

Floodplain Management, Zoning Change, Agenda Item 45

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Some Definitions

- Floodway – high velocity flood channel
- Floodplain – land that floods less frequently
- 100 year flood – 1% flood – the biggest flood that has a 1% chance of occurring in any year
- BFE – base flood elevation – elevation of 1% floodwaters
- City requires BFE plus 2' for most building uses
- Garage, storage can be lower

Elevations Illustrated

----- BFE + 2', main floor

----- BFE, base flood elevation

basement, storage can be here

----- normal river elevation

Floodplain Management

- Don't build in the actual river (or ocean or lake)!
- Don't build in the floodway
- Rivers need space for flooding
- Overly-confining rivers with levees results in breeches and expensive flooding
- Global warming increases flooding, 1% flood is historical, not future
- 1% flood underestimates risk

Bad Practices

- Too many levees in some areas
- Not enough release valves on corked-up rivers
- Building on floodplain
- Buildings get flooded, disaster declared, building owners get bailed out by taxpayers
- Bailout subsidizes developers, builders, owners, insurance companies, repair workers

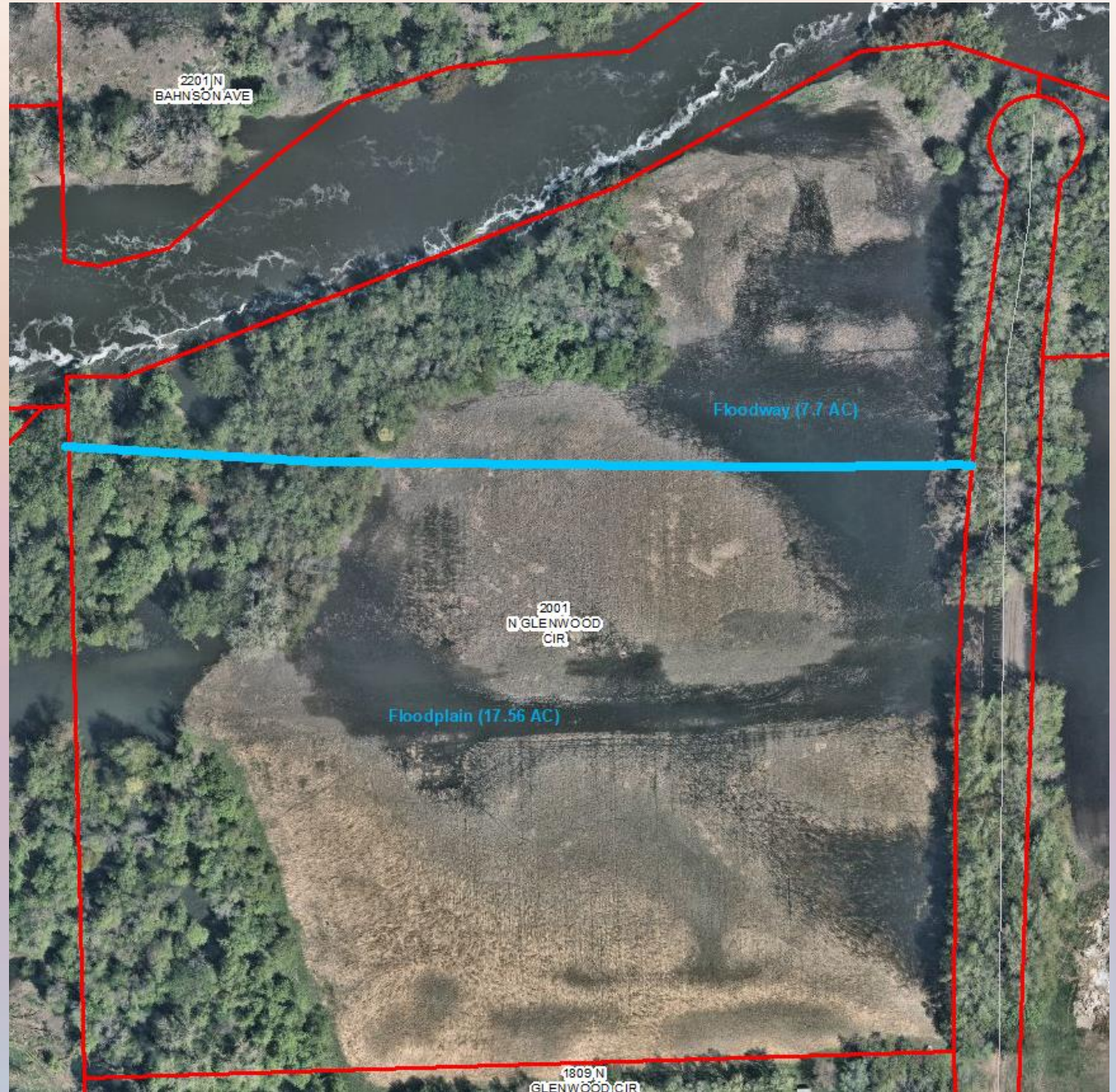
Rezoning Request

- Convert from conservation to light industrial
- A step towards approving construction in floodway and on floodplain
- Office must be 20' above current grade

Planning Commission

- Unanimously approved zoning change
- Construction in a floodway?!!!
- Tentative approval shows pro-developer bias
- Provides credence to bad decisions, obfuscates process
- Should be disbanded or corrected

Property Being Rezoned



City Plans to Buy Floodway

- Plans to buy after zoning change makes property more “valuable”
- No city plans to use the property
- Probably a gift to the owner
- Owner has wetland they can't use
- Sell it to city for a profit
- Conservation does not require public ownership

My Recommendations

- Prevent excessively-risky building, flood subsidies
- Reserve environmentally-friendly waterways
- Floodway should stay conservation zone
- Don't buy this property
- Change zoning laws so all construction must be 2' above BFE
- Garage should not be designed to flood
- Fix Planning Commission