



LARIMER COUNTY | ENGINEERING DEPARTMENT

P.O. Box 1190, Fort Collins, Colorado 80522-1190, 970.498.5700, Larimer.org

FLOOD REVIEW BOARD

Date: July 27, 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, Caryn Nezat, Marin Kasperbauer, Erich Purcell

Staff Online:

Board Members Present: Mike Oberlander, Dr. Chris Thornton, Chad Morris, Dr. Elisabeth Ervin-Blankenheim, Travis Rounsaville

Board Members Online: None

Other stakeholders present: Terri Fead, CWCB; Gary Wolff, Otak; Jason Powell, applicant; Sarah Houghland, CWCB; Michael Turner, Anderson Consulting Engineers; Omar Herrera, Town of Windsor; Jim Morton, applicant; David Bangs, Trail Ridge Consulting

Call to Order: Dr. Thornton opened the meeting at 8:34 a.m., MDT

Introductions

Item 1: Approval of June 22, 2023, Board meeting minutes

Motion:

Dr. Thornton motioned to table the June 22, 2023, Board meeting minutes as there were not enough Board members at this meeting who had been present at the last Board meeting.

Mr. Rounsaville seconded the motion.

Further Discussion:

Vote:

Mr. Hunt – Absent

Dr. Thornton – Yes

Mr. Morris – Yes

Dr. Ervin-Blankenheim – Yes



Mr. Oberlander – Yes
Mr. Darrow – Absent
Mr. Rounsaville - Yes

Motion passed [5-0], with 0 abstentions.

Item 2: A petition filed by Jason Powell for a Variance Request under Section 12.1.6.E of the Larimer County Land Use Code for a short-term rental use in the Fall River Best Available Zone AE (Floodway) Floodplain Overlay District at the following location to wit: Section 16, Township 5 North, Range 73 West, Larimer County, CO, otherwise known as 2760 Fall River Road, Unit 243, Estes Park, CO

Applicants present: David Bangs, Trail Ridge Consulting Engineers; Jason Powell, applicant

Ms. Kurtz introduced the project to the Flood Review Board and stated that this is a Variance request for a short-term rental for a Pre-existing Lodging Facility (PELF). The project is located within the Best Available Fall River Floodway. The applicable Larimer County Land Use Code (LCLUC) for the Variance request is LCLUC 12.1.6.E.

The request is to for the continuation of use for a Pre-existing Lodging Facility. The Planning Department will be licensing this project, pending the County Engineer approval, with a recommendation for approval from the Flood Review Board. The structure this unit is in has three slabs. The unit is on the top slab. The lowest floor is eight feet above the Best Available Floodplain base flood elevation. There is egress from the unit up a hill to Fall River Road. There is also management onsite for emergencies.

Discussion of signage for emergencies (routes, management, etc.), evacuation routes concerned with flooding of overtopping on Highway 34 suggested to meet in a specific spot (high parking lot). These concerns were noted and are addressed in the emergency operations plan for the unit during the planning process.

Motion:

Mr. Morris moved to recommend approval of the short-term rental variance for 2760 Fall River Road Unit 243 to the County Engineer.

Dr. Ervin-Blankenheim seconded the motion.

Further Discussion: None

Vote:

Mr. Hunt – Absent
Dr. Thornton – Yes
Mr. Morris – Yes
Dr. Ervin-Blankenheim – Yes



Mr. Oberlander – Yes
Mr. Darrow – Absent
Mr. Rounsaville - Yes

Motion passed [5-0], with 0 abstentions

Item 3: A petition filed by Jim Morton for a Floodplain Project Review under Section 12.1.6.H of the Larimer County Land Use Code for bridge over the North Fork of the Big Thompson River in the North Fork of the Big Thompson River FEMA Zone AE (Floodway) Floodplain Overlay District at the following location to wit: Section 25, Township 6 North, Range 72 West, Larimer County, CO

Applicants Present: Mike Turner, Anderson Consulting Engineers; Jim Morton, applicant

Ms. Kurtz introduced the project to the Flood Review Board and stated that this is a Floodplain Project Review for a new bridge across the North Fork of the Big Thompson River. The applicable Larimer County Land Use Code (LCLUC) Section for a Floodplain Project Review is LCLUC Section 12.1.6.H.

The request is for the replacement of an existing culvert with two sixty-inch corrugated metal pipes and two fifteen-inch corrugated metal pipes to a bridge. One of the culverts is mostly blocked. There is currently overtopping of the culvert during rain events and deposition on the banks. The debris is mostly due to the Cameron Peak fire. The bridge will help protect downstream structures and provide more reliable access to the properties on the other side of the river.

Mr. Turner's presentation gave location details, background of old culverts, present conditions of blockage of culverts, hydraulic analysis/design, proposed bridge capacity. The channel existing capacity is ~600 cfs which is not the ten-year discharge. The 35 ft clear span, grade control structure, scour/riprap analyses/design greatly improve the situation. He showed design plans, and that hydraulic analyses are in support of no-rise and their results.

Dr. Thornton asks Mr. Turner about the drop section and explanation for that. The no-rise included the cross section and riprap. Mr. Oberlander asks about fish passage and Mr. Turner said he wanted to limit disturbance, but they could drop the boulders lower to lower that channel elevation. The Board agrees that it will convey less than the ten-year because no matter how long they span it, it has potential for overtopping due to topography. Mr. Rounsaville asks if drop structure could be moved upstream and possibly be smaller. Again, Mr. Turner talked about less disturbance and mentioned there are large boulders upstream he didn't want to infringe on. Dr. Thornton asks about downstream crossing capacities and Mr. Turner states that they are both closer to the ten-year discharge. Dr. Ervin-Blankenheim asks about the old bridge being taken out in 2013. Mr. Morton explains there were I-beams and concrete, maximum width of 14 feet, and the railings were rough pine.

Motion:

Mr. Rounsaville motioned to recommend approval of a bridge over the North Fork of the Big Thompson River at 195 Old Bridge Road Floodplain Project Review to the County Engineer.



Mr. Oberlander seconded the motion.

Further Discussion: None

Vote:

Mr. Hunt – Absent
Dr. Thornton – Yes
Mr. Morris – Yes
Dr. Ervin-Blankenheim – Yes
Mr. Oberlander – Yes
Mr. Darrow – Absent
Mr. Rounsaville - Yes

Motion passed [5-0], with 0 abstentions

Item 4: A petition filed by the Larimer County Engineering Department for a Map Amendment under Section 12.1.6.G of the Larimer County Land Use Code for a Letter of Map Revision on the Cache la Poudre River in the Cache la Poudre FEMA and Best Available Zone AE (Floodway) Floodplain Overlay Districts at the following location to wit: Section 13, Township 6 North, Range 68 West, Larimer County, CO

Applicants Present: Gary Wolff, Otak, Inc.

Ms. Kurtz introduced the project to the Flood Review Board and stated that this is a Map Amendment Floodplain Project Review for a Letter of Map Revision for the River Bluffs Open Space. The applicable Larimer County Land Use Code (LCLUC) Section for a Map Amendment is LCLUC Section 12.1.6.G.

This is a stream restoration project for the River Bluffs Open Space. One of the items the restoration project did was to reconnect the floodplain for ecological function and benefits. The map amendment covers three communities: Weld County, Windsor, and Larimer County. The modeling was based on RiskMAP with concurrence from FEMA to use RiskMAP. There are multiple flow paths in the model which makes it more challenging than a single flow path.

Mr. Wolff gave a project overview. Mr. Purcell discussed how they wanted to make a more natural river space for the Poudre River while still working with the CDOT bridge under the road. Mr. Wolff discussed the Floodplain Development Permit issued in 2018, as-built no-rise report in 2019, and modeling with an early version of RiskMAP because of complicated multiple flow paths. He mentioned there were no insurable structures in vicinity. Mr. Wolff spoke of the post-project LOMR and difficulties of the LOMR analysis with RiskMAP changing and waiting to be approved. The May 2019 RiskMAP model was used and seen in model schematic. This project's tie-ins effect Larimer County, Windsor, and Weld County. This project increases the flow along the main stem of the river and less flow is spilled towards the eastern branches. Mr. Wolff also discussed the change in base flood elevation (BFE) and revised mapping using RiskMAP, but with adding the potential changes of the project, it does show an increase of the floodway in the project area based on the analyses. One possible structure could be impacted. It



is a pumphouse currently in the effective mapping and was surveyed to show the lowest floor is 0.9 feet above the BFE. There is a potential that floodwaters could reach the pumphouse foundation due to a low spot on the river side of the structure. The County has shared the project information with Weld County and Windsor and is welcoming comments and discussion.

Ms. Fead spoke of the appeal upstream which is part of another project and will check that the changes wouldn't affect the downstream end of the current project in discussion. She said the upper project is above the tie-in and could change the distribution in a less significant way but is worth noting. Mr. Morris asks about RiskMAP including CDOT changes and Mr. Purcell tells them the CDOT changes were not included as they were done long ago. Dr. Thornton asks if owner of pumphouse was included and Mr. Purcell answers that there will be communication, but the pumphouse is not currently in the flood map. Mr. Purcell also shows how the project is distributing more water without effecting the bridge or road on Highway 392. Also, that the flow paths will help wetlands in spring runoff for the project. Mr. Oberlander asks if the new map with the LOMR will show the pumphouse out so that they don't need to work with FEMA. Mr. Wolff confirms that the pumphouse won't be in the flood map. Mr. Oberlander also asks if the River Bluffs homes had encroachment of a water rise onto private property. Mr. Wolff says some of the lots do touch the edge of the floodplain and that they will be notified of the changes. Mr. Morris clarifies there are little changes on the map towards the bridge and Mr. Wolff and Mr. Purcell confirm there is little change around the bridge area. Mr. Rounsaville had a modeling comment about negative surcharge and suggests looking into critical depth on every cross section and so the modeling will be more precise and could possibly get rid of negative surcharge. The change doesn't affect the mapping but may help be visually more precise and help on FEMA review.

Motion:

Mr. Oberlander moved to recommend approval to sign the MT-2 form for the River Bluffs Letter of Map Revision Map Amendment to the County Engineer.

Mr. Morris seconded the motion.

Further Discussion: None

Vote:

Mr. Hunt – Absent
Dr. Thornton – Yes
Mr. Morris – Yes
Dr. Ervin-Blankenheim – Yes
Mr. Oberlander – Yes
Mr. Darrow – Absent
Mr. Rounsaville - Yes

Motion passed [5-0], with 0 abstentions

Other items:

- Discussed upcoming agendas



Meeting adjourned at 9:43 a.m., MDT.