

Norman Floodplain Permit Committee

Regulations and Procedures: Norman's Flood Hazard District

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SECTION ONE

AUTHORITY



Oklahoma Floodplain Management Act

- 82 Okla. Stat. §§ 1601-1620.1

“The boards of county commissioners and municipal governing bodies are authorized to establish floodplain boards ... for their respective area of jurisdiction.”

- Federal law basis: National Flood Insurance Act of 1968

“[T]he objectives of a flood insurance program should be integrally related to a unified national program for flood plain management”



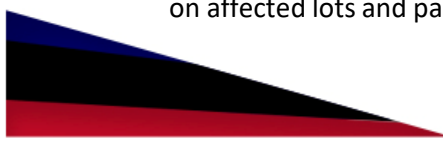


SECTION TWO

36-533: FH, FLOOD HAZARD DISTRICT



Purposes

- Protect **human life and health**;
 - Minimize **expenditure of public money** for costly flood control projects;
 - Minimize the need for **rescue and relief efforts** associated with flooding and generally undertaken at the expense of the general public;
 - Minimize prolonged **business interruptions**;
 - Minimize damage to **public facilities and utilities** such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
 - Help maintain a stable tax base by providing for the **sound use and development of floodprone areas** in such a manner as to minimize future flood blight areas;
 - Control in special flood hazard areas**, uses such as fill dumping, storage of materials, structures, buildings and any other works which, acting alone or in combination with other existing or future uses, would cause damaging flood heights or erosive velocities by obstructing flows and reducing floodplain storage;
 - Ensure that potential **buyers are notified** that property is in a floodprone area;
 - Meet the needs of the **streams to carry floodwaters** and protect the creek channels and floodplains from encroachment so that flood heights and flood damage will not be increased;
 - Enhance existing **protections for residents, structures, and public facilities** from flood damage;
 - Preserve floodplain areas** for their open space and natural habitat values; and
 - Establish provisions and procedures that will **provide additional protections** for floodplain areas with no net loss of allowable density on affected lots and parcels.
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Functions

- (d)(1): Identify the flood hazard lands
- (d)(2)-(3): District boundaries/zoning overlay
- (e)(1),(5): Limit/prohibit land uses

Limited:


- Agricultural
- Private and public recreation
- Accessory residential

Prohibited:

- Manufactured home parks
 - Encroachments increasing flood levels in 1% change flood
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Functions Cont'd

- (e)(2): General permit criteria for construction and modification
 - Modification to the floodplain
 - Anchored new construction and substantial improvements
 - Compensatory storage
 - Utility, facility, and supply system construction/design
 - On-site waste disposal, storage of materials, equipment, vehicles
 - Reclamation projects
 - Threshold for City Council vote
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Functions Cont'd

- (e)(3)-(4): Special permit criteria (uses requiring permit involving structures, fill, excavation, mining or storage or materials/equipment)
 - Residential: site-built and manufactured homes
 - Historic structures
 - Non-residential, commercial, industrial, agricultural
 - Enclosures, fences, parking, stables
 - Sand/gravel mining, etc.
 - Alteration to nonconforming structure
 - Oil and gas exploration
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Functions Cont'd



- (e)(6): Subdivision proposals
- (e)(7): Floodway identification and regulation
- (e)(8): Specific regulations for Little River and mapped tributaries






SECTION THREE

PERMITTING AND APPEALS



36-553(f): Floodplain Permit Administration


- Director of Public Works = Floodplain Administrator
 - FP Committee supermajority vote of 5 required
 - Committee all floodplain-trained, makeup:
 - Director of Planning & Community Development;
 - Director of Public Works
 - City Engineer
 - Subdivision Development Manager
 - Planning Service Manager
 - 2 citizen members (staggered 3-year terms)
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(f)(3): The Committee may require...


- “[A]ny or all of” information deemed necessary from following:
 - (a)(1)-(8): required application materials;
 - (b): where committee “believes that the information will improve the quality of the decision for application”

“... Such other pertinent information as may be required to analyze the specific situation ...”

- Presumption of Committee using judgment to seek necessary information for a complete decision.
 - (f)(4): May even call upon expert assistance “where necessary”.
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(f)(5): Approval or Denial

- The **danger to life and property** due to flooding or erosion damage;
 - The **susceptibility** of the proposed facility and its contents **to flood damage** and the effect of such damage on the individual owner;
 - The danger that materials may be **swept onto other lands to the injury of others**;
 - The **compatibility of the proposed use** with existing and anticipated development;
 - The **safety of access** to the property **in times of flood** for ordinary and emergency vehicles;
 - The **costs of providing governmental services** during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
 - The expected heights, velocity, duration, rate of rise and sediment transport of the **floodwaters and the effects of wave action**, if applicable, expected at the site;
 - The **necessity** to the facility of a waterfront location, where applicable;
 - The availability of **alternative locations**, not subject to flooding or erosion damage, for the proposed use;
 - The **relationship** of the proposed use **to the City's adopted land use plan** for that area.
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(f)(6): Committee may attach such conditions...

- Modification of waste disposal and water supply facilities.
 - Limitations on periods of use and operation.
 - Imposition of operational controls, sureties, and deed restrictions.
 - Requirements for construction of channel modifications, dikes, levees, and other protective measures.
 - Floodproofing measures such as the following shall be designed consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the base flood.[]
 - Requirements for reclamation actions following extraction operations.
 - All floodplain permits shall expire two years after approval by the Floodplain Permit Committee.
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(f)(7)-(8): What Next?

- Same as other administrative decisions, may be appealed to the Board of Adjustment
 - Further appeals from BOA decision then go to District Court
 - BOA may also consider certain variances
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QUESTIONS AND DISCUSSION

