

STAFF REPORT

ITEM: Floodplain Permit Application for installation of agricultural barbed-wire fencing within the regulatory floodway west of Interstate 35 and south of West Lindsey Street.

APPLICANT: Bob Moore Farms North, LLC

ENGINEER: SRB – Justin Smith, P.E.

BACKGROUND

The applicant requests approval of a floodplain permit to install agricultural barbed-wire fencing on property owned by Bob Moore Farms North, LLC, located west of Interstate 35 and south of West Lindsey Street within the Canadian River floodplain and regulatory floodway.

The proposed project consists of installation of barbed-wire fencing and associated no-trespassing signage along portions of the property boundary as depicted on the submitted exhibits. The fencing will be constructed generally parallel to the direction of flood flows and will not cross the active channel of the Canadian River. The applicant has indicated that no fill placement is proposed and that the project will result in no loss of flood storage volume. The estimated cost of the proposed improvements is approximately \$85,000.

STAFF ANALYSIS

- The subject property is located within the mapped regulatory floodplain and partially in the floodway associated with the Canadian River.
- The proposed development consists solely of installation of agricultural barbed-wire fencing and associated signage. No buildings, fill placement, grading, excavation, watercourse alteration, or other floodplain modifications are proposed.
- The fencing is proposed generally parallel to the direction of flood flows and will not extend across the active river channel. Because the fencing consists primarily of open wire strands supported by posts, the structure presents minimal obstruction to flood flows and is not anticipated to significantly impact flood conveyance capacity.
- The applicant provided a No-Rise Certification prepared and sealed by a Professional Engineer licensed in the State of Oklahoma. The certification concludes that installation of the proposed fencing will not result in any increase in the base flood elevation within the regulatory floodway. Supporting documentation indicates the project will not adversely affect flood conveyance characteristics.
- The proposed fencing is agricultural in nature and is consistent with open-space and agricultural uses typically allowed within floodplain and floodway areas when demonstrated to have no adverse impact on flood elevations or conveyance.

- The applicant has indicated that, in conjunction with installation of the proposed fencing, accumulated debris, trash, and other materials currently present on the property will be removed. The applicant estimates that removal activities could involve up to approximately 100 tractor-trailer loads of material. In addition, limited vegetation management activities, including brush hogging and clearing of the fence alignment, are proposed. Because the quantity and composition of existing debris cannot be accurately quantified and no fill is being placed within the floodplain, staff finds that these activities will result in either a neutral or beneficial impact on floodplain storage and conveyance characteristics. No loss of flood storage volume is anticipated.

Proposed Development Characteristics

- Installation of agricultural barbed-wire fencing
- Installation of associated no-trespassing signage
- No structures intended for human occupancy
- No fill placement
- No grading or excavation
- No watercourse alteration
- No reduction in flood storage volume
- Fencing generally oriented parallel to flood flows
- No encroachment across the active river channel

APPLICABLE ORDINANCE SECTIONS (36-533)

(e)(2)(a) – Floodplain modification and fill restrictions

(e)(2)(e) – Compensatory Storage

(e)(7) – Floodway Development Standards

(f)(3)(8) – No-rise condition requirements

DETAILED ORDINANCE ANALYSIS

(e)(2)(a) and (e)(2)(e) – Floodplain Fill Restrictions and Compensatory Storage

The applicant has indicated that no fill placement is proposed as part of the project. Rather, the project involves installation of agricultural fencing, vegetation management, and removal of accumulated debris and other materials from the site. Staff is not aware of any proposed activity that would increase floodplain fill volume or reduce floodplain storage capacity. Therefore compensatory storage is not required.

(e)(7) – General Standards for New Construction and Substantial Improvements

The proposed fencing is located within the regulatory floodway. The applicant has demonstrated that the proposed development will not adversely affect flood conveyance capacity or increase flood elevations. The fencing consists of open barbed-wire strands supported by posts and is generally aligned parallel to anticipated flood flows. No fill, buildings, or other significant encroachments are proposed within the floodway.

(f)(3)(8) – No-Rise Requirement

Engineer provided a No-Rise Certification.

RECOMMENDATION

Staff recommends approval of floodplain permit application #744.