



CITY OF NORMAN, OK
FLOODPLAIN PERMIT COMMITTEE MEETING
Development Center, 225 N. Webster, Conference Room B
Monday, April 17, 2023 at 3:30 PM

MINUTES COVER PAGE

The Floodplain Permit Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room B at the Development Center, on the 17th day of April, 2023, at 3:30 p.m., and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N. Webster and on the City website at least 24 hours prior to the beginning of the meeting.



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Norman, OK 73069
Monday, April 17, 2023 at 3:30 PM

MINUTES

ROLL CALL

The meeting was called to order by Mr. Scott Sturtz at 3:31 p.m. Roll was called and five members were present, two were absent. Present members included Ken Danner, Scott Sturtz, Jane Hudson, Sherri Stansel, and Bill Scanlon. Others in attendance included, Jason Murphy, Stormwater Program Manager; Amy Shepard, Management Analyst; Lollie Lenker, resident; Dirk and Stephanie O'Hara, applicant; Muhammad Khan, SMC Consulting; Chris and Roberta Keeling, residents; Meagan Brown, Freese & Nichols; Rachel Croft, Engineer; Todd McLellan, Development Engineer; Nathan Madenwald, Utilities Engineer.

MINUTES

1. Approval of minutes from the March 6, 2023 meeting

Mr. Sturtz called for a motion to approve the minutes from the meeting of March 6, 2023. The motion was made by Mr. Ken Danner, and seconded by Ms. Stansel. The minutes were approved 5-0.

ACTION ITEMS

2. Floodplain Permit No. 668

Mr. Sturtz asked Mr. Jason Murphy to present the staff report. Mr. Murphy stated that this Floodplain Permit application is for the repair and replacement of a patio deck and fence in the Imhoff Creek floodplain. Mr. Murphy said the Applicant is Marilyn Leflore, and Engineer is Gary Keen, PE for the project. Mr. Murphy said the Applicant owns an approximately 0.21 acre parcel located at 526 S. Pickard Ave. Mr. Murphy said the project is located in the floodplain and floodway of Imhoff Creek.

Mr. Murphy said the owner of the property desires to replace a deck, which is located on the south side of the residence and is connected to the residence, and sections of fencing on both the south and north sides of the property. Mr. Murphy said the existing deck is 337 square feet and the proposed replacement is 245 square feet.

Mr. Murphy said the fence that surrounds the deck, which is on the south side of the house, and the fence that runs along the north side of the house that are being replaced are constructed of wooden pickets. The fences are 4 foot tall and the pickets are six inches in width with 2 inch spaces between the pickets to allow water to flow through. Mr. Murphy said the owner proposes to replace this fence with a similar fence constructed of cedar to extend the useful life of the fence. The applicant indicates that the same dimensions and spacing of pickets will be used in the new construction.

The engineer of record, Gary Keen, presented the following analysis:

"The stormwater flow along this valley at this location is from the north to the south. The house is located directly north of the deck and the fence on the south side of the house. Accordingly, the walls of the house partially block the flow [of] stormwater across the deck. During a major rainstorm event, there will be flooding of the deck as it is 2.2 feet below the 1% chance BFE. However, there will [be] very little flow velocity across the deck or through the south fence. The only avenue for water to flow across the subject property is around the building and/or through an opening between the house and the detached garage. Actually, the proposed work will not change the flow conditions in any way from [what] exists at this time."

Mr. Murphy said staff has reviewed the plans and concur with this assessment submitted by Mr. Keen. Mr. Keen recommends that the elevation of the top of the deck be constructed at an elevation not higher than the elevation of the existing deck so that the flow characteristics are not changed.

Mr. Murphy reviewed plans and aerial maps of the project location provided to members in their packets.

Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 668 be approved.

Mr. Sturtz asked for comments or additions from the Applicant or Engineer. Mr. Keen said the old deck had deteriorated to such an extent that it was dangerous. Mr. Keen said a few boards had been replaced when broken and although those new boards are safe, the older boards are not safe for residents or visitors to walk on.

Mr. Sturtz clarified that the fence, is not an area of flow but basically where backwater is building up in the case of flooding. Mr. Keen expanded his observations on the direction of the flow from the back of the property between the owner's house and the detached garage of the adjacent property. Ms. Stansel asked if the fence could be removed and how it would impact or redirect the flow. Mr. Keen said the fence has space between the pickets to allow water to flow. Mr. Sturtz asked for additional questions by the committee or any public comments.

Mr. Sturtz called for a motion to approve. Mr. Danner motioned to approve Floodplain Application No. 668. Ms. Stansel seconded the motion. The committee voted to approve the application 5-0. Mr. Keen thanked staff for their help and cooperation in working with him.

3. Floodplain Permit No. 669

Mr. Sturtz directed Permit No. 669 to Mr. Murphy. Mr. Murphy stated that this Floodplain Permit Application is for installation of a residential swimming pool at 1700 Echo Trail, which is located in the Canadian River Special Flood Hazard Area (SFHA). Mr. Murphy said the Applicant is Dirk O'Hara and the Engineer is SMC Consulting Engineers, P.C.

Mr. Murphy said the property is located on Echo Trail, just off Meadow Ave. south of W. Imhoff Road. Mr. Murphy said the property is surrounded on two sides by the Canadian River floodplain. Mr. Murphy said the Applicant is proposing to construct an approximately 46' x 20' in-ground pool and a concrete deck/patio surrounding the pool. According to the Applicant's engineering plans, the approximate total area for the pool is 1087 square feet, of which 172

square feet is located in the floodplain. The total sidewalk area is 626 square feet with 39 square feet located in the floodplain.

Mr. Murphy reviewed plans and aerial maps of the project location and the floodplain.

Mr. Murphy said according to the engineer's calculations, approximately 1.71 cubic yards of fill in the form of concrete will be brought into the floodplain and approximately 2.70 cubic yards of existing material will be cut and removed from the property at the location of the pool and patio, creating compensatory storage, which meets the ordinance requirements.

Mr. Murphy outlined the applicable Floodplain Ordinance sections. Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 669 be approved.

Mr. Sturtz asked for questions or comments from the applicant or engineer. Mr. Khan expressed appreciation to the staff for their assistance throughout the application process. Mr. Khan said the compensatory storage area with the construction of this pool, any minor encroachment you see is offset by the excavation of material from the floodplain areas.

Mr. Sturtz asked for questions from the committee. Ms. Stansel asked Mr. Khan where the compensatory fill would be taken from. Mr. Khan referred her to the handout maps and photos to show the locations outlined therein. Ms. Stansel asked if there was any response from the letters to people within the notification area. Mr. Murphy stated that he had received one phone call not related to this application. Mr. Sturtz asked for any more comments or additions from the committee or a motion. Mr. Danner motioned to approve Floodplain Application No. 669. Ms. Jane Hudson seconded the motion. The committee voted to approve the application 5-0.

4. Floodplain Permit No. 670

Mr. Sturtz asked Mr. Murphy to present the staff report for Floodplain Permit Application 670. Mr. Murphy stated that the Floodplain Permit Application is for the installation of a water transmission line immediately south of Robinson St. and on the east side of 36th Ave NE.

Mr. Murphy said the Applicant is Norman Utilities Authority, the Contractor is Cimarron Construction Company and the Engineer is Freese and Nichols, Inc. Mr. Murphy said the City of Norman Utilities Department is installing approximately 309 feet of 8-inch water transmission line along 36th Ave. SE just south of Robinson Street.

Mr. Murphy said the installation of the new water line through the floodplain will be primarily through directional drilling under the channel at approximately 10 feet below the bottom. Mr. Murphy said any disturbed land in the floodplain will be returned to the original lines and grades. Any excess spoils will be removed and disposed of outside the floodplain. Mr. Murphy said equipment and materials can and will be removed from the floodplain area if a flood warning is issued.

Mr. Murphy reviewed plans and aerial maps of the project location. Mr. Murphy said no fill will be brought into the floodplain as part of this project; therefore no compensatory storage is required. Mr. Murphy said the waterline pipe joints have gaskets making the system watertight, and the entire system is leak tested prior to going into service.

Mr. Murphy said the applicant's engineer has certified that the project will not cause a rise in the BFE, which meets the ordinance requirements.

Mr. Murphy confirmed all ordinance requirements have been met and said staff recommends Floodplain Permit Application No. 670 be approved.

Mr. Sturtz asked for comments or additions from the Applicant or Engineer. Ms. Megan Brown expressed that the construction method being recommended was a very proven technology that lessens the disturbance of the ground surface of the creek. Mr. Sturtz asked if there are questions or comments from the committee. Mr. Danner asked why an 8" pipe versus a 12" pipeline, as is normally done, is not being utilized in this instance. Mr. Nathan Madenwald explained that this particular pipeline is intended to convey ground water over to the treatment plant site. Mr. Madenwald said in addition, on the west side of the road is the 16" high pressure line that is currently in use. Mr. Madenwald said this will bring more water for treatment which should allow more water available for usage during the summer months.

Mr. Sturtz asked for additional comments or questions. Mrs. Roberta Keeling, a resident of 851 36th Avenue NE, noted that work had already begun at the site and she became confused upon receiving the letter since the permit is just now being considered. Ms. Jane Hudson asked where the resident lives in comparison to the project location. Mrs. Keeling clarified the location. Mr. Madenwald acknowledged this was an oversight at the project start and apologized it was not caught in review. Mr. Madenwald assured Mrs. Keeling that everything disturbed would be restored to the previous condition or better. Mr. Madenwald provided contact information to inquire about the project to Mrs. Keeling.

Mr. Danner motioned to approve Floodplain Application No. 670. Mr. Bill Scanlon seconded the motion. The committee voted to approve the application 5-0.

MISCELLANEOUS COMMENTS

5. The Floodplain Committee meeting on May 1, 2023 will have 1-2 applications.

ADJOURNMENT

Mr. Sturtz called for a motion to adjourn. Mr. Danner motioned to adjourn and was seconded by Mr. Scanlon. The motion was approved 5-0. The meeting adjourned at 4:05 p.m.

Passed and approved this 1 day of MAY, 2023



City of Norman Floodplain Administrator, Shawn O'Leary