



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

**Development Center, Conference Room B, 225 N. Webster Avenue,
Norman, OK 73069**

Monday June 2, 2025 at 3:30 PM

MINUTES

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 2nd day of June, 2025, 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.

ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:31 p.m. Roll was taken. Committee members in attendance included Bill Scanlon, Resident Member; Sherri Stansel, Resident Member; Scott Sturtz, Floodplain Administrator; Tim Miles, City Engineer; Lora Hoggatt, Public Services Manager; and Ken Danner, Subdivision Development Manager. Committee members absent included Jane Hudson, Director of Planning. Also in attendance were Jason Murphy, Stormwater Program Manager; and Roxsie Stephens, Staff. Citizens in attendance included Chris Dragg, Ken Dragg, Audra Carr, John Carr, Mo Sharifi, Chris Anderson, Kevin Potts, and J W Dansby.

MINUTES

1. Approval of minutes from the April 7th 2025 meeting
 - a. Minutes were approved with a vote of 5 to 0, with a minor edit made to spelling.
 - b. Mr. Sturtz abstained from voting as he was absent this meeting.
2. Approval of minutes from the May 19th 2025 meeting
 - a. Minutes were approved with a vote of 5 to 0.
 - b. Mrs. Hoggatt abstained from voting as she was absent this meeting.

ACTION ITEMS

3. Floodplain Permit No. 716

Mr. Sturtz stated that the floodplain permit application is for the proposed creation of a burn pit in the Bishop Creek floodplain near Eagle Cliff West development.

Mr. Murphy stated the applicant is Home Creations. The builder is ESO Excavation, LLC and the engineer is SMC Consulting Engineers, P.C.

Mr. Murphy provided a staff report, detailing the request and plan to create a burn pit in the Bishop Creek floodplain with respect to the floodplain permit requirements and potential impacts.

Mr. Murphy stated staff presents permit app #716 to the committee for consideration.

Mr. Sturtz asked the committee if they had any questions.

Mr. Scanlon stated an observation that the applicant had to have knowledge that their actions that led to a need for removal were in violation of floodplain ordinances. Mr. Scanlon then asked for clarity on why their proposed solution is specifically for a burn pit and if it is due to the economic cost savings. Mr. Anderson, with SMC Consulting Engineers, stated that it would be impossible to remove the trees out of there due to the condition of the ground. Mr. Anderson asked Mr. Sharifi, with Home Creations, if he had any input to add to the answer. Mr. Sharifi declined to provide a statement.

Mrs. Stansel asked if this is what the meeting with staff and the applicant, prior to the committee meeting, had gone. Mr. Sturtz clarified that the preliminary meeting with the applicant was to discuss what options were available. Mr. Scanlon asked if there would be a fine applied to the applicant for the floodplain violations that have been made. Mrs. Sturtz advised that administration is currently allowing the applicant to work towards a solution.

Mr. Sturtz made a statement that he was concerned of multiple burn pits being needed, the permit is for a burn pit, not multiples. He also requested for more information on what would be done with the soil that is removed for the burn pits while the burn pit is in operation, as the location is within a floodplain. He also expressed concern over the destruction of native plants and additional erosion caused.

Mr. Anderson stated that they needed to create the burn pits as close to the tree piles within the floodplain as possible due to the excessive amounts of rain received and soft ground. Mr. Sturtz stated that the applicant was able to haul the trees into the floodplain area with soft ground so the reasoning does not stand.

Mrs. Hoggatt asked Mr. Anderson and Mr. Sharifi for confirmation that they chose to complete mass grading and remove every single tree. Mr. Sharifi and Mr. Anderson did not answer but Mr. Sturtz did confirm that yes, the applicant had done mass grading to the development area. Mrs. Hoggatt asked Mr. Sharifi why they chose to haul the trees into the adjacent floodplain area rather than disposing alternatively. Mr. Sharifi responded that they own that land and were not aware of a restriction.

Mr. Sturtz asked again for an answer on what will happen with the soil that is dug up, will the trees being burned leave any remaining material that will create more fill in the floodplain and will they be disturbing additional native vegetation. Mr. Anderson then stated that the soil would be removed, there would be a hole and that would act as compensatory storage. Mr. Sturtz stated that it would not be while there is trees occupying the space within the hole. Mr. Anderson stated that he understands that but they are being asked to remove the trees and that is why they are here. Mr. Anderson stated the pile of dirt should not be a problem for this reason. He also stated that the incineration of the trees, based on his research shows, would leave only minimal ash. Mr. Anderson stated that the soil would remain next to the burn pit while in operation and when finished, the soil would be moved back into the hole. Mr. Danner stated for clarification that the soil would remain in the floodplain while the burn pits are in operation, potentially dispersing water. Mrs. Stansel pointed out that the staff report states that aerial footage shows the area to be under water numerous times of the year. The land having a high water table will interfere with the plan for a burn pit.

Mr. Sturtz asked for any comments from the public.

Mr. John Carr stated that the applicant is being dishonest when they say it is impossible to remove the trees from the floodplain. Mr. Carr stated that when you burn that amount of wood, there would be an excess amount of emissions released into the air and an air quality permit would be required. Mr. Carr explained that they work on the adjacent property and are very familiar with the land and the water table present. Mr. Carr stated that while the ground will be soft, it is not impossible to find equipment possible of removing the trees. Mr. Carr then explained how the trees are displacing sand into the Bishop Creek, which is changing the creek entirely and decreasing the capacity of the creek. This is leading to flooding onto their land and the potential of substantial financial loss.

Mrs. Audra Carr stated that she also owns the property south of this area. She provided additional details surrounding the changes to Bishop Creek. She stated that there two log jams currently, one being 80ft long at least and 80ft wide. The sediment is flowing south and the creek is becoming increasingly shallower.

Mr. Kevin Potts stated that he could confirm what Mr. and Mrs. Carr had stated. He stated that the development should not impact your neighbor.

Mr. Scanlon motioned to deny the permit. Mrs. Stansel seconded the motion. **The permit application was denied with a vote of 6-0.**

4. Floodplain Permit No. 717

Mr. Sturtz stated that the floodplain permit application is for the proposed replacement of a pedestrian bridge over Brookhaven Creek near 705 36th Ave NW.

Mr. Sturtz said the applicant is Chris Dragg. The builder is Chris Dragg and the Engineer is Dansby Engineering, PLC.

Mr. Murphy presented the staff report, providing details of requirements for the replacement bridge, with respect to the Floodplain permit requirements.

Mr. Murphy stated staff recommends Floodplain Permit Application #717 be approved.

Mr. Sturtz asked the committee if they have any questions.

Mr. Scanlon asked if they were improving the materials used on this bridge. Mr. Sturtz asked if it had been wood used previously. Mr. Dragg confirmed that it had been wood previously and they are using stronger materials.

Mr. Sturtz asked for any comments from the public.

Mr. Danner motioned to approve. Mr. Scanlon seconded the motion. **The permit application was approved with a vote of 6-0.**

MISCELLANEOUS COMMENTS

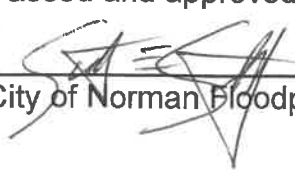
Mr. Scanlon stated that he feels enforcement to the applicant of #716 for the floodplain violations would be the correct action to take.

Mr. Sturtz advised the committee that he had to issue an emergency permit for a pipe replacement to reopen a road and that permit would be presented at the next meeting.

ADJOURNMENT

Mr. Danner motioned to adjourn. Mr. Scanlon seconded the motion. Mr. Sturtz adjourned the meeting at 4:25 p.m.

Passed and approved this 7th day of July, 2025



City of Norman Floodplain Administrator, Scott Sturtz