

FLOOD REVIEW BOARD

Date: June 22, 2023

Time: 8:30 AM, MDT

Location: Lake Estes Conference Room, 3rd Floor, 200 W Oak St., Fort Collins and Zoom meeting

Contact: Tina Kurtz, Larimer County Engineering Department

MEETING MINUTES

Staff Present: Tina Kurtz, Traci Shambo, Caryn Nezat, Amy White, Steven Rothwell

Staff Online: Alan Kee

Board Members Present: John Hunt, Jamis Darrow, Mike Oberlander, Dr. Chris Thornton

Board Members Online: None

Call to Order: Dr. Thornton opened the meeting at 8:32 a.m., MDT

Introductions:

Item 1: Approval of May 25, 2023, Board meeting minutes

Motion:

Mr. Oberlander motioned to approve the May 25, 2023, Board meeting minutes.

Dr. Thornton seconded the motion.

Further Discussion:

None

Vote:

Mr. Hunt – Abstain

Dr. Thornton – YES

Mr. Morris – Absent

Ms. Ervin-Blankenheim – Absent

Mr. Oberlander – YES

Mr. Carlson – Absent

Mr. Darrow – YES

Motion passed [3-0], with 1 abstention.



Item 2: A petition filed by Tom Creech and Robert Nuse for a Variance Request under Section 12.1.6.E of the Larimer County Land Use Code for replacement of two decks in the Big Thompson River FEMA Zone AE (Floodway) Floodplain Overlay District at the following location to wit: Section 21, Township 5 North, Range 72 West, Larimer County, CO, otherwise known as 259 Canyon River Road, Drake, CO

Applicants present: Lonnie Sheldon, Van Horn Engineering

Ms. Kurtz introduced the project to the Flood Review Board (FRB) and stated that this is a Variance request for the replacement of two decks. The project is located within the Big Thompson FEMA Floodway. The applicable Larimer County Land Use Code (LCLUC) for the Floodplain Project Review is LCLUC 12.1.6.E.

The request is to replace in-kind two decks, one of which includes stairs, which were previously removed by the applicant due to their age and flood impacts. There is a portion of the historic deck, located closest to the river, which will not be replaced. One of the replacement decks was enclosed prior to the 2013 flood but the enclosure will not be replaced. The floor of the decks will be approximately 3.5 feet above the base flood elevation (BFE).

Mr. Sheldon explained that the owners bought this property without knowing the situation and did not require, or need a survey, since they paid cash for the property.

Mr. Hunt asked if the decks were inundated by the floods in past years and asked what the nature of the damage was. Mr. Sheldon showed photos from the packet and said damage was not catastrophic but there was some damage. The Board and the applicant discussed the elevation of the deck in comparison to the base flood elevation and clarified that the deck is approx. 3.5 feet above the 100-year base flood elevation.

It was clarified that the deck columns are in the same location as the previous columns, and this is shown in Exhibit E of the packet. Ultimately, they discussed that the floodplain impact of the new replacement design is less than that of the original deck.

Mr. Hunt asked if the Board needs to consider the replacement costs to meet County requirements for substantial improvement/substantial damage (SI/SD) requirements. Tina confirmed that since the deck is attached to the home, the SI/SD standard does apply, and we track the costs over a rolling 5-year period. It was confirmed the SI/SD would not be an issue for this project.

The Board discussed that there is no reason to believe there would be any increase in floodplain impacts compared to the previous conditions and they cannot think of any reason to not support it.

Motion:

Mr. Hunt moved to recommend approval of two replacement decks for 259 Canyon River Road Variance request to the County Engineer



Mr. Oberlander seconded the motion.

Further Discussion:

None

Vote:

Mr. Hunt – YES
Dr. Thornton – YES
Mr. Morris – Absent
Ms. Ervin-Blankenheim – Absent
Mr. Oberlander – YES
Mr. Carlson – Absent
Mr. Darrow – YES

Motion passed [4-0], with 0 abstentions.

Item 3: A petition filed by the North Weld County Water District and the East Larimer County Water District for a Floodplain Project Review under Section 12.1.6.H of the Larimer County Land Use Code for a water transmission pipeline project under Boxelder Creek in the Boxelder Creek FEMA Zone AE (Floodway) Floodplain Overlay District at the following location to wit: Section 3, Township 7 North, Range 68 West, Larimer County, CO

Applicants Present: Leslie Farnsworth-Lee and Daniel Rice, Providence Infrastructure Consultants; Randy Siddens, East Larimer County Water District; Eric Reckentine, North Weld County Water District

Ms. Kurtz introduced the project to the Flood Review Board and stated that this is a Floodplain Project review for a water transmission line for North Weld County Water District and the East Larimer County Water District under Boxelder Creek. The applicable Larimer County Land Use Code (LCLUC) Section for the variance request is LCLUC Section 12.1.6.H.

The request is for Phase 3 of the project to provide finished water to various locations within the Districts' areas. The 42-inch water line will be placed by open-cut trenching. There will be pre- and post-project surveys to show a no-rise condition. The pipe will be buried five feet below the main channel crossing and will be a cement mortar lined, fully welded steel pipe.

Mr. Rice showed the alignment on page ten of the report and various cross-sections to the Board in relation to the discussion.

Dr. Thornton asked about the velocities and depths of flow and noted from page five of the report that velocities are at 6.5 feet per second.

Mr. Hunt asked for clarification about the location of where Boxelder Creek flows into the Larimer-Weld Canal and asked if there was a buried concrete cutoff wall to ensure protection of the canal and wanted



to confirm that the pipe being 5 feet deep would suffice to protect the channel and canal. Mr. Hunt concluded that there is a grade control structure at the downstream end of Boxelder Creek at the location where flows enter the canal, which was his concern that was addressed.

Mr. Rice confirmed that the pipe joints are all welded throughout the entire six-mile section.

Mr. Oberlander discussed the importance of a restabilization and revegetation plan to ensure that they can replace the banks so they will be protected and solid. Mr. Rice stated that the project will replace the soil in-kind and revegetate the area with wetland mix and buffer mix and noted that these details are in the full construction plan set. The Board did a cursory review of the restoration plan from the plan set and were satisfied.

Motion:

Mr. Oberlander motioned to recommend approval of the North Weld County Water District and the East Larimer County Water District water transmission pipeline project under Boxelder Creek Floodplain Project Review to the County Engineer.

Mr. Darrow seconded the motion.

Further Discussion:

NONE

Vote:

Mr. Hunt – YES
Dr. Thornton – YES
Mr. Morris – Absent
Ms. Ervin-Blankenheim – Absent
Mr. Oberlander – YES
Mr. Carlson – Absent
Mr. Darrow – YES

Motion passed [4-0], with 0 abstentions.

Item 4: A petition filed by the Larimer County Engineering Department for a Floodplain Project Review under Section 12.1.6.H of the Larimer County Land Use Code for a culvert replacement on Sheep Creek near the confluence with Buckhorn Creek in the Buckhorn Creek Best Available Zone A Floodplain Overlay District at the following location to wit: Section 16, Township 7 North, Range 71 West, Larimer County, CO

Applicants Present: Mike Turner, Anderson Consulting Engineers; Morgan Fay, Larimer County Engineering

Ms. Kurtz introduced the project to the Flood Review Board and stated that this is a Floodplain Project Review for a replacement culvert on Sheep Creek near the confluence with Buckhorn Creek. The



applicable Larimer County Land Use Code (LCLUC) Section for the Floodplain Project Review is LCLUC Section 12.1.6.H.

There has been flooding due to the Cameron Peak burn scar in this area which has caused damage to the existing culvert, the Sheep Creek channel, and County Road 44H. This project involves the installation of a larger culvert, restoration, protection of Sheep Creek upstream and downstream of the culvert and protection for CR 44H from overtopping. The new culvert is proposed to convey the 25-year post-fire discharge and provide 50-year post-fire riprap protection. In the model, there are rises between the existing and the effective models which appear to be due to the flood recovery efforts and in increase in the elevation of CR 44H. The effective elevation data is from 2014 LiDAR while the recovery efforts and elevation of CR 44H were done after 2014.

Mr. Turner shared his power point and explained the history, design, and construction plans. See his PowerPoint for additional information.

Ms. Fay showed current photos during construction and explained that they had to make minor changes in construction due to highwater ponding around the structure.

The Board discussed specifics of the concrete footer in comparison to the depth of bedrock. Ms. Fay clarified that they constructed the spread footers in substantial compliance with the manufacturer specifications and she clarified how they ultimately tied into bedrock.

The Board then discussed the riprap design and placement. Ms. Fay clarified that the 24" riprap was placed in channel before constructing the arch crossing and that there is riprap upstream of the culvert, through the culvert, and downstream of the culvert.

Motion:

Mr. Hunt moved to recommend approval of the Larimer County Engineering Department culvert replacement on Sheep Creek near the confluence with Buckhorn Creek Floodplain Project Review to the County Engineer.

Mr. Oberlander seconded the motion.

Further Discussion:

None

Vote:

Mr. Hunt – YES

Dr. Thornton – YES

Mr. Morris – Absent

Ms. Ervin-Blankenheim – Absent

Mr. Oberlander – YES

Mr. Carlson – Absent



Mr. Darrow – Abstain

Motion passed [3-0], with 1 abstention.

Other items:

- Discussed upcoming agendas & new short-term rental regulations

Meeting adjourned at 9:57 a.m., MDT.