

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

Monday, August 17, 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, Principle Planner
Sherri Stansel, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Rachel Warila, Staff
Earl “Gary” Keen, Keen Engineering

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 July 20th, 2015. A motion was made to approve minutes by Scott Sturtz, and it was seconded by Ken Danner. Approved 6-0. It was noted that six members of the committee were present (Neil Suneson was absent) and a quorum was established.

O’Leary then announced the submittal of Floodplain Application No. 562 and introduced Todd McLellan, Development Engineer for the City of Norman.

Item No. 1, Flood Plain Permit Application No. 562:

McLellan introduced Gary Keen, the applicant's engineer to the committee representing Keen Engineering then delivered the Staff Report stating that this floodplain permit application submitted by applicant Kenneth Knott was for the construction of a concrete parking area, sidewalk, carport, and yard grading for the residence at 206 South Lahoma Avenue.

The existing house was constructed in 1930 on Lots 1 and 2 Block 2 of Eagleton Addition which is on the west side of South Lahoma Avenue. Imhoff Creek flows through the old WPA channel on the west side of the property. The entire property including the house is in the floodway of Imhoff Creek.

In the summer of 2013, the structure incurred damage as a result of flooding and was determined to be substantially damaged. Accordingly, the structure had to be brought into compliance with current floodplain ordinance requirements. The property owners at that time obtained a floodplain permit to rebuild and elevate the structure to meet the floodplain ordinance requirements. The work was completed and accepted by the City.

The property was subsequently sold and acquired by the current owner, Kenneth Knott in late 2014. Mr. Knott desires to construct additional paving to be used for off-street vehicular parking and a sidewalk providing access to the stairway that is attached to the rear deck. A portion of the proposed paving is located in a sanitary sewer utility easement that will require a Consent to Encroach agreement with the City.

Prior to the substantial improvement there was a single carport that was located over the existing driveway pavement. The carport was removed to provide working room for the repair of the main residential structure. The applicant desires to construct a single bay carport approximately the same size as the original carport but located further west than the original location. The new carport will not be located within the utility easement.

The surface of the ground at the location of the proposed paving is somewhat uneven due to the existence of small, shallow low areas. These low areas currently hold water when storm water recedes. At present this water retention is hardly noticeable or an issue; however, if water ponds on the new pavement it will be a nuisance. Accordingly, the applicant proposes to grade the lawn along the edge of the paving to cause this water to drain east from the property; therefore, the applicant wants to include the minor grading with this floodplain permit application. The graded area will be a few inches deep and a few feet wide. Removing soil will not have an adverse impact on the floodplain or the neighbors. Excess soil excavated at this site in preparation for concrete paving and grading will be disposed of outside the floodplain.

According to the latest DFIRM, almost the entire property is located within the Imhoff Creek floodplain/floodway (Zone AE). The BFE at the site is 1153.0 ft. which is approximately 3 to 3.5 feet above the existing grade.

The residence was elevated in accordance with the original floodplain permit and accepted by the City. Certain appurtenances were also elevated. This included replacing the steps leading

to the front porch with a stairway that is now supported by posts rather than a spread footing. This revision resulted in a reduction of the area impacting the flow of water in the floodplain/floodway. Also, the HVAC unit was elevated above the base flood elevation by placing the HVAC unit on a platform supported by posts. Previously, the HVAC unit was located on a concrete slab located at ground level. This change resulted in a reduction in the area impacting the flow of water in the floodplain/floodway. In addition, the rear deck was elevated above the floodplain by supporting the deck on steel posts. Previously, this deck had been located at ground level below the BFE. This change resulted in a reduction of approximately 200 square feet of obstruction of the floodplain (or footprint extending into the floodplain).

The current proposal is to place approximately 802 square feet of new concrete paving to be used for parking, and this number includes the portion of the slab located beneath the proposed carport. Also, included is approximately 331 square feet of concrete paving to be used as a sidewalk. The proposal also includes constructing a carport that will be 160 square feet in area.

The paving will be placed at existing ground level so that water storage capacity across this property will not be reduced. A quantity of soil will be removed equal to the volume of sand cushion and concrete to be placed. The criteria is that no point on the top of the concrete paving will be higher than the existing ground level (pre-construction) at that same point. To insure that this criterion is met, the applicant proposes to obtain the services of a land

surveyor or engineer to provide construction staking of the proposed paving. This construction staking will identify the horizontal and vertical control necessary to meet the requirement that there be no obstruction of the flow of floodwaters across this property or any reduction in the conveyance of the stream. City inspection of the forms prior to the pouring of the concrete is required.

McLellan then outlined the applicable ordinance sections 4(b)(1)a and 5(a)(viii), which concern fill restrictions in the floodplain and no rise considerations, respectively.

Danner then asked Keen if he knew where the excess material would be taken to, because on occasion it has been hauled off to another floodplain area, and Keen replied that he was not certain but that if the committee wanted to specify conditions, such as hauling it to a landfill or outside of the city limits then they would be happy to comply. Keen then asked Danner if the committee would like to make a condition for location of disposal and submit to Todd McLellan for approval. Danner replied that he thought it would be a benefit to do this. Keen stated that he had no objection to this request.

Stansel then asked about the encroachment from the sewer and Danner replied that it was scheduled for City Council and that they were still waiting for two utility companies, one we probably won't hear from and the others have not objected. OG&E wanted the owner to be aware of a possible conflict with the service line going to the house. O'Leary then stated that it was a general easement so that any of the franchise utilities could be in there but it is

probably a routine process unless they find something and then we attempt to accommodate the utility company.

Stansel then said that she was curious as to why so much parking was necessary on this particular lot. Keen replied that there was currently only one parking space and that on new construction the city requires a minimum of two parking spaces. He also noted that the planned use for this particular house is for students to reside in and the owner's son will be living at the residence and he anticipates that he will find two roommates in the future. He believes that each roommate will likely have a vehicle and that he believes it will be better for everyone if they were able to park off the street.

O'Leary then asked if there were any other questions, comments or a motion. Danner then made a motion for approval. O'Leary then asked Danner if he would like to put a condition on that motion. Danner then stated that he would like to put a condition that Todd McLellan is informed as to where the excess material removed from the site will be placed. Connors then seconded the motion. O'Leary then asked if there was any further discussion for Application #562 and there was none. Approved 6-0.

Item No. 2, Miscellaneous Discussion

O'Leary then stated that this was the only application of the day as there were no other applications, and that the September 8th meeting would fall on a holiday and he was not yet sure of any for September 21st but there were a couple of pending applications. O'Leary then asked if there was any more discussion and McLellan said he wanted to add to the Agenda

that the Discovery Closeout meeting for the Lower Canadian Walnut watershed will be next Thursday, August 27th at 10:00 a.m. at the City Council chambers.

A motion was then made to adjourn the meeting by Scott Sturtz which was seconded by Ken Danner. Approved 6-0.