

FLOODPLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, Conference Room D
Monday, July 18, 2022
3:30 p.m.

Minutes

PRESENT: Shawn O’Leary, Director of Public Works
 Scott Sturtz, City Engineer
 Ken Danner, Subdivision Development Manager
 Bill Scanlon, Citizen Member
 Sherri Stansel, Citizen Member

OTHERS PRESENT: Jason Murphy, Stormwater Program Manager
 Amy Shepard, Staff
 John Huff, Huff BBuilding Co. LLC
 J. W. Dansby, Dansby Engineering
 Lollie Lenker, Resident

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

Item No. 1, Approval of Minutes:

Five members of the committee were present, and Amy Shepard called roll. Ms. Lora Hoggatt and Ms. Jane Hudson were absent. Mr. O’Leary called for a motion to approve the minutes from the meeting of June 6, 2022. Mr. Scott Sturtz motioned to approve the minutes. The motion was seconded by Mr. Bill Scanlon. The minutes were approved 5-0.

Item No. 2, Floodplain Permit Application No. 656:

Mr. O’Leary said this application is for the construction of a new house, cut and fill, driveway, and septic system on the property located at 5439 West Rock Creek Road in the 10 Mile Flat Creek Floodplain. Mr. Jason Murphy gave the staff report. Mr. Murphy said the Applicant is, Mr. John Huff and the Engineer, J.W. Dansby with Dansby Engineering. Mr. Murphy said the applicant owns an approximately 5 acre tract on the north side of West Rock Creek Road, approximately 0.4 miles east of 60th Ave NW in the 10 Mile Flat Creek floodplain in northwest

Norman. Mr. Murphy said the applicant is proposing to build a new, approximately 4000 sq. ft. house, gravel/concrete driveway, septic system, and water well. Mr. Murphy said the applicant also plans to install an 18 inch corrugated metal pipe in the drive approach off West Rock Creek Road. Mr. Murphy said the proposed structures, driveway, septic system, and water well are located entirely within the 10 Mile Flat Creek floodplain. Mr. Murphy presented an aerial map of the location and reviewed the floodplain boundaries on the property. Mr. Murphy said the Base Flood Elevation at the planned house location is 1128.0 with a planned Finished Floor Elevation (FFE) of the house to be a minimum of 1130.0 feet. Mr. Murphy said fill required to elevate the new house and driveways will be obtained from the northern side of the applicant's property and will provide compensatory storage as shown on the site plan. Mr. Murphy said the total fill required would be 8,181 cubic feet. Mr. Murphy reviewed the aerial maps and plans. Mr. Murphy reviewed the remaining applicable ordinance sections for Floodplain Application No. 656 and verified all ordinance requirements have been met. Mr. Murphy said staff recommends that Floodplain Permit Application #656 be approved with the condition that an Elevation Certificate be submitted prior to floor slab construction and at completion of construction for the house and as-built survey drawings be provided for the compensatory storage area. Mr. O'Leary asked for comments or additions from the Applicant or Engineer. Mr. J.W. Dansby asked how many Elevation Certificates would be needed. Mr. Murphy said an Elevation Certificate is requested at the time the footing of the house is setup before pouring concrete and again at completion to ensure Finished Floor Elevation. Mr. Dansby asked why both would be needed. Mr. Murphy said the purpose of the Elevation Certificate at the footing pour is to ensure the Finished Floor Elevation of the home meets the requirement before additional building is completed. Mr. Dansby said if the first Elevation Certificate meets the

requirement why would an additional Elevation Certificate be needed. Mr. Danner said the process to correct the elevation at completion would be very difficult. Mr. Dansby said he understood the need for an Elevation Certificate when the foundation is poured to ensure the requirement is met but why would an additional one be needed at completion. Mr. Danner said foundation elevation isn't the Finished Floor Elevation and wasn't sure that a foundation elevation would suffice as the Finished Floor Elevation. Mr. Danner said if Mr. Dansby is comfortable with obtaining an Elevation Certificate at the foundation stage and it meets the required elevation then the second Elevation Certificate requirement could be removed. Mr. Danner also mentioned unrelated to the Floodplain Permit that the location of the driveway on the site plan is still under review by the Traffic Engineer. Mr. Danner said there are requirements for the separation of drive approaches between this property and the property next to it. Mr. Danner just wanted to clarify for the Applicant and Engineer that the Floodplain Permit Committee is not approving the location of the driveway and that the driveway location would be considered when they apply for a Building Permit. Mr. O'Leary asked for questions or comments from the committee. Mr. Scott Sturtz asked if the compensatory storage calculations include the additional area around the house and the side slopes. Mr. Dansby said that he does typically calculate the compensatory storage with that area but would have to verify that. Mr. Sturtz asked if the staff report included the requirement to have the electrical and HVAC elevated above the BFE. Mr. Murphy said it wasn't specifically mentioned but would apply. Mr. Sturtz reiterated that the air conditioning and electrical will need to be two feet above the BFE and cannot be installed at ground level. Mr. Sturtz asked for the staff recommendation be revisited. Mr. Murphy said the recommendation says Floodplain Permit Application #656 be approved with the condition that an Elevation Certificate be submitted prior to floor slab

construction and at completion of construction for the house and as-built survey drawings be provided for the compensatory storage area. Mr. Dansby said after reviewing his documents he feels confident in the compensatory storage calculations. Mr. Sturtz confirmed based on rough calculations it does appear the calculation includes the additional area. Mr. Sturtz asked if the location of the driveway moves would there be an impact on compensatory storage. Mr. Dansby said he didn't think there would be an impact to the total compensatory storage. Mr. Sturtz recommended approval of Floodplain Permit Application No. 656. Mr. Scanlon asked if the motion included both Elevation Certificates or just one. Mr. Danner said he thought one would suffice as long as FEMA would accept an Elevation Certificate at the foundation stage. Mr. Murphy said his understanding is that as long as the foundation elevation met the two foot freeboard requirement, than it would be accepted. Mr. O'Leary said the proposed conditions include an Elevation Certificate to be submitted following placement of the floor slab and as-built survey drawings be provided for the compensatory storage area. Mr. Scanlon seconded the motion. The committee voted to approve the application 5-0.

Item No. 3, Miscellaneous Discussion:

- a) Mr. O'Leary said the next meeting of August 1, 2022 would have three applications to review.
- b) Mr. O'Leary said the filing deadline for the August 15, 2022 meeting is Wednesday, July 27, 2022.

Item No. 4, Adjournment:

Mr. O'Leary called for a motion to adjourn. Mr. Scanlon motioned to adjourn and was seconded by Mr. Sturtz. The motion was approved 5-0. Meeting adjourned at 3:55 p.m.