

Land Conservation & Stewardship Board July 13, 2022 Regular Meeting – Excerpt

Nissan-KIA Drainage Easement

Alynn Karnes, Land Conservation Specialist introduced a potential drainage easement to Fort Collins Nissan-KIA across the southeast corner of Redtail Grove Natural Area. The Nissan-KIA dealership development plan requires that a drainage path be identified and formalized to mitigate their stormwater outfall from the development. This proposed easement path follows an existing natural drainage swale where stormwater already flows from the uphill Nissan-KIA property into Fossil Creek. Natural Areas staff were contacted in late 2021 with an easement request to address the additional volume of water anticipated from the proposed development and formalize the historic stormwater flows.

Staff discussed alternative analyses for drainage and design options to mitigate the increased volume of stormwater into Fossil Creek with the developer, and the Utilities and Parks Departments. Alternative analyses included: laying a pipe under Nissan-KIA, private landowner, and Natural Areas properties to convey the stormwater directly to Fossil Creek, diverting a pipe up the northeasterly side of the Nissan-KIA property parallel to College Avenue and placing a storm sewer to drain to Fossil Creek along a new drainage path, and piping the stormwater to the western side of the property to outfall into Lang Gulch. Upon assessment, these alternatives appeared to either require a higher level of disturbance and long-term maintenance to the natural area property or physically were not viable options. Alternative designs to the proposed drainage path included: a detention pond on the southeast corner of the property, or the installation or addition of a larger culvert underneath Fossil Creek Trail. In all alternative design scenarios, there would be significant damage done to the natural area vegetation and/or trail that would need to be mitigated for and restored. In all proposed alternative designs, the trail would need to be closed to the public for approximately two weeks during construction. City staff collectively determined that Nissan-KIA's proposed underground stormwater detention design on their property, with a slow release of drainage to Fossil Creek, protects the natural area more than the other options of granting a detention pond on the property or increasing the size or number of culverts that convey drainage under the trail.

Discussion: The Board and NAD staff had an extensive discussion about the alternative options to include drainage, stormwater standards compliance, Fossil Creek water quality from the car lot runoff, monitoring of the water discharged, amount of runoff and additional cars on the car lot. Member Cunniff inquired about auto service drainage. The dealership uses a contained part cleaner and then a skimmer for oils and particulates that are then hauled off-site. Alynn expressed that most of the drainage will go into Lang Gulch.

Member Cunniff made a motion to table the Nissan-KIA Drainage Easement indefinitely. Member Lopez seconded the motion. The motion was unanimously approved 8-0.