

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, Conference Room D

*Monday, November 2nd, 2015
3:30 p.m.*

Minutes

PRESENT: Shawn O'Leary, Director of Public Works
Susan Connors, Director of Planning/Community Development
Scott Sturtz, City Engineer
Ken Danner, Subdivision Development Manager
Jane Hudson, Principal Planner
Sherri Stansel, Citizen Member
Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Rachel Warila, Staff
J.W. Dansby, Engineer from Dansby Engineering
Michael Crespin, Applicant

The meeting was called to order by O'Leary at 3:30 p.m.

Item No. 1, Approval of Minutes:

O'Leary called for a motion to approve the minutes from the meeting of October 19th, 2015. A motion was made to approve minutes by Scott Sturtz, and it was seconded by Ken Danner. Approved 7-0. It was noted that seven members of the committee were present and a quorum was established.

O'Leary then announced the submittal of Floodplain Application No. 563 for a new addition to the single family residence located at 2021 72nd Ave N.W. He then introduced Todd McLellan, Development Engineer for the City of Norman.

Item No. 1, Flood Plain Permit Application No. 563:

McLellan introduced the applicant's husband Michael Crespin, and the applicant's engineer J.W. Dansby to the committee, then delivered the Staff Report stating that this floodplain permit application submitted by the applicant was for the construction of a proposed garage addition to a two story house located at 2021 72nd Ave N.W which is in the 10 Mile Flat Creek Special Flood Hazard Area (SFHA).

The property is located on the east side of 72nd Avenue N.W. between Robinson Street and West Rock Creek Road. The existing house is two-story, approximately 2400 square feet, with slab on grade construction built on approximately 5.0 acres in 1968. There are other buildings on the property and the entire property is located within the 10 Mile Flat Creek SFHA.

The new garage addition will be approximately 20 feet by 24 feet and will be attached to the existing garage on the north side of the house. The existing garage will be remodeled into additional kitchen and dining room space. The new kitchen and dining room space floor slab (existing garage) will need to be raised approximately 1 ft. so that it matches the elevation of the existing house slab. The new garage addition is also planned to match the existing house floor slab elevation. The existing floor slab elevation is approximately 1 foot above the existing ground that surrounds the house. Consequently approximately 35 cubic yards of material will be needed for floor slab construction.

A new air conditioner compressor unit will also be installed but the exact location has not been determined at this time. The unit will be elevated a minimum of 2 feet above the BFE on a stand.

According to the floodplain ordinance, if the total cost of the addition exceeds 50% or more of the market value of the original structure, then the entire structure must be upgraded to meet current floodplain standards. The cost of the addition is approximately \$91,966 and the market value of the existing house is approximately \$208,610. The market value of the existing house was determined by subtracting the value of the land (\$33,390) from the appraised value (\$242,000) according to the appraisal performed by Dow Appraisals in February of 2015. Since the value of the addition is 44.1% of the value of the existing structure, this work does not meet the 50% substantial improvement threshold of the ordinance.

According to the latest FIRM, the site of the proposed addition is located in Zone AE. At the proposed addition location, the BFE is 1131.0 ft., which is 2.0 ft. above the approximate ground elevation of 1129.0 ft. in the area of the proposed addition based on GIS 1 ft. contours. Even though the proposed floor slab elevations are approximately 1 ft. above existing grade, they will be approximately 1 ft. below the BFE. There is no minimum freeboard requirement since the value of the proposed work is below the 50% substantial improvement threshold requirement.

McLellan then stated the applicable ordinance sections including fill restrictions in the floodplain, compensatory storage requirements, substantial improvement, and no rise considerations and outlined how the application met each ordinance section.

O'Leary then thanked McLellan and asked if there were any questions or comments from the applicants and there were none and then he asked the committee if they had any additional questions or comments. Jane Hudson asked about the side yard setback and wanted to know if the new structure would be at least 25 ft. from the side yard. J.W. Dansby replied that based on the drawing that he submitted he believed it was right at 25 ft. Susan Connors then commented that when the applicant turns in the building permit application they will be looking for a 25 ft. setback but that it does not pertain to this floodplain permit application. Ken Danner then asked McLellan if the location of the proposed addition was in the Canadian River or the Ten Mile Flat Creek floodplain. McLellan responded that it was all one floodplain that was interconnected. Neil Suneson then replied that he also had some questions and comments regarding the Flood Insurance Rate Map (FIRM) and the indicated cross section locations. Sturtz then responded to Suneson and suggested that they meet directly after the floodplain permit committee meeting to discuss these issues and review the 2013 FEMA Flood Insurance Study for Cleveland County. Suneson agreed to meet and discuss these comments following the meeting.

O'Leary then asked if there were any more questions and there were none so he asked if there was a motion. Danner made a motion to approve which was seconded by Sturtz for floodplain permit application #563 as presented. Approved 7-0.

Item No. 2, Miscellaneous Discussion

O'Leary then stated that there was one more item on the regular agenda; he had requested staff to review the current floodplain permit application because he had observed in recent months that it may need to be updated due to possible discrepancies or language in the application that did not match the ordinance.

At the meeting, a current copy of the floodplain permit application, along with an edited redline copy was provided to committee members to get feedback or request for additional changes and determine if they might bring it to a subsequent meeting for possible adoption. In the meeting, some of the changes discussed for the revised application included locations of signature lines, requests for more detailed cost estimates and work appraisals, a more complete description of the proposed work, an explanation of why certain information might be irrelevant, and the removal of redundant or ambiguous language.

The recent Community Rating System (CRS) audit that was performed the last week of October 2015 was also discussed. McLellan summarized the purpose of the audit to the committee. He stated that the results would not be made available for about 3 to 4 months following the audit.

A motion was then made to adjourn the meeting by Scott Sturtz which was seconded by Susan Connors. Approved 7-0.