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May 31, 2024

City of Steamboat Springs Planning and Community Development
137 10th Street
Steamboat Springs, CO

RE: Lots 5-9, Block 12
1147 and 1169 Oak Street
Steamboat Springs CO, 80487
Floodplain Development Narrative

Dear City of Steamboat Springs:

Please review the following narrative for a floodplain development application pertaining to Lots 5-9, Block 12 located at 1147 and 1169 Oak Street within the City of Steamboat Springs. The project includes armoring the Soda Creek channel embankment to enhance existing site conditions and reduce the potential of future erosive soil on each of the properties. The armoring will include the installation of 1 foot diameter boulders with willow staking and geotextile fabric along the toe of slope of the Soda Creek. The armoring will span to the edge of the floodway up the embankment and will help replace dense brush currently located within Soda Creek floodway. Additionally, two new six-foot max height dry stack boulder walls will be installed outside of the designated FEMA Zone AE boundary to help with flattening the site to accommodate future development. The walls are outside of the floodplain but are shown for reference.

Under current conditions, there are two tax parcel boundaries which make up the five individual lots (lots 5-9, block 12). The two parcels are currently zoned as Residential Old Town (RO). There is an existing house scheduled for demolition on Lot 9 and a duplex on Lot 6, Block 9. Four Points recently submitted a Zoning Application to rezone all of the lots to Commercial Oak Two (CK-2).

Flood Plain Development Permit: Channel Armoring Improvements:

The regulatory floodway and 100-year Zone AE inundation boundaries of the Soda Creek make up a portion of each of the five lots along the southerly boundaries. FEMA FIRM Map 08107CO877D indicates that the base flood elevation of the Soda Creek in close proximity to project area ranges from 6704.8 (downstream) to 6706.0 (upstream) feet above mean sea level. An overlay of the flood hazard layers from the FIRM has been included on Sheet C2 of the permit plans to detail the scope of work for the project in relation to each floodplain zone.

The armoring of the channel embankment will take place on the northern side of the Soda Creek, within the regulatory floodway. The armoring is intended to be done in a manner in which existing elevations of the embankment are held to current conditions.

Community Development Code: 419.G Standards for Floodways

1. Encroachments, including fill, new construction, substantial improvements, and other development

are prohibited within the floodway, unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

We believe that the criteria under section 419.G1 of the Community Development Code are met with these proposed improvements. Existing grade elevations of the embankment will be held with the armoring improvements and therefore will not result in an increase or rise to flood elevations as a result of the intended work within the floodway.

Retaining Wall Improvements:

Additionally, it is proposed that two dry stack boulder walls are installed north of the FEMA Zone AE 100-year inundation boundary to accommodate flattening of the site for future development to maximize the buildable area on lots 8 and 9. The boulder walls will be installed in conformance with Section 418.C2 and 418.C3 of the Community Development Code, which states the following:

Community Development Code: 418 Retaining Walls

2. The maximum overall height of a retaining wall, as measured from the lowest point of final grade at the base of the retaining wall to the top of the wall, shall be in accordance with Table 418-1.

Table 418-1. Retaining Wall Heights	
Location	Height
Within Lot Line Setback Area	6' max. ¹
Within Building Envelope	11' max.

¹Retaining walls exceeding 6 feet in height within a required lot line setback on an existing platted lot may be permitted by the Planning Director upon a finding that the applicant has demonstrated the wall height is necessary to achieve driveway access to the lot.

3. Retaining walls over six feet in height shall be designed and constructed with a minimum of two stepped vertical wall segments. Stepped wall segments shall:
 - a. Not exceed six feet in height; and
 - b. Have a horizontal offset of at least three feet from the face of each wall segment.

We believe that the criteria under section 418.C2 and 418.C3 of the Community Development Code are met with the proposed improvements. Each wall will be a maximum of six feet tall and will be installed within the setback area of each lot. The walls are located outside of the floodplain and will not result in a rise to the base flood elevations of the Soda Creek.

We kindly request your approval of this application for a floodplain development permit and look forward to advancing the project as soon as possible.

Sincerely;

Walter Magill, P.E.
Four Points Surveying and Engineering