

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

*Monday, August 6, 2018
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
Neil Suneson, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer
Amy Shepard, Staff
J.W. Dansby, Dansby Engineering
Cris January, Citizen
Gary Keen, Keen Engineering
Cindy Daugherty, Muirfield Homes

The meeting was called to order by Shawn O’Leary at 3:33 p.m.

Item No. 1, Approval of Minutes:

Six members of the committee were present, and a quorum was established. Sherri Stansel was absent. Mr. O’Leary called for a motion to approve the minutes from the meeting of July 16, 2018. A motion was made to approve the minutes by Scott Sturtz. Seconded by Neil Suneson. The minutes were approved 6-0.

Item No. 2, Floodplain Permit Application No. 602:

Mr. O’Leary said this application takes place in the Canadian River floodplain and is for the installation of a 40 ft by 60 ft shop building on the property located at 4600 Willow Grove. Todd McLellan gave the Staff Report for this application. Mr. McLellan introduced the applicant, Cris January and the engineer for the project J.W. Dansby. Mr. McLellan said the

project location is just south of the intersection of S.W. 48th Ave. and Main St. in the Canadian River floodplain. Mr. McLellan said the property is entirely located in the Canadian River floodplain, with the east quarter of the property located in the floodway. Mr. McLellan said the applicant desires to install an approximately 2,400 sq. ft. steel shop building west of the existing house along with a concrete service drive. Mr. McLellan reviewed the site map which includes the location of the proposed shop building and the location of the compensatory storage area. Mr. McLellan reviewed the building plans for the project, proposed floor elevation and pictures of the current location. Mr. McLellan said the building site will be located in floodplain Zone AE where base flood elevations (BFEs) have been determined. The BFE at the proposed site is 1112.8 ft. which is approximately 0.8 to 1.8 ft. above existing grade. The planned finished floor elevation will be 1114.8 ft. or more. Mr. McLellan said that approximately 8,755 cubic feet of fill will be needed to elevate the building and 536 cubic feet of fill will be needed to elevate the drive so the top of the proposed building slab will be elevated a minimum of 2 feet above the BFE. The material will come from a borrow pit on site that will also provide compensatory storage. Mr. McLellan said that an Elevation Certificate is required at completion of construction to verify that the elevation requirement has been achieved. Mr. McLellan confirmed the application meets all Ordinance requirements. Mr. O'Leary asked for additional comments from the applicant or engineer. Mr. Dansby said that the fill needed is measured as 536 cubic feet instead of cubic yards. The committee and Mr. McLellan noted that revision from cubic yards of fill to cubic feet. Mr. O'Leary asked for additional comments or questions from the committee. Mr. Sturtz motioned to approve Floodplain Permit Application No. 602 with the condition that an as-

built survey be submitted for the compensatory storage area. Ken Danner seconded the motion. Approved 6-0.

Item No. 2, Floodplain Permit Application No. 603:

Mr. O'Leary said this application takes place in the Imhoff Creek floodplain for the demolition and removal of a one story structure and construction of a new two story building within the same footprint as the existing structure located at 212 South Lahoma Avenue. Mr. McLellan gave the Staff Report for this application. Mr. McLellan introduced Gary Keen, the engineer for this project. Mr. McLellan pointed out to the committee that Mr. Keen had been before the committee previously for a couple of similar projects and was familiar with the City standards. Mr. McLellan said the existing house at 212 S. Lahoma Ave is a single story, approximately 1,160 sq. ft. house built on a footing and stem wall constructed in 1925. Mr. McLellan said there is also a 65 sq. ft. concrete porch at the front of the house. Mr McLellan said since the house was constructed before 1979, it is considered a Pre-FIRM structure for floodplain management purposes. Mr. McLellan said the entire property including the structure is located in the floodway of Imhoff Creek. Mr. McLellan presented a drawing from the engineer, Mr. Keen, of the exact measurements of the structure. Mr. McLellan said the house is in poor condition due to a history of repetitive flooding. The applicant plans to remove the existing structure and construct a new two-story house within the footprint of the existing structure. Mr. McLellan presented photographs of the current structure and property condition. Mr. Keen added that the home is currently vacant and was previously inhabited by some of the local wildlife. Mr. McLellan said the new house is required to be in compliance with current floodplain ordinance standards and will have a first floor of 1,053 sq. ft., which is

approximately 100 sq. ft. less than the original structure. Mr. McLellan said the exterior stairs will be open to allow the passage of flood waters and will be constructed at the front and rear of the house. Mr. McLellan said the new structure will have a footing and stem wall foundation and be constructed so the first floor is elevated a minimum of 2 ft. above the Base Flood Elevation (BFE). Mr. McLellan said utilities such as electrical systems and HVAC equipment must be elevated a minimum of 2 ft. above the BFE, and all construction materials placed below the BFE will be water resistant materials. Mr. McLellan said that approximately 650 sq. ft. of additional paving is being proposed in the form of parking and a new sidewalk on the west side of the house, which would be extensions of the existing driveway. This additional paving will be placed at ground level with the top of the paving being no higher than the historic elevation of the adjacent ground. Mr. McLellan said three flood vents with gross dimensions of 32" x 16" each will be provided in the north and south stem walls to allow the passage of flood waters below the house. Mr. McLellan said that all applicable ordinances have been met and staff recommends approval of floodplain Application No. 603. Mr. O'Leary asked for comments from the engineer. Mr. Keen said none were needed. Mr. O'Leary recognized Mr. Keen for his thorough application and acknowledged his hard work. Mr. O'Leary asked for comments or questions from the committee. Mr. Sturtz expressed his excitement to see improvement of the property to meet current floodplain requirements. Mr. Sturtz motioned to approve Floodplain Permit Application No. 603. Neil Suneson seconded the motion. Jane Hudson inquired if the engineer had requested or received a variance to the 25 ft build line requirement. Mr. Keen said the build line requirement had come into question on a previous application and the conclusion was that the replacement structure should be within the footprint of the original structure. Ms. Connors recommended adding the build line

of 20 ft or the footprint requirement of the new structure be specified in the motion to approve. Mr. Sturtz amended his motion to approve Application No. 603 to include the requirement that the new structure must be maintained within the original building footprint at the 20 ft front yard setback line. Mr. Keen added that the parking being proposed behind the new structure has a partial utility easement and might require a consent to encroach. Mr. O'Leary said the consent to encroach would be addressed in the building permit process. The committee voted and approved the application 6-0.

Mr. Keen advised the committee of a potential project he was approached about at 214 S. Lahoma Ave. next door to the previous application. Mr. Keen said that circumstances surrounding a small indoor fire and subsequent demolition have resulted in the cost to repair exceeding 50% of the current value of the structure and requiring a rebuilt structure to meet full floodplain ordinance requirements. Mr. Keen said the homeowner had approached him about a possible rebuild using a shipping container as the basis for a new structure. Mr. Keen expressed that these rebuilt homes can improve the neighborhood once they have been updated and meet new guidelines.

Item No. 4, Miscellaneous Discussion:

- a) Mr. O'Leary stated that no applications were received so the August 20, 2018 meeting has been cancelled.
- b) Mr. O'Leary stated the filing deadline for the September 4, 2018 meeting is coming up but that no applications have been received to date.
- c) Mr. O'Leary acknowledged Susan Connors for her commitment and her service to the committee. Mr. O'Leary said this is Ms. Connors last meeting before her retirement in

the next couple of weeks. Mr. O'Leary said her interim and then replacement will be sitting in on the committee in her absence.

Item No. 5, Adjournment:

Mr. O'Leary called for a motion to adjourn. Mr. Sturtz motioned to adjourn and was seconded by Susan Connors. Motion was approved 6-0. Meeting adjourned at 4:04 p.m.