Boulder County
LOCAL APPROVALS
and
PERMITS

Kim Sanchez, Chief Planner
Varda Blum, Floodplain Program Administrator
“Bought home eight years ago... Looking back now Boulder County should have never let anyone build there.”

Phil Gatt testimony to Boulder County Planning Commission 10/16/2013
Short term needs – getting people home, community

- Constant tug of war and balance between immediate assistance and long-term objectives
- Discussions with and about the community
- Timing is important

Long Term Recovery - Safety, resilience, community
Long Term Recovery Goals

- Avoid and mitigate the predicted and actual hazards
- Enable wise decisions
- Work with community in ongoing efforts and gain understanding of community needs
- Rebuild resilient & sustainable communities
Land Use Reviews

- For properties impacted by the 2013 Flood
- Collaborative process – property owners, Transportation, Public Health, and Land Use
- Takes into account actual hazards, not just mapped hazards
- Relocates involved structures outside of hazard areas
Sequencing

Land Use Review

- HMR
- Limited Impact
- Special Review

Permits

- Grading Permit
- Floodplain Development Permit
- Stream Restoration Permit

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CSRN April 25, 2016
Land Use Reviews

Hazard Mitigation Review
✓ Rebuilding or restoring structures damaged by the 2013 Flood
  ➢ By flooding, debris flow, mudslides, slope instability, drainage channel shifts, or related hazards
✓ Earthwork between 50-500 CY
✓ Floodplain dev. permit to repair or restore property

Lim. Imp. Special Review
✓ Earthwork involving 500 CY+

Stream Restoration / Bank Stabilization / EWP & Coalition Watershed Projects

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Land Use Reviews

Hazard Mitigation Review
- Administrative Review
- ~4 weeks, dep. on project

Lim. Imp. Special Review
- BOCC Public Hearing / decision
- ~6-8 weeks, depending on hearing schedule

Steps in overall process:
1) Contact Flood Rebuilding Permit & Information Center (FRPIC)
2) Pre-application Conference - need location
3) Application submittal
4) Staff Review
5) HMR Determination –or- LISU Staff Recommendation
6) BOCC Public Hearing (LISU only)
7) Permits
Hazard Mitigation Reviews

- 75 HMRs completed, 22 under review
- 4 LISUs completed
Floodplain Development Permits

• Begin with contacting Boulder County Flood Rebuilding and Permit Information Center (FRPIC)

• Simultaneously prepare Stream Restoration Permit application while completing Land Use (LU) review

http://www.bouldercounty.org/roads/permits/pages/streamrestoration.aspx
Floodplain Development Permits

- Submit Stream Restoration Permit application & items from the Deliverables Checklist, including operation and maintenance plan and HEC-RAS files

- Public notice required if notice was not part of the LU review
- Submitting 30% plans for design build with no-rise certification
- If there is a rise, will submit 90% plans and possible CLOMR
Floodplain Development Permits

- Receive FDP, commence construction
- Fulfill the FDP closeout requirements (Photos, As-builts, LOMR)
TAKE-AWAY INFO


• Flood Rebuilding Permit & Information Center
  PH: (303)441-1705
  E-mail: floodrecovery@bouldercounty.org

• Floodplain team: floodplainadmin@bouldercounty.org