

**ITEM:** This Floodplain Permit Application is for the proposed interior remodel of the club house at the Trails Golf Course.

**BACKGROUND:**

APPLICANT: DP Gamble Homes

ENGINEER: Tahir Nasir, P.E., S.E. (NSE Engineering)

The applicant is requesting a floodplain permit to renovate a small area of the club house for the Trails Golf Course. Work includes removing/replacing a few interior doors and creating windows at south and west walls. The applicant has indicated that all renovations are interior and nothing is being added to the outside of the building. The cost of the renovations was estimated at \$175,000 and the value of the structure per the County Assessor website is about \$3.4 million, making the cost of renovations approximately 5% of the total value of the structure and below the 50% threshold for substantial improvement determination.

**STAFF ANALYSIS:**

Site located in Little River Basin or its Tributaries? Yes ☐ No ☒

According to the latest FIRM, the site of the proposed work is located in the Canadian River Floodplain (Zone AE). At the proposed site, the BFE is 1097.1'.

Applicable Ordinance Sections:

Subject Area:

36-533	(e)2(a).....	Fill restrictions
	(e)2(e).....	Compensatory storage
	(f)3(8) .....	No rise considerations

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

The applicant has indicated that renovations are occurring indoors and no fill will be brought into the floodplain as a result of this work, therefore no compensatory storage is required.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has submitted a No Rise statement and floodplain analysis report indicating that this project will not cause a rise in the BFE at this location, meeting the ordinance requirements.

**RECOMMENDATION:** Staff recommends Floodplain Permit Application #715 be approved.

**ACTION TAKEN:** \_\_\_\_\_