

Floodplain Requirements



Floodplain Variance – Historical Exemption

If your building is designated as Historic and it is located in the FEMA-regulated floodplain, you may apply for a Variance from FEMA Floodplain development requirements (Historic Exemption). Without the Variance, you would be required to floodproof or elevate your building in order to protect it from floodwaters if your improvements trigger the substantial improvement threshold.

In order to meet the historic exemption criteria, your building must be designated as historic. Further, your building plans will need to be certified to ensure proposed renovations will not conflict with the building's historic designation. *The CLG may require exterior restoration be completed prior to certification for the Floodplain Variance.* Refer to PZ Bulletin #09-01 for more information on Floodplain Development and the Historic Exemption.

Obtaining a Building Permit

Most renovations require a Building Permit prior to performing the work. Even if you are only doing minor work on your building, a permit may be required. If your building is in the Floodplain, you will need to comply with the FEMA Floodplain requirements prior to issuance of a permit. For more information on the Building Permit and inspection process, contact the Building Department at 307.352.1540.

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Guide to Historic Structure Renovation in Rock Springs, Wyoming



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Renovating Historic Structures in Rock Springs, Wyoming



Background

Rock Springs has a unique local heritage. Many of the buildings located downtown reflect the distinct character of our City and contribute to our history. In 2006, the Urban Renewal Agency (URA) was formed to assist in preserving, protecting and using our historical resources to maintain and enhance the character of our City. Unfortunately, as the City has built on the fringe, some downtown buildings have been neglected, making renovations costly. The problem of renovation is compounded by the fact that much of the downtown district is located in the FEMA-designated floodplain, which severely restricts development, including renovations. The good news is there is a FEMA exemption for “Historic Structures” and the URA has grant monies available to help with renovation. This brochure is intended to give you basic information about Historic Structure Renovations in the City of Rock Springs. Please contact the URA Office or the Planning & Zoning Division for more information.

Where to Begin?

Before you start your renovation project, you will need to know the following information about your structure:

1. Is my property in the Floodplain?

To determine whether your property is located in the Floodplain, contact Planning & Zoning, 307.352.1540, or access FEMA’s website at www.fema.gov. If your building is in the Floodplain, refer to the Floodplain Variance – Historical Exemption section of this brochure.

2. Is my building Historic?

Contact the URA at 307.352.1434 to determine if your building is historic. If your building is historic, refer to the Historic Development Requirements at right. If your building is not designated as historic but you believe it may qualify, you may request a Local Determination.

3. What is the value of my Structure?

You can find the value of your structure in your property tax records or you can have an appraisal performed. Be advised that, for FEMA purposes, this value is for the structure only and does not include the price of land.

Historic Structure Renovation Requirements

If your building is historic, you may apply for façade improvement grant funds to restore the exterior portion of your building. There are restrictions on the use of these funds, with a larger amount of funding going to property owners who restore the exterior of their buildings to the original or comparable state. If your building is located in the FEMA-designated floodplain and you are planning to qualify for an Historic Exemption, you will be required to restore your building’s exterior to original or comparable state. The URA administers the façade grant program. For more information on the Façade Improvement Program, refer to URA Bulletin #09-01 or obtain an application from the URA Office.

Local Determination

If your building is not designated historic, but you believe it could be, you may request a Local Determination from the CLG (Certified Local Government Historic Preservation Committee). Contact the URA Office or refer to URA Bulletin #09-02 for more information.