

From: [Nick Kraus](#)
To: [Jenah Thornborrow](#)
Subject: RE: Ordinance Language Question
Date: Thursday, August 13, 2026 7:18:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Jenah,

This new language looks very reasonable to me.

 **Nick Kraus, PE**
Senior Water Resources Engineer, Boise Natural Resources Group Office Leader, Morrison-Maierle
[+19862907805](#) direct | [+12088091243](#) mobile

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From: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Sent: Wednesday, August 12, 2026 4:05 PM
To: Nick Kraus <nkraus@m-m.net>
Subject: RE: Ordinance Language Question

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Thanks Nick. That is a really good point.

What do you think about this:

Flood protection measures shall be designed, implemented, and maintained in a manner consistent with the hydraulic and hydrologic modeling that formed the basis for the Flood Insurance Rate Maps and Flood Insurance Study adopted by the City pursuant to Ordinance No. 1016-20 on June 8, 2020. Such modeling shall be updated as necessary to incorporate the best available data formally adopted by the City, including any FEMA-approved Letter of Map Revision (LOMR), Letter of Map Amendment (LOMA), revised Flood Insurance Study, updated hydraulic or hydrologic analyses, or other flood hazard information accepted and adopted by the City.

From: Nick Kraus <nkraus@m-m.net>
Sent: Wednesday, August 12, 2026 3:53 PM
To: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Subject: RE: Ordinance Language Question

Jenah,

So is the intent to make the recent Corps model available to the public to use when they are doing this analysis? If so, the one issue that I see potentially arising is that the Corps model will show a significantly lower BFE at a lot of locations than what is shown in either the 2003 or 2020 flood studies. If a developer builds to the lower BFE shown in the Corps model, they could potentially be denied flood insurance because the flood insurance underwriter is going to compare their actual finished floor elevation to the current effective flood study (2003 elevation) and if they are lower, they may not be able to get flood insurance. FEMA may also have some concerns with this approach.

I think the new Corps model could be used for something like a no-rise analysis, but it could create issues if it is used to establish finished floor elevations for new construction.



Nick Kraus, PE

Senior Water Resources Engineer, Boise Natural Resources Group Office Leader, Morrison-Maierle
[+19862907805](tel:+19862907805) direct | [+12088091243](tel:+12088091243) mobile

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From: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>

Sent: Wednesday, August 12, 2026 3:45 PM

To: Nick Kraus <nkraus@m-m.net>

Subject: FW: Ordinance Language Question

This message originated from an **External Source.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

Nick,

Sorry to pester you so much this week. I am working on drafting language for a zoning ordinance update. Might you have thoughts on this language? Thanks so much!

Flood protection measures shall be designed and implemented in a manner consistent with the FEMA Flood Insurance Rate Maps and Flood Insurance Study in effect at the time of development, or as amended, revised, or superseded by any FEMA-approved Letter of Map Revision (LOMR), Letter of Map Amendment (LOMA), revised Flood Insurance Rate Map, Flood Insurance Study, hydraulic model, or other flood hazard mapping or study adopted or accepted by the City. Where a Letter of Map Revision is proposed, the applicant shall provide the hydraulic and engineering analyses necessary to support the proposed revision and demonstrate compliance with all applicable federal, state, and local floodplain management requirements. **Said hydraulic and engineering analyses shall not be based upon the 2020 FEMA flood determination maps and data, but are to be based upon the most current U.S Army Corps of Engineers hydraulic model received by Garden City on *** 2026.**

I appreciate it.

Thank you,



Jenah E. Thornborrow

Director

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: <https://gardencityidaho.org/>



From: Joseph Canning <jdcanning@centengr.com>

Sent: Wednesday, August 12, 2026 8:49 AM

To: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>

Subject: RE: Ordinance Language Question

Jenah,

I suggested a change per my red text below, if we can do that. You would need to insert the date that the city received the model. I think this is the best information available; however, I am not sure how FEMA would review an LOMR based upon that model as they have not seen, reviewed or approved it.

Maybe we need to just have the LOMR application based upon the current FEMA maps/study, but showing elevation compliance with the 2016 work maps and city council resolution? That should be safe.

Have there been any recent LOMR-Fs approved in the city? What happened in those instances?

I wonder if Nick Kraus may have a thought on this?

Joe
Centurion Engineers, Inc.
208.343.3381



From: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Sent: Tuesday, August 11, 2026 5:47 PM
To: Joseph Canning <jdcanning@centengr.com>
Subject: RE: Ordinance Language Question

Joe,
How about this?

Flood protection measures shall be designed and implemented in a manner consistent with the FEMA Flood Insurance Rate Maps and Flood Insurance Study in effect at the time of development, or as amended, revised, or superseded by any FEMA-approved Letter of Map Revision (LOMR), Letter of Map Amendment (LOMA), revised Flood Insurance Rate Map, Flood Insurance Study, hydraulic model, or other flood hazard mapping or study adopted or accepted by the City. Where a Letter of Map Revision is proposed, the applicant shall provide the hydraulic and engineering analyses necessary to support the proposed revision and demonstrate compliance with all applicable federal, state, and local floodplain management requirements. **Said hydraulic and engineering analyses shall not be based upon the 2020 FEMA flood determination maps and data, but are to be based upon the most current U.S Army Corps of Engineers hydraulic model received by Garden City on *** 2026.**

Thanks again!
Jenah

From: Joseph Canning <jdcanning@centengr.com>
Sent: Tuesday, August 11, 2026 5:34 PM
To: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Subject: RE: Ordinance Language Question

Jenah,

The wording looks fine to me. I am wondering a little about if someone wants to file an LOMR based upon the "current" 2020 maps – that might be an issue as the city is in seclusion in those maps. But it seems we could control that via the call for compliance/use of the ordinance you called out. I think we would require a model to go with the LOMR app instead of just using the current FEMA maps.

Does that make sense?

Joe
Centurion Engineers, Inc.
208.343.3381



From: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Sent: Monday, August 10, 2026 9:54 AM
To: Joseph Canning <jdcanning@centengr.com>
Subject: Ordinance Language Question

Good morning, Joe,

I hope that you are doing well. I am working on the SAP ordinance for the ACHD site and surrounding area. I am wondering what you think of the language that is highlighted, and if it is falling short? Thank you for your insights!

B. FLOOD PROTECTION MEASURES

1. Purpose and Intent: Flood protection measures are intended to address existing flood conditions and ensure that floodwaters associated with the FEMA-designated 100-year flood event are contained within district boundaries and do not adversely impact adjacent properties.
2. Requirement: Flood protection measures are required and may be provided through earthwork, increased flood conveyance capacity, engineered facilities, or other functionally equivalent methods. The measures shall be designed to preclude floodwaters associated with the FEMA-designated 100-year flood event from leaving the Heron Commons SAP District property that is situated between Adams Street and the Boise River.
3. System Tie-In: Flood protection improvements shall be designed and constructed to provide continuous tie-ins with existing or planned flood protection features at the east and west property boundaries.
4. Consistency with Lower Boise River Floodplain Management: Flood protection measures shall be designed and implemented in a manner consistent with the FEMA Flood Insurance Rate Maps and Flood Insurance Study adopted by the City on June 8, 2020, by Ordinance No. 1016-20, as subsequently amended, revised, or superseded by any FEMA-approved Letter of Map Revision (LOMR), Letter of Map Amendment (LOMA), revised Flood Insurance Rate Map, Flood Insurance Study, or other flood hazard mapping or study adopted by the City, and shall maintain flood conveyance, minimize adverse impacts to adjacent properties, and support the long-term protection of the Lower Boise River corridor and associated public infrastructure, pathways, and environmental resources.
5. Compliance and Certification: All flood protection improvements required by this section shall be designed, constructed, and certified in compliance with applicable FEMA requirements.

Thank you,



Jenah E. Thornborrow

Director

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: <https://gardencityidaho.org/>



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