

Request #13

Policy Amendment for Natural Environment policies for Surface & Groundwater

Initiated by local resident

Request:

Applicant has requested that the language in *blue italics* be added to the following policies in Section 3 Natural Environment:

Policy 3.22 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 interest 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. Prepare for floods;
- c. Help people protect themselves from flood hazards;
- d. Prevent unwise uses and adverse impacts in the floodplain; *“such as soil infill of large surface acreages and soil infill of poor-quality soils of large amounts.”* and
- e. Seek to accommodate floods, not control them.

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. The county’s approach to flood management also includes:

- a. Efforts to preserve currently undeveloped areas in existing floodplains; and
- 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.

Policy 3.30 Surface & Groundwater

Surface and groundwater are part of an integrated environmental system that will be protected as a resource and managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the interdependency of surface and groundwater and potential impacts to these resources from pollutant sources, changes in hydrology, drilling, mining and dewatering activities. The city will consider additional regulation of activities impacting groundwater that may create nuisances to other properties. Such regulations should be balanced with other comprehensive plan policies and address how to minimize subsurface

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construction requiring ongoing dewatering to limit environmental impacts and mitigate impacts of dewatering on surface water quantity and quality, groundwater recharge, wells, ecosystems and associated energy use. Dewatering systems should be designed to protect life, safety, property and the environment. *"Analysis data will be required for large development applications prior to site plan approval."*

Staff Recommendation: No

Staff recommends that this request not be considered further as part of the 2020 BVCP Mid-Term Update for the following reasons:

1. The requested policy language represents a significant policy change that has not been evaluated for impacts to staff time to administer, regulate and enforce. Nor has the policy change been evaluated for coherence with adopted floodplain regulations and adopted through a comprehensive process and thus is not in keeping with the purpose and scope of the BVCP Midterm Update.
2. Policy direction for floodplains, surface and groundwater will be evaluated and revised in the update to the Comprehensive Flood and Stormwater Master Plan Update that will be initiated in 2020. Policy direction accepted in that new plan will be reflected in the BVCP at the next major update to the comprehensive plan.

ANALYSIS:

1. Consistent with the purposes of the mid-term update?

No, the requested amendment represents a significant policy change that has not been evaluated and processed through a comprehensive process and thus is not in keeping with the scope of the BVCP Mid-term Update.

2. Consistent with the current policies in the BVCP or relevant subcommunity or area plans?

No, the requested amendment represents a significant policy change.

3. Compatible with adjacent land uses and neighborhood context?

Not applicable to policy request.

4. Was the proposed amendment requested or considered as part of a recent update to the Comprehensive Plan or other planning process?

No. Policy direction for floodplains, surface and groundwater will be evaluated and revised in the update to the Comprehensive Flood and Stormwater Master Plan Update that will be initiated in 2020. Policy direction accepted in that new plan will be reflected in the BVCP at the next major update to the comprehensive plan.

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- 5. Is there any change in circumstances, community needs or new information that would warrant the proposal be considered as part of this update?**

No.

- 6. Are there enough available resources to evaluate the proposed amendment (city and county staffing and budget priorities)?**

No.



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BOULDER VALLEY COMPREHENSIVE PLAN



BOULDER VALLEY COMPREHENSIVE PLAN 2020 MIDTERM UPDATE: REQUEST FOR REVISION

1) Type of Amendment (check one): ☒ Policy Amendment ☐ Other Text Amendment

2) Please provide the following information

a. Location of policy or text in comprehensive plan (check one):

- ☐ I. Introduction
- ☐ II. Plan Organization & Implementation
- ☒ III. Policies:
Which section? Choose one 3.22 and 3.30
Write in policy number: _____
- ☐ IV. Land Use Map Descriptions
- ☐ V. Subcommunity & Area Planning
- ☐ VI. Master Plan Summaries & Trails Map
- ☐ VII. Urban Service Criteria & Standards

- ☐ 1. Intergovernmental Cooperation & Growth Management
- ☐ 2. Built Environment
- ☒ 3. Natural Environment
- ☐ 4. Energy, Climate & Waste
- ☐ 5. Economy
- ☐ 6. Transportation
- ☐ 7. Housing
- ☐ 8. Community Well-Being & Safety
- ☐ 9. Agriculture & Food
- ☐ 10. Local Governance & Community Engagement

b. Page number of proposed amendment: 59 and 61

c. Brief description of initial ideas for proposed amendment:
3.22 (d) add: "such as soil infill of large surface acreages and soil infill of poor quality soils of large amounts."
3.30 add: "Analysis data will be required for large development applications prior to site plan approval."

d. Brief reason or justification for the proposed amendment:
The city needs upgrades to the existing floodplain standards and regulations, especially in regards to raising sites out of the floodplain and being able to proceed to Tech. Docs. for review of groundwater impacts.

3) Applicant: Name: Joanne Simenson
1315 Old Tale Road, Boulder CO 80303
Address:
Phone: _____