



# Land Use

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**TO: Board of County Commissioners and Planning Commission**  
**FROM: Boulder County Land Use**  
**RE: Summary of proposed updates to BVCP flood policies following city-county discussion**  
**Date: April 18, 2017**

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## **Rationale for county staff's proposed changes:**

- County staff seeks to address BOCC's request for clarification in the policy language regarding the scope of protection.
- County staff seeks to address BOCC's request to acknowledge that greater risks exist beyond what flood infrastructure will protect from. That risk can be addressed through raising awareness, and other possible regulatory steps to prevent additional development intensity in areas at risk of damage during events of greater magnitude than the 100 year event.

**Note:** When reviewing the following versions, note that *text in blue* represents changes included in the March 25 draft of the plan. Text in red underlined font represents additional changes proposed by county staff.

## **A. New Proposed Version**

### ***3.20 Flood Management***

*The city and county will protect the public and property from the impacts of flooding in a timely and cost effective manner while balancing community interests with public safety needs. Recognizing that the impact of climate change on the magnitude and frequency of significant flood events is not yet known, the city and county will continue to monitor the effects of climate change on floodplain delineation and management and amend regulation and management practices as needed for the purpose of protecting life and property.*

*The city and county will manage the potential for floods by implementing the following guiding principles: a) Preserve floodplains; b) Be prepared for floods; c) Help people protect themselves from flood hazards; d) Prevent unwise uses and adverse impacts in the floodplain; and e) Seek to accommodate floods, not control them. ~~The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans.~~ In addition, the city and county will prepare for, respond to, and manage flood recovery by implementing multi-hazard mitigation programs and projects, preparing flood response and recovery plans and regulating the siting and protection of critical facilities in floodplains.*

*The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans.* *The county's approach to flood management also includes: a) efforts to preserve currently undeveloped areas in existing floodplains; b) developing public awareness of flood risks and encouraging the public to proactively implement protective measures that reduce the risk to themselves and their property.*

### 3.23 Larger Flood Events

The city and county recognizes that floods larger than the 100-year event will occur, resulting in greater risks and flood damage that will affect even improvements beyond those constructed with to standard current flood protection standards measures. The city and county will seek to better understand the impact of larger flood events and evaluate policies and context appropriate, cost effective consider necessary floodplain management strategies to address these risks including the protection of critical facilities.

#### B. Version from March 25 Draft

### 3.20 Floodplain Management

The city and county will protect the public and property from the impacts of flooding in a timely and cost effective manner while balancing community interests with public safety needs. Recognizing that the impact of climate change on the magnitude and frequency of significant flood events is not yet known, the city and county will continue to monitor the effects of climate change on floodplain delineation and management and amend regulation and management practices as needed for the purpose of protecting life and property.

The city and county will manage the potential for floods by implementing the following guiding principles: a) Preserve floodplains; b) Be prepared for floods; c) Help people protect themselves from flood hazards; d) Prevent unwise uses and adverse impacts in the floodplain; and e) Seek to accommodate floods, not control them. The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans. In addition, the city and county will prepare for, respond to, and manage flood recovery by implementing multi-hazard mitigation programs and projects, preparing flood response and recovery plans and regulating the siting and protection of critical facilities in floodplains.

### 3.23 Larger Flooding Events

The city and county recognizes that floods larger than the 100-year event will occur resulting in greater risks and flood damage that will affect even improvements constructed with standard flood protection measures. The city and county will seek to better understand the impact of larger flood events and consider necessary floodplain management strategies including the protection of critical facilities.

#### C. Version from Staff Report for April 19 Study Session

### 3.20 Flood Management

The city and county will seek to accommodate, rather than control, floods by investing in a protect the public and property from the impacts of flooding in a timely and cost cost-effective manner to reduce the risk of flood impacts to public and private property with recognition of while balancing community interests along with the need to protect with public safety needs. Recognizing that there is a history of major flood events in the Boulder Valley, that large-scale natural disasters cannot be completely eliminated or controlled, Reecognizing-and that the impact of climate change on the magnitude and frequency of significant flood events is not yet known, the city and county will continue to monitor the

effects of climate change on floodplain delineation and management and amend regulation and management practices as needed for the purpose of protecting life and property.

The city and county will manage the potential for floods by implementing the following guiding principles: a) ~~Preserve~~ preserve currently undeveloped areas in existing floodplains; b) ~~Be~~ be prepared for floods; c) ~~develop a public awareness of flood risks and encourage the public to proactively implement protective measure that reduce the risk to themselves and their property~~ Help people protect themselves from flood hazards; d) ~~P~~ prevent unwise land uses and activities in the floodplain that increase and adverse impacts in the floodplain; and e) ~~Seek~~ seek to accommodate floods, not control them; and f) ~~taking steps to reduce risk to existing development exposed to major flood events that may occur beyond the currently regulated floodplains.~~ The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans. In addition, the city and county will prepare for, respond to, and manage flood recovery by implementing multi-hazard mitigation programs and projects, preparing flood response and recovery plans and regulating the siting and protection of critical facilities in floodplains.

### **3.23 Larger Flood Events**

The city and county recognizes that floods larger than the 100-year event will occur, ~~that resulting in greater risks~~ development in the 100-year floodplain is still at risk from the larger flood events, and these larger events will ~~and flood~~ cause greater property damage that will affect even improvements constructed with standard flood protection measures. The city and county will seek to better understand the impact of larger flood ~~and more frequent~~ flood events and ~~develop policies and context appropriate~~ consider necessary floodplain management strategies ~~to address this increased risks.~~ ~~including the protection of critical facilities.~~