

FLOOD REVIEW BOARD

Date: January 23, 2020

Time: 8:30 AM

Location: Lake Estes Conference Room, Larimer County Office Building, 200 W. Oak St., Fort Collins, CO, 80521

Contact: Devin Traff, Larimer County Engineering Department

MEETING MINUTES

Staff Present: Devin Traff, Tina Kurtz, Amy White

Board Members: Chad Morris, John Hunt, Mike Oberlander, Greg Koch

Applicant(s) Present: Jamis Darrow (Anderson Consulting Engineers)

Mr. Hunt opened the meeting at 8:30 A.M.

Introductions

North County Line Road Letter of Map Revision (LOMR)

Mr. Traff introduced the project. This is a request to grant community acknowledgement of LOMR for stream restoration project completed on Little Thompson east of the LCR 23E/LCR 2 intersection. The original culvert crossing was damaged in the 2013 Flood and again in 2015 Berthoud Tornado. Emergency repairs completed after these events. Permanent repairs were completed in 2019 which included the removal & replacement of riprap on the upstream and downstream faces of culverts, concrete paving surrounding culverts and roadway, and boulders were added upstream of culverts to provide varied flow for fish passage. The LOMR was completed to document these repairs using the preliminary CHAMP model as the effective model. While no rises were produced in base flood elevations (BFE's) between the revised (as-built) condition and the corrected-effective condition, rises were produced between the corrected-effective and effective condition at three cross-sections upstream of the crossing due to an incorrect representation of the original culverts in preliminary CHAMP model.



Mr. Darrow described the emergency and permanent repairs to the crossing and the supplementary analysis to the no-rise analysis which was submitted with the study. Between 2013 and 2015 the crossing changed from three culverts to five culverts, and it was observed that the CHAMP model had the wrong size culverts in the model. That error was corrected and are responsible for the rise between the corrected effective and duplicate effective models. The post-project condition was updated with revised topography and the entrance/exit coefficients were modified to reflect the mitered ends of the culverts. No-rise was shown for the post-project condition. The supplementary analysis to the LOMR was provided to compare the pre-flood condition to the post project condition to verify no-rise. Three (3) 60" barrels existed pre-flood which were replaced with six (6) 60" equivalent pipe-arch CMP barrels, which CHAMP did not accurately represent in the preliminary model. Mr. Morris asked about the use of HEC-RAS 4.1 for the floodway analysis. Mr. Darrow explained that the use of HEC-RAS 4.1 for floodway analyses follows CWCB guidance for CHAMP analyses. Mr. Darrow reiterated that the rise between the corrected effective and effective models is largely due to the fact that the CHAMP model did not represent structures with blocked obstructions.

Mike Oberlander motioned to pass the motion to recommend signature of the MT-2 Form (Community Acknowledgment Form). Chad Morris seconded. Motion passes 3-0.

Boards and Commissions Public Notice Changes

Greg Kock entered the meeting and Mr. Traff introduced the public notice changes. The Board has been requested to pass the following motion:

"I move the Larimer County Flood Review Board designate www.Larimer.org as the place for posting notice of public meetings, and if exigent or emergency circumstances prevent the online posting at such location, public notice shall be physically posted at the bulletin boards located at the north and south entrances to the Larimer County Courthouse Offices Building at 200 West Oak, Fort Collins, Colorado, in accordance with Colorado's open meetings laws."

Mike Oberlander motioned to pass the motion. Chad Morris seconded. Motion passes 4-0.

Short-Term Rental Discussion

Mr. Traff introduced the discussion. Structures which have been used historically as short-term rental (STR) properties are now being required to obtain their Certificate of Occupancy (CO) as a result of 2019 Building Code changes. STR use is not an allowed use within the floodway and properties seeking their CO would need a variance from the Flood Review Board (FRB) to do so. In past discussions, the FRB requested to see documentation of historical STR use for such properties and the date of adoption of the regulatory floodway to aid in the review of such variance applications.

Ms. White provided additional discussion of the STR approval process. STR approval needs to account for life safety. The process requires an operation manual which addresses various safety considerations including flood safety. STR properties undergo life safety inspections prior to approval. Mr. Morris asked if there is a list of such properties. Ms. White stated that four properties have been approved



and 190 are currently on the list for approval. Mr. Hunt asked what enforcement would look like. Ms. White stated that enforcement is initiated on a complaint basis.

Ms. Kurtz stated that the County Engineer has stated that STR owners with only one access bridge would be responsible for having annual inspections performed on the bridge. Notices will be posted to make the public aware of potential flood danger for properties affected by regulatory floodplains.

Mr. Traff asked what criteria or supporting documentation the Flood Review Board would like to see for variance applications of this nature. Mr. Oberlander elevation stated he would like to see the elevation certificate and elevation data and stability of structure & slopes. Mr. Hunt recommended FEMA elevation certificate and verification that 18" freeboard exists to BFE for structure itself, not ancillary structures like a deck. Mr. Koch and Oberlander agreed. Mr. Oberlander stated that access bridges should meet County design standards such as passage of the 10-year flood event for private local access roads. Mr. Hunt stated that operations manuals should address danger due to erosion and slope instability during flood events, and that he favors "climb to safety" instructions. Mr. Koch asked what the design standard is for public access bridges. The Board agreed that they would like to see the access route to the property.

Ms. White discussed the differences between Estes Valley Planning Area vacation rentals and unincorporated Larimer County STR's. Ms. White clarified that when STRs are approved the FRB will not review them unless the properties are located within the floodplain (floodway). Mr. Oberlander asked if there should be higher standards for STRs with 11+ occupants and Mr. Koch stated that the only difference may be the criteria related to the accesses associated with these properties. The Board may consider requiring inspections to meet NBI standards at direction of County Engineer and Assistant County Engineer.

No action was made on this item, as it was only meant for discussion on future variance requests that may be submitted to the Board.