

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

Tuesday, September 6th, 2016
3:30 p.m.

Minutes

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

OTHERS PRESENT: Todd McLellan, Development Engineer
Carrie Evenson, Stormwater Engineer
Chris Anderson, SMC Consulting Engineers

The meeting was called to order by O'Leary at 3:33.

Item No. 1, Approval of Minutes:

Six members of the committee were present and a quorum was established. It was noted that Jane Hudson was assisting a citizen and would be a few minutes late. O'Leary called for a motion to approve the minutes from the meeting of July 5, 2016. Motion to approve minutes by Scott Sturtz. Seconded by Neil Suneson. Approved 6-0.

Committee member Jane Hudson joined the meeting.

Item No. 2, Flood Plain Permit Application No. 575:

O'Leary stated this application was for expansion of a stock pond located in the 10 Mile Flat Creek floodplain. The applicant's engineer Chris Anderson of SMC Consulting Engineers, P.C. was present. O'Leary introduced Todd McLellan, Development Engineer, who would be going over the Staff Report.

McLellan explained that this pond will be used as an irrigation pond for a sod farm. The property is located on the west side of 48th Ave NW between West Tecumseh Road and West Franklin Road. The whole area of the pond is in the 10 Mile Flat Creek floodplain. The pond is currently 0.1 acre and the applicant would like to expand the pond to 0.6 acres approximately 6 ft. deep.

McLellan displayed SMC supplied drawings illustrating the material that will be excavated out of the pond will be placed in an area to the east of the 100 year floodplain boundary. The contours and erosion control plan for the project were also displayed.

McLellan explained the project site is not located in the FEMA floodplain but is in the City of Norman regulatory floodplain Zone AE. The current City of Norman regulatory floodplain was established by the MacArthur CLOMR study in 2007. However the 10 Mile Flat Creek floodplain is currently being remapped by FEMA with new DFIRMS scheduled for release in 2019.

Applicable ordinance sections were noted to include:

4(b)(1)(a) and 4(b)(5) Fill Restrictions in the Flood Plain and Compensatory Storage – No fill will be brought into the floodplain as part of this project. Therefore, no compensatory storage is required. By removing excavated materials from the floodplain, floodplain storage will be increased due to this project.

4(b)(17)(ii) City Council Approval – The construction of a pond with a water surface area of 5 acres or more requires City Council approval. Since this pond will be approximately 0.6 acres, City Council approval is not required.

5(a)(viii) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work. The project engineer has certified that the project will not cause a rise of more than 0.05' in the BFE, which meets the ordinance requirements.

Based upon the information provided, staff recommended Floodplain Permit application #575 be approved. O'Leary then turned the floor over to the applicant's engineer, Chris Anderson.

Anderson stated this was a pond that used to be used for watering livestock. The area where the livestock was kept has since been turned into a sod farm that is in need of a more substantial water source for irrigation.

O'Leary asked where the sod farm was in relation to the pond. Anderson stated the sod farm is to the north of the pond.

O'Leary then thanked Anderson, and asked if there were any further questions, comments, or motions on the application. Danner then made a motion to approve the application. Sturtz then seconded the motion. O'Leary asked if there was any further discussion on that motion. There was none.

Motion for application 575 was approved 7-0.

Item No. 3, Miscellaneous Discussion:

1. There were no applications for the September 19, 2016 meeting and it was canceled.
2. The filing deadline for the 10/3/16 is September 14th. One application has currently been submitted and another is expected.

3. Sherri Stansel commented that the area near the borrow pit that has been the subject of a recent floodplain permit committee meeting and board of adjustment meeting (Permit Number 574) has pieces of asphalt scattered all around. Stansel had a piece of asphalt as evidence that she showed the committee. O'Leary stated that staff was working with Sherwood Construction to turn in needed materials for the committee to evaluate on the October 3rd floodplain committee meeting. McLellan and Connors clarified that Sherwood Construction would be able to go back to the Board of Adjustment after the October 3rd Floodplain Permit Committee meeting if they wanted to appeal the decision.

O'Leary asked if there was anything else from the committee and there was not, O'Leary called for a motion to adjourn. Sturtz motioned to adjourn, seconded by Connors. Motion was approved 7-0. Meeting adjourned at 3:43 p.m.