and the rest of our property as floodplain, not floodway. Our community of neighbors all repeatedly checked the maps. The new map showing our property entirely in the floodway did not appear until recently.

No one from the County contacted us by telephone or email to discuss this issue. No on-site inspections were requested or conducted. A vague postcard mentioning that we "may be affected," when it is now clear we are very much affected, looks like an attempt to pass these changes without proper notice to us or our consent.

We agree with our neighbor Kendra Carberry's recent email to you and want to reiterate her statement. We feel that the new maps may be a strategy for the County to stop the Crestone drilling on the Wheeler property. While efforts to stop the drilling on County open space might seem noble to some, tossing an entire community aside as collateral damage in the process is unconscionable. We hope you can see that the ends do not justify the means.

The new floodway designation completely fails to account for the mitigation work that has occurred on Boulder Creek since the flood. It also fails to consider the reconstruction of the bridges in this area, specifically the bridge at Highway 52 and County Line Road.

Finally, the description of this action on the Commissioners' agenda is insufficient. By law, this is a rezone of individual properties, not merely a "zoning map amendment."

We will appear at Tuesday's hearing to comment, alongside all of our neighbors. We

specifically request that after public comment is taken, no action be taken on the proposed changes, and consideration of this matter be tabled for at least 90 days, so that we have an opportunity to hire experts and legal counsel.

Should the Commissioners approve the downzoning of our property on Tuesday without our consent, we will consider this to be a regulatory taking of private property. We also believe the notice was flawed, violating our due process rights.

Please enter our written comments into the record for Tuesday's hearing.

Annie Stein and Tyler Tatro

Ph: 720-400-3093

Ph: 970-390-7936

11692 Kenosha Road

Longmont, CO 80504