



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

Municipal Building, Executive Conference Room, 201 W Gray, Norman, OK
73069

Monday, February 05, 2024 at 3:30 PM

MINUTES

ROLL CALL

The meeting was called to order by Mr. Sturtz at 3:30 p.m. Roll was called and all members were present. Others in attendance included, Derek Harris, Applicant; Paul D'Andrea, Capital Projects Engineer; Sean Fairbairn, Cowan Group Engineering; Lollie Lenker, Resident; L. Tommie Rosson, Resident.

MINUTES

1. Approval of minutes from the January 16, 2024 meeting

Mr. Sturtz asked for any comments or questions from the committee. Hearing none, Mr. Sturtz called for a motion to approve the minutes from the meeting of January 16, 2024. The motion was made by Mr. Danner and seconded by Mr. Scanlon. The minutes were approved 7-0.

ACTION ITEMS

2. Floodplain Permit No. 687

Mr. Sturtz said the Application for Permit 687 is for proposed construction of a driveway at 3005 Golden Valley Road across the Ten-Mile Flat Creek floodplain. Mr. Sturtz said the Applicant is Derek Harris and the Engineer is Jason Emmett, P.E. Mr. Sturtz asked Mr. Murphy to present the staff report. Mr. Murphy said this is an application for 3005 Golden Valley Road it is tract 4 of the Golden Valley Ranch Subdivision located north of W. Rock Creek Road between 48th and 60th avenues. The proposed project includes a 400 linear feet, 14' wide driveway connecting Golden Valley Road to a dwelling located out of the floodplain. The project includes two 18" culverts installed on the east and west side of Golden Valley Road to allow drainage from north to south along that road. In addition, there are ten proposed 12" culverts to be installed under the drive to allow for drainage through the flood zone from north to south following the natural drainage pattern. The applicant has indicated that they wish to excavate from the existing waterway (flood zone area) in order to create the fill necessary to build up the road as well as create the necessary compensatory storage. The site plan shows 517 cubic yards of cut and 408 cubic yards of fill for a net gain of 109 cubic yards of storage in the floodplain. The engineering report also indicates that during a 100-year flood event, 276 linear feet of the 400 linear foot driveway will be exposed. The applicant indicates that 46" reflectors will be installed along the 124 linear feet of driveway that will be submerged. The max depth of flooding in the 100-year storm event is approximately 3.60" over the submerged portions of the driveway.

Mr. Murphy reviewed 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. 687 be approved.

Mr. Sturtz asked for comments or questions from the Applicant. Hearing none, Mr. Sturtz asked for comments or questions from the committee. Mr. Scanlon asked for the direction of water flow in a 100 year flood over the driveway. Mr. Murphy said the Engineer indicated north to south, although in the Ten-Mile Flat he suspects this may be more of a backwater area in general. Mr. Scanlon said 3 plus inches over the driveway flowing swiftly is a problem. Ms. Stansel asked if 10 12" inch culverts were sufficient to allow water flow through the area. Derrick Harris, Applicant, confirmed 10 12" inch culverts works, anything bigger you run into cover issues building up too high. Mr. Sturtz asked if he calculated what storm event starts to overtop the driveway. Mr. Harris said he ran it for the 50 or the 25 and it works, but the 100 year overtops. Mr. Harris said the calculations are included in the report. Mr. Sturtz asked for questions or comments from the public. Mr. Sturtz confirmed if the driveway is below the BFE, if they want to bring more gravel or regrade it in the future, they are required to get another floodplain permit. Mr. Murphy agreed. Mr. Sturtz asked if the committee wanted to have a final as built survey of the driveway and the work done to prove compensatory storage and the elevation of the roadway.

Mr. Sturtz asked for any additional comments or a motion. Mr. Scanlon made a motion to approve Permit 687 with the revision as stated by Mr. Sturtz. Mr. Sturtz said with as built survey provided of the driveway in the floodplain and the drainage way to show compensatory storage volumes. Mr. Danner seconded the motion.

The committee voted to approve the application 7-0.

3. Floodplain Permit No. 688

Mr. Sturtz said the Application is for the widening of James Garner Ave. and Imhoff Creek floodplain. Mr. Sturtz said the Applicant for Permit 688 is the City of Norman and the Engineer is Sean Fairbairn, P.E. (Cowan Engineering Group). Mr. Sturtz asked Mr. Murphy to present the staff report. The proposed project is located in the floodplain/floodway of Imhoff Creek on James Garner Ave. approximately 115 feet north of its intersection with Daws Street. The project consists of widening James Garner Ave. and extending the sidewalk along the west side of James Garner Ave. This widening will require the extension of the existing 10'x8' RCB 13-foot southwest along Imhoff Creek. A retaining wall will be constructed along the western side of James Garner Ave. in order to accomplish the extension and minimize fill in the floodplain.

Mr. Murphy reviewed 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. 688 be approved.

Mr. Sturtz asked Paul D'Andrea, Capital Projects Engineer, if he had anything to add and Mr. D'Andrea responded this was a 2019 Bond Project voted for by the people of Norman. Mr. Sturtz asked for comments or questions from the committee. Hearing none, Mr. Sturtz asked for questions or comments from the public. Ms. Hudson asked for the timeline on the project. Mr. Sturtz said this project would go out to bid as soon as the utility relocation project on the south side of Main is complete. Mr. Sturtz asked for questions, comments or a motion. Mr. Scanlon made a motion to approve Permit 688. Ms. Hoggatt seconded the motion.

The committee voted to approve the application 7-0.

MISCELLANEOUS COMMENTS

Mr. Murphy confirmed there are no applications for the next meeting on February 19, 2024.

ADJOURNMENT

Mr. Sturtz called for a motion to adjourn. Mr. Scanlon motioned to adjourn and was seconded by Mr. Danner. The meeting adjourned at 3:47 p.m.

Passed and approved this _____ day of _____, 2024

City of Norman Floodplain Administrator, Scott Sturtz