

FLOOD PLAIN PERMIT COMMITTEE MEETING

*201 West Gray, Building A, South Conference Room
January 18, 2011
8:30 a.m.*

Minutes

PRESENT: Shawn O'Leary, Director of Public Works
Susan Connors, Director of Planning/Community Development
Ken Danner, Development Manager
Doug Koscinski, Current Planning Manager
Bob Hanger, Storm Water Engineer
Marion Hutchison, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Julie Shelton, Staff
Jim Speck, Utilities Department
Ole Marcussen, SMC Consulting Engineers
Ricky Palmer, Property Owner

NOT PRESENT: Sherri Stansel, Citizen Member

O'Leary began the meeting by asking the committee for approval of the minutes of the January 3, 2011 meeting. Motion for approval from Koscinski. Seconded by Danner. Approved 6-0. It was noted that Sherri Stansel was not present.

Item No. 2, Flood Plain Permit Application No. 476:

O'Leary introduced the permit application for a single family residence on the south side of West Franklin Road approximately ½ mile east of 60th Avenue N.W. McLellan introduced Ole Marcussen who is representing the applicant Marc Heitz. McLellan continued by discussing the staff report and the location of the proposed house. It was stated that the property location is in the City of Norman regulatory floodplain and not the FEMA floodplain. This is based on the McArthur and Associates Study done as part of a Conditional Letter of Map Revision (CLOMR) which was adopted by City Council in 2008. McLellan added that according to the Norman 2025 Plan, the property is located within the 10-Mile Flat Conservation Area which requires a 20 acre minimum lot size. It was noted that because the land was subdivided prior to 1973, the property is not required to meet the 20 acre requirement. Various information was given about the zoning, base flood elevations and applicable ordinance sections to include the compensatory storage requirements for fill. Staff was told that the previously mentioned study was done as part of a roadway design project for 60th Avenue N.W. widening project which will widen the road to four lanes. It was noted that the project will lower the base flood elevation by approximately .1 feet in the area of the proposed residence. McLellan then gave the staff recommendation for approval with the conditions that the applicant provide information with the source of the fill to make sure that it comes from within the existing flood plain and that an elevation certificate will need to be provided when the work has been completed. O'Leary asked for questions from the committee. Question from Hutchison and various discussion concerning the division of the land prior to 1973. Motion for approval from Koscinski with the conditions that the source of fill be documented and an Elevation Certificate be provided to the City upon completion. Seconded by Danner. Approved 6-0.

Item No. 3, Flood Plain Permit Application No. 477:

O'Leary introduced the application as a request from Mr. Sassan Moghadam for the installation of 5 water service lines in a private easement on the north side of West Tecumseh Road from 60th Avenue NW east approximately ½ mile. McLellan began by discussing the staff report and noting that there are four 20 acre tracts and one 80 acre tract which are all located in the City of Norman regulatory floodplain. It was noted that the Westridge Farms Addition Certificate of Survey was approved by City Council on December 22, 2009. Due to the water wells in the area not being reliable, the land owners have requested to be connected to the City of Norman's water distribution system with individual private water service lines to be located outside of the public right of way in a private easement. A brief history was given noting that in 2002, the City of Norman extended a public water main along the south side of Tecumseh Road from Hillview Drive to approximately ½ mile east of 48th Avenue N.W. Discussion ensued about the location of where the line would be tapped. Citizen Ricky Palmer joined the discussion and complained that he had been previously denied the request to run a water line to his property. Discussion among the committee, Palmer, and Speck continued in regards to providing water service to property owners in that area. Clarifications were made by Danner in regards to the application and approval of the Certificate of Survey for Westridge Farms Addition. Danner asked for clarification on the impact if the tap into the City's water line needed to be moved. Danner requested that the application be approved with the condition that the existing water line will be tapped at a location to be determined by the Utilities Department. It was also noted that an additional easement may be required by the applicant. Motion for approval by Hutchison. Seconded by Danner. Approved 6-0.

Miscellaneous Discussion:

Miscellaneous discussion from committee.

Meeting adjourned at 9:10 a.m.