**LKNB: These two documents were collected by Kristin Bjornsen and Karen Hollweg, Save SOBO members. The first part of this document shows the older version of the Boulder Valley Comprehensive Plan. It’s very much in line with what we are advocating. The second part, which is the most recent version now being considered by the City and County, is even more in line with our position. Please note the statements about preservation of the “natural functions of” floodplains, avoidance of unstable soils, the preference for non-structural approaches, and the need to expect more serious floods or climate events in the future. CU will probably say that their land isn’t in the floodplain, so those statements are moot, but the issue is that that land is ONLY not in the floodplain because of the berm CU constructed around it, which made flooding worse downstream. Aggravating downstream flooding is strongly advised against by all flood management agencies.**

**Marki LeCompte**

**BVCP policy 3.23**

**You guys have probably already seen this, but I thought it was really interesting that the BVCP Policies themselves say that we should be planning for larger floods than 100-year events. I pasted that policy (Policy 3.23), along with other ones of interest (e.g., stating a preference for natural, non-structural approaches), below.**

**Kristin**

**3.23 Larger Flooding Events The city recognizes that floods larger then 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 will seek to better understand the impact of larger flood events and consider necessary floodplain management strategies including the protection of critical facilities.**

**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. 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 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.**

**3.19 Preservation of Floodplains Undeveloped floodplains will be preserved or restored where possible through public land acquisition of high hazard properties, private land dedication and multiple program coordination. Comprehensive planning and management of floodplain lands will promote the preservation of natural and beneficial functions of floodplains whenever possible.**

**3.21 Non-Structural Approach The city and county will seek to preserve the natural and beneficial functions of floodplains by emphasizing and balancing the use of non-structural measures with structural mitigation. Where drainageway improvements are proposed, a non-structural approach should be applied wherever possible to preserve the natural values of local waterways while balancing private property interests and associated cost to the city.**

**3.22 Protection of High Hazard Areas The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. Compatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.**

**3.16 Hazardous Areas Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.**

**[the parts in blue show updates since the Jan version; this is the march 24 2017 version]**

**3.16 Hazardous Areas**

**Hazardous areas that present a danger to life and property from flood, forest fire, steep slopes, erosion,**

**unstable soil, subsidence or similar geological development constraints will be delineated, and**

**development in such areas will be carefully controlled or prohibited.**

**3.17 Erosive Slopes and Hillside Protection**

**Hillside and ridge-line development will be carried out in a manner that, to the extent possible, avoids**

**both negative environmental consequences to the immediate and surrounding area and the degradationing**

**of views and vistas from and of public areas. Regulations should address the risk of earth movement**

**and/or mud slides to guide planning, design and construction of any development on, adjacent to, or at the**

**base of hillsides.**

**3.18 Wildfire Protection and Management**

**As Boulder County’s climate changes, wildfire may become increasingly common. The city and county**

**will require on-site and off-site measures to guard against the danger of fire in developments adjacent to**

**natural lands and consistent with forest and grassland ecosystem management principles and practices.**

**Recognizing that fire is a widely accepted means of managing ecosystems and wildfire risk, the city and**

**county will integrate ecosystem management principles with wildfire hazard mitigation planning and**

**urban design.**

**3.19 Preservation of Floodplains**

**Undeveloped floodplains will be preserved or restored where possible through public land acquisition of**

**high hazard properties, private land dedication and multiple program coordination. Comprehensive**

**planning and management of floodplain lands will promote the preservation of natural and beneficial**

**functions of floodplains whenever possible.**

**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.**

**[\*\* the additions to this policy looked to some of us like they needed revisions – so we have suggested the following revisions:**

**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. [Delete: ~~Recognizing that the impact of climate change on the magnitude and frequency of significant flood events is not yet known~~ Extreme Event Attribution science is moving forward rapidly; see** [**http://nas-sites.org/americasclimatechoices/other-reports-on-climate-change/attribution-of-extreme-weather-events-in-the-context-of-climate-change/**](http://nas-sites.org/americasclimatechoices/other-reports-on-climate-change/attribution-of-extreme-weather-events-in-the-context-of-climate-change/) **,] 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.**

**[Delete: ~~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~~ Doesn’t this duplicate previous sentence? and at least somewhat contradict previous statements?].**

**3.21 Non-Structural Approach to Flood Management**

**The city and county will seek to preserve the natural and beneficial functions of floodplains by**

**emphasizing and balancing the use of non-structural measures with structural mitigation. Where**

**drainageway improvements are proposed, a non-structural approach should be applied wherever possible**

**to preserve the natural values of local waterways while balancing private property interests and associated**

**cost to the city.**

**3.22 Protection of High Hazard Areas**

**High hazard areas are the areas of the floodplain with the greatest risk to loss of life due to floodwater**

**velocity. The city will prevent redevelopment of significantly flood-damaged properties in high hazard**

**areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood damaged**

**and undeveloped land in high- hazard flood areas. Undeveloped high hazard flood areas will be**

**retained in their natural , state whenever possible. To reduce risk and loss, Compatible uses of riparian**

**corridors, such as riparian corridors, natural ecosystems, wildlife habitat and wetlands will be**

**encouraged protected in these areas wherever appropriate. Trails or other open recreational facilities may**

**be feasible in certain areas.**

**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.**