

Tuesday
January 9, 2018

Flood Hazard Mitigation Task Force



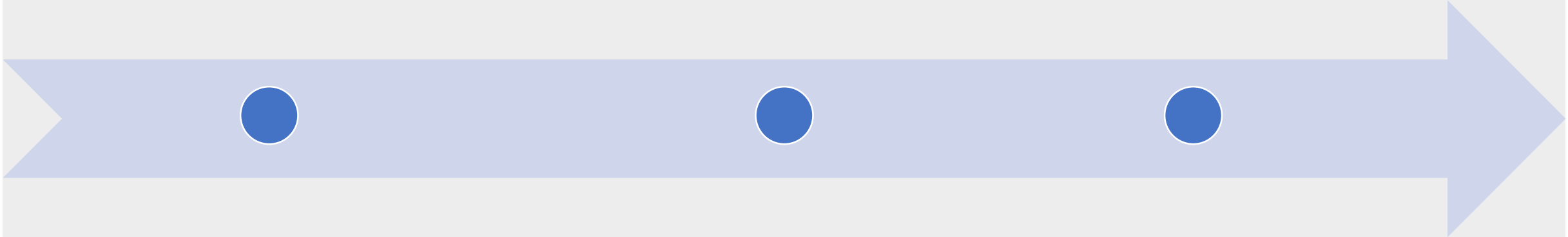
Review of Regulatory Approach

Regulations Timeline

1978

2005

2004



Ordinance 04-020

Adopted in March of 2004. This was passed in order to address drainage requirements for residential construction. The highlights of the Ordinance include:

- An approved drainage plan before the issuance of a permit.
- Prohibits water flow from one property unto another
- Set the design requirement for how the water will be carried to the street
- Mandated an engineered sealed plan and statement before Certificate of Occupancy.
- Established a penalty for violation of the ordinance.

Ordinance 04-032

Adopted in March of 2004. This was passed to establish the Flood Damage Prevention, and Flood Hazard reduction. The highlights of the Ordinance include:

- Prohibits new homes built or Substantial improved/ Substantial *Damaged* in AE zone (100 yr. floodplain) is one foot above Base Flood Elevation (BFE).

Ordinance 05-024

Adopted in April of 2005. This was passed to establish rules that limit the amount of fill on a lot in the AE zone.

Ordinances 05-044 & 05-045

Adopted in July of 2005. These were passed to establish rules that limit the amount of fill on a lot in the X zone (500 yr. floodplain) and added a flood vent requirement for new construction.

ARTICLE II-A. - FLOOD DAMAGE PREVENTION

- *Substantial damage* means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- *Substantial improvement* means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed.

Suggested Approach to Cumulative Rule

1st Flood
Permit/Claim
(No Cumulative Review)

2nd Flood
Permit/Claim
(No Cumulative Review)

2nd Flood
Permit/Claim with
RR Permit
(Cumulative Review Begins)

3rd Flood
Permit/Claim with
RR Permit

Overarching
Goals

What is the Flood Hazard
Mitigation Task Force
trying to accomplish?

Safety & Assurance

- Bellaire residents and property owners should not need to unreasonably worry about flooding
- Bellaire residents and property owners should be prepared and equipped to deal with flooding
- During a flood event, communication between rescue agencies and residents needs to be meaningful and reliable
- Rescue agencies should have sufficient training, equipment, and access to resources

Planning & Implementation of Drainage Improvements

- The cost/benefit of level of protection options needs to be determined, and the level of protection to be provided by local drainage improvements needs to be established
- The City of Bellaire needs to be positioned to secure adequate funding for local capital drainage projects
- The City of Bellaire needs to be positioned to secure funding and implementation of regional projects that benefit the City of Bellaire
- The relationship between drainage maintenance (e.g. storm sewer repairs, inlet cleaning) and level of protection should be established
- Sufficient resources for ongoing drainage maintenance needs to exist

Floodplain Regulation: Policy & Management

- The current approach to regulating the flood plain needs to be evaluated with regard to future base flood elevation calculations (elevation requirements, impervious cover, management of flood repair permits)
- The feasibility and effectiveness of property acquisitions for the purpose of drainage improvements should be evaluated
- The City of Bellaire should be positioned to advocate for strict upstream development standards



Draft Hazard/Risk Assessment Matrix

Goals

Safety & Assurance

**Planning & Implementation of Drainage
Improvements**

Floodplain Regulation & Management

Schedule

Work Plan:	Date:
• Kick Off Meeting (1)	Monday, Oct 30, 17
• Present Risk Assessment & Mitigation Strategy with Task Force (2)	Tuesday, Nov 14, 17
• Address Task Force Comments on Risk Assessment & Mitigation Strategy (3)	Tuesday, Dec 5, 17
• Review Action Plan with Task Force (4)	Tuesday, Dec 19, 17
• Review of Action Plan with Task Force (5)	Tuesday, Jan 9, 18
• Action Plan Public Hearing	Monday, Jan 29, 18
• Task Force Review of Public Hearing Comments (6)	Tuesday, Feb 6, 18
• Task Force Review of Public Hearing & CRS Comments (7)	Tuesday, February 20, 18
• Finalize Action Plan (8)	Tuesday, March 6, 18
• Adopt and Implement Action Plan	Monday, March 19, 18