



City Council

May 19, 2026

# Floodplain Overlay District Updates

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# Floodplain Overlay District

- The Floodplain Overlay District is UDO Article 5 Division II.
- A floodplain management ordinance is required to participate in the National Flood Insurance Program (NFIP), which is managed by FEMA.
- The purpose is to reduce risk and flood damage to properties by establishing consistent floodplain development standards.
- Maintain eligibility for property owners in the City to purchase federally-backed floodplain insurance in the NFIP.

# Floodplain Overlay District



Responsible floodplain management minimizes risks while maximizing benefits to the community.



# Floodplain Regulations vs Stormwater Management

## What's the difference?

- The Floodplain Overlay District regulates FEMA designated floodplain areas.
- Stormwater management regulates stormwater drainage outside of FEMA designated floodplain areas.

# Ordinance Update

## Why update the ordinance?

- Ensure consistency throughout the ordinance and specify required precision
- Codify existing practice
- Provide additional clarity
- Perform general ordinance housekeeping



# Consistency and Precision

- Revised all references to freeboard (distance above base flood elevation) from “elevate to” to “elevate to at least”.
- Increased precision of freeboard requirement from “2 feet” to “2 feet (2.00’)” to directly mirror FEMA requirements.

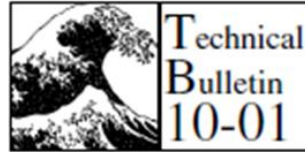
# Codify Existing Practice

- Specified that fill placed in the regulatory floodway fringe requires a No Rise Certificate.
- Specified that fill placed in the regulatory floodway requires a Letter of Map Revision.

# Codify Existing Practice

- Specified requirement of design analyses in accordance with FEMA's technical bulletin TB-10.
- This analysis is to reduce the risk of flooding to structures built on fill near mapped Special Flood Hazard Areas.

# Diagram from TB-10



## Ensuring That Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding

in accordance with the  
National Flood Insurance Program

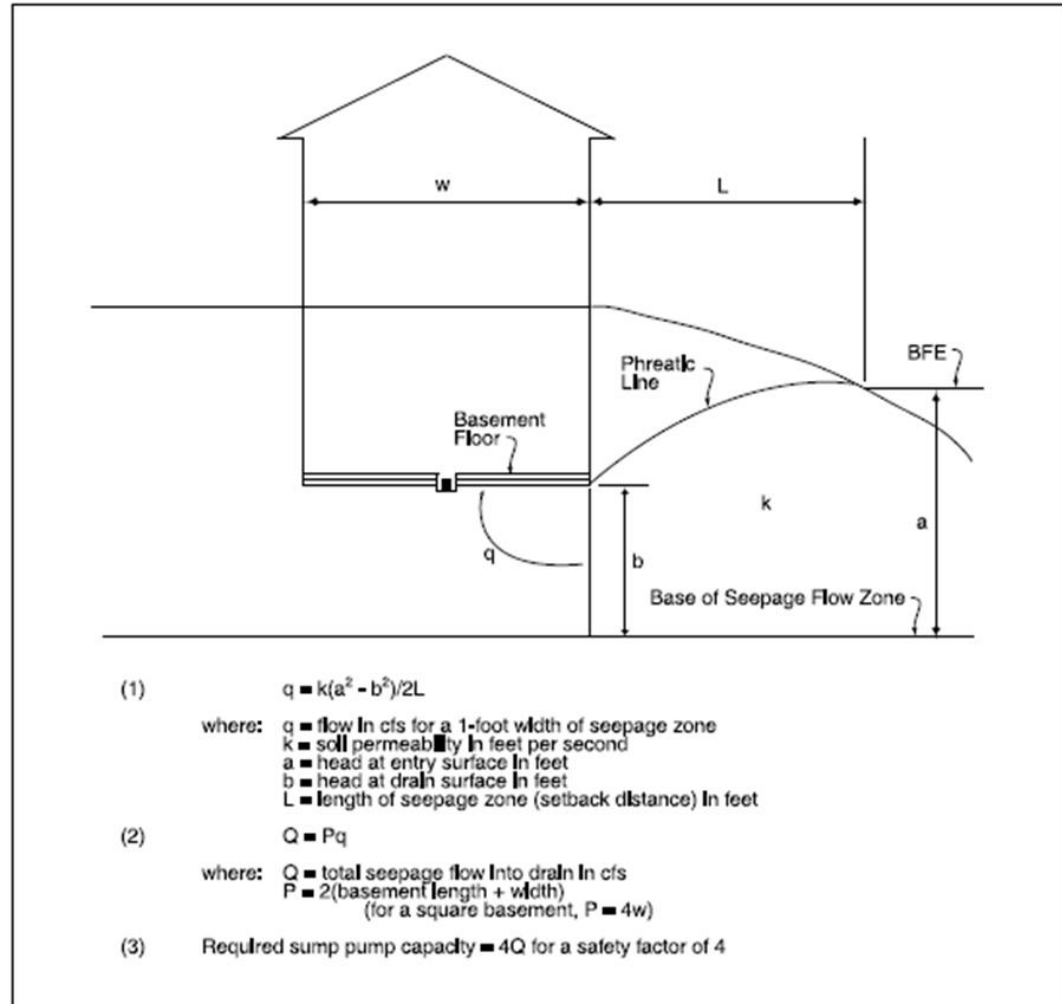
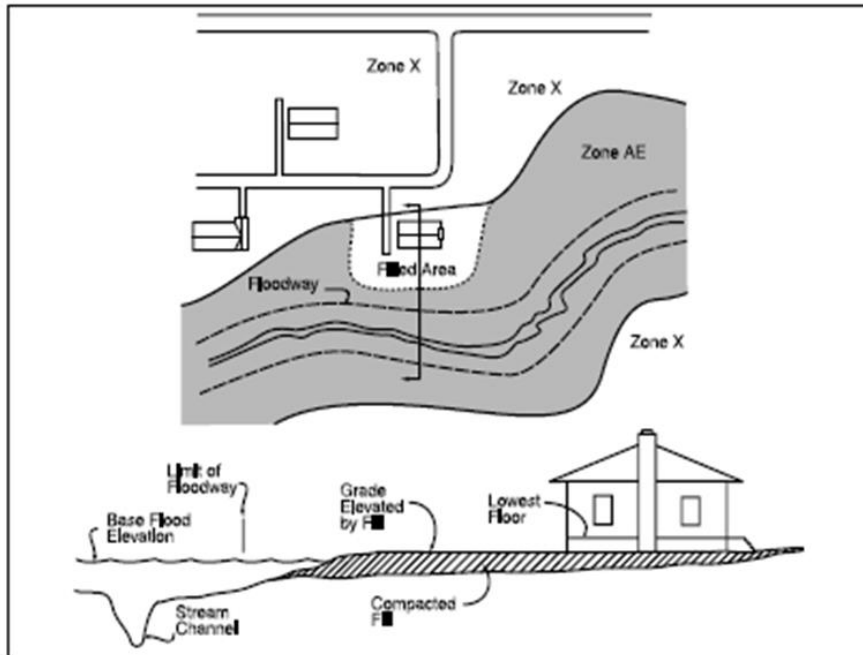


Figure 11 Method for calculation of seepage flow.

# Provide Clarity

Added and revised definitions to ensure consistency with common usage and to better align terminology with FEMA:

- Area of Special Flood Hazard
- Compensatory Storage
- Fill
- No Rise

# Other Changes

- Revised “City Engineer” to “Floodplain Administrator” to better align with the commonly used title for this role.
- Added an additional “Duty and Responsibility” for the Floodplain Administrator to allow the requirement of higher standards than FEMA as deemed necessary.
- Revised the time periods in the “Substantial Improvement” definition from 10 years to 5 years for better tracking by the City.



# Recommendation

- Direct staff to prepare an ordinance that reflects redline UDO text prepared by Public Works and Development Engineering.
- Present to City Council for consideration in May 2026.



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