



Floodplain Regulations Update

Study Session
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Why update?

- Code lacks an administrative floodplain permit review/approval process; currently many proposals require hearings before Planning Commission
- Establish a Floodplain Overlay District
- Modernization, clarifications and omissions



Administrative Process

- Efficiency
- Consistency: with City practice, and other jurisdictions
- Wide variety of floodplain projects; most are simple and quick to review
- Less burdensome and costly to individual property owners
- Clarity for developers/engineers
- more complex floodplain projects have a significant hydraulic engineering component, appropriate for review/approval in the Public Works/Engineering dept.

Floodplain Overlay District (FP-O)

- Increases awareness of floodplain locations for residents, developers, and staff
- Transparency, clarity
- Education - better informed residents
- Belongs on the zoning map because it presents additional building restrictions

Clarifications and Update

- Provide clarity on building restrictions and permit process
- Better and logical organization of code
- Address omissions or “holes” in the code
- Update to more clearly match or exceed requirements of FEMA and State

Summary of proposed changes

Goal(s): Create Administrative Process in PW and update code language:

- 10-6 Floodplain Regulations (throughout)
- 2-9-1 Powers and Duties of Planning Commission
- 10-1-7 Administration of Zoning Code

Goal: Add Floodplain Overlay District :

- 10-1-2 Definitions
- 10-2-26 Zone Districts
- 10-3-1 Land Uses



Why have floodplain regulations?



Protect community from flood damages to life and property

Also:

- Required as a National Flood Insurance Program participating community. Allows residents to have flood insurance and city obtain funding in case of flood disaster declaration
- State of Colorado has separate regulations, required to adopt
- Contributes to City's CRS Class 5 rating (saves residents \$\$)

Littleton Floodplain Facts

City has both FEMA floodplains and local floodplains designated by Mile High Flood District studies

Littleton has 11 floodplains:

South Platte River

Big Dry Creek

Slaughterhouse Gulch

Littles Creek

Lee Gulch

Rangeview Gulch

Jackass Gulch Dad

Clark Gulch

Drainageway D

Three Lakes Tributary

South Jefferson County Drainage South

And 3 “bits” of floodplain in city limits:

Dutch Creek

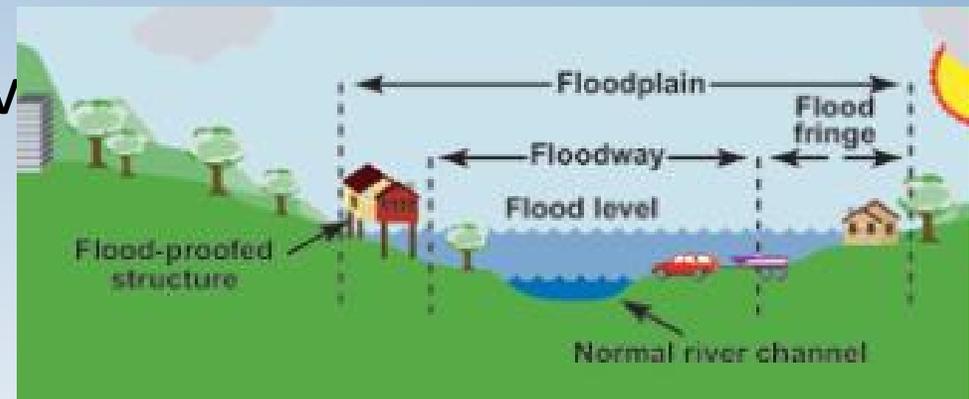
Coon Creek

South Jeffco Drainage North



What are the primary floodplain restrictions?

- Work is prohibited in regulatory floodways
- New buildings in the floodplain must have lowest floor 1' above the flood elevation (residential) or flood-proofed (non residential), inc. basements
- Substantial improvements or rebuilding of existing structures must meet regulations
- Some buildings require flood openings on bottom level
- Fill is restricted (not prohibited) in floodplain
- Mortgaged structures in FEMA floodplains have mandatory flood insurance



Why do we need floodplain permits ?

- All projects, big or small, need to be evaluated to determine compliance
- Evaluate whether a change in a FEMA or other floodplain map is needed
- Evaluate any potential impacts to surrounding properties or hazards to public
- Must demonstrate compliance with FEMA regulations to maintain NFIP community status and CRS rating

Criteria manual changes

- Include detailed engineering design requirements related to floodplain permit applications and attachments/studies needed.
- Explain complex requirements
- Consistency with surrounding jurisdictions

Questions?