

SECTION 4
FLOODPLAIN MANAGEMENT

CITY OF WESTMINSTER
STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA

SECTION 4 FLOODPLAIN MANAGEMENT

4.1 INTRODUCTION

The regulation and management of floodplains is necessary to preserve and promote the general health, welfare, and economic well-being of the region. The CITY's floodplain regulations are contained in the CODE. A copy of the CITY's floodplain regulations are included in the appendix for reference. It is the engineer's responsibility to utilize the CITY's most current adopted floodplain regulations in the design of the drainage system.

4.2 FLOODPLAIN REGULATIONS

The general purposes of the floodplain regulations are summarized as follows:

1. To reduce the hazard of floods to life and property;
2. To protect and preserve hydraulic characteristics of water courses used for conveyance of flood waters;
3. To protect the public from the extraordinary financial expenditures for flood control and relief; and
4. To promote the multi-purpose resource concept outlined in Section 3.2.2 with the intent to provide and preserve quality open space, trails, and tree lines.

The floodplains and floodways regulated by the CITY are those of the designated 100-year floodplain, special flood hazard areas, and the designated floodways as shown or tabulated in the Official Flood Studies adopted by the City Council. The CITY's floodway delineation is based on a 1-foot rise limitation in the 100-year water surface elevation with equal conveyance reduction on both sides of the 100-year floodplain.

The regulated floodplains and floodways as well as the corresponding water surface elevations shall be delineated on the proposed development plans. All proposed developments adjacent to a regulated floodplain shall be designed and constructed in accordance with the CODE. If a development proposes any fill, construction, or alteration on or over any portion of the designated floodplain, a hydraulic analysis shall be required to show the impacts to the designated floodplain and floodway. A development shall not adversely affect any upstream, downstream, or adjacent properties.

All proposed developments shall be required to design and construct the major drainageway system facilities as identified in the drainage “master plans” (Section 3.3.2) or as required by the city, which are within or adjacent to the proposed development.

4.3 NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

The CITY is a participant in the National Flood Insurance Program (NFIP) which is administered by the Federal Emergency Management Agency (FEMA). The NFIP’s basic function is to designate flood-prone areas throughout the CITY and, subsequently, make available varying degrees of flood insurance protection for those citizens requesting it or those citizens required to possess it. FEMA has developed their floodplain designations by completing a Flood Insurance Study (FIS) and presents them on their Flood Insurance Rate Maps (FIRM).

It shall be the developer's responsibility and financial obligation to meet and fulfill all of FEMA's rules and regulations with respect to the NFIP and to prepare any revisions or appeals that may be necessary as a result of the proposed development such as a Letter of Map Revision (LOMR) or a Letter of Map Amendment (LOMA). The developer is responsible for obtaining a Conditional Letter of Map Revision (CLOMR) or a Conditional Letter of Map Amendment (CLOMA) from FEMA before the CITY will approve the Phase III Drainage Study. After the drainage improvements have been constructed, the developer is responsible for obtaining the LOMR or LOMA from FEMA before the drainage improvements will be accepted out-of-warranty by the CITY. The LOMR or LOMA must be approved by FEMA before the CITY will release the Certificate of Occupancy for any structure affected by the LOMR or LOMA.

The typical appeal period and response time from FEMA is estimated to be a minimum of 60 days. With this in mind, it is highly advisable that the developer and his consultant begin addressing any FEMA issues during the first concept stage review and Phase I Drainage Report. In addition, the CITY also suggests that a meeting between the developer, City staff, UDFCD representatives, CWCB officials, and the regional FEMA representative be coordinated at the earliest possible time in the development review process to discuss and clarify all of the floodplain issues and how they pertain to the development.

4.4 URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

If a development proposes any fill, construction, or alteration on or over any portion of a floodplain, floodway, or major drainageway designated by the UDFCD, the proposed drainage improvements or alterations must be approved by the UDFCD. All major drainageway improvements or alterations shall be designed and constructed in accordance with the UDFCD and be eligible for the UDFCD’s maintenance program.