



CITY OF NORMAN, OK

FLOODPLAIN PERMIT COMMITTEE MEETING

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

Monday, August 19, 2024 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 19th day of August, 2024, 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 3:30 p.m. Roll was called and all members were present. Others in attendance included, Jason Murphy, Stormwater Program Manager; Kim Freeman, Staff; Joey Wishnuk, Windstone Construction; Derek Harris, Cedar Creek Consulting; Jason Vincent, Resident.

MINUTES

1. Approval of minutes from the August 5, 2024 meeting

Mr. Sturtz asked for any comments on the minutes from the meeting of August 5, 2024. Mr. Sturtz asked for a motion from the committee to approve the minutes from the meeting of August 5, 2024. Ms. Stansel said she was absent from the August 5, 2024 meeting and was abstaining from voting on the minutes. The motion was made by Mr. Scanlon and seconded by Mr. Danner. The minutes were approved 6-0.

ACTION ITEMS

2. Floodplain Permit No. 698

Mr. Sturtz said the Application for Permit 698 is for the proposed construction of a residence at 2702 Golden Valley Road in the 10 Mile Flat Creek Floodplain. Mr. Sturtz asked Mr. Murphy to present the staff report. Mr. Murphy said the Applicant is Jake Aldridge, Builder is Windstone Construction and the Engineer is Jon Doyle, P.E. The applicant owns a 20 acre lot in the Golden Valley Ranch subdivision located north of W. Rock Creek Road between 48th and 60th Ave. NW in the Ten Mile Flat Creek Floodplain. They are proposing the construction of an approximately 8,400 square foot house in the middle of the lot. In addition to the residence, an aerobic septic system, water well and driveway connecting to Golden Valley Road is proposed. The applicant has indicated that a 22" x 13" arch RCP will be installed at the end of the drive to connect to Golden Valley Road. Compensatory storage will be provided to elevate the residence and driveway from a proposed 88,000 square foot pond on the same lot.

Mr. Murphy reviewed plans and 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. 698 be approved with the following conditions:

1. Elevation Certificate provided for the residential structure prior to final acceptance. Additionally, elevation of concrete pad for the residential structure should be submitted to and confirmed by City Staff prior to vertical construction. Elevation of electrical, heating, ventilation, plumbing and AC units should be at least 2 feet above the BFE as well.
2. As-built surveys should be provided for the drive and compensatory storage area (pond) prior to final acceptance.

Mr. Sturtz asked for any comments from the Applicant. Joey Wishnuk, Windstone Construction, said they are fine with the air conditioner pads being set.

Mr. Sturtz called for any questions from the committee. Mr. Scanlon asked what the remedy is if the survey prior to final acceptance, doesn't meet the standard for recommendation 2. Mr. Murphy said they would have to expand the footprint of the pond. Ms. Stansel asked if anyone knew the situation in the area during the heavy rain a week ago. Mr. Sturtz asked for confirmation on the road south of the location. Mr. Murphy said Rock Creek Road. Mr. Sturtz said I was out there, I didn't go out on the property so I can't say what the property looked like, but I can tell you to the north of the property on Tecumseh, we were seeing flooding. On the west side of 60th, I didn't really see anything going over the top of the road. There was quite a bit of water overtopping Tecumseh between 60th and 72nd. I did not see any water overtopping the road on Rock Creek during that storm event. I also was out there when everything was receding, it could have already stopped, but I didn't see any clear debris lines. Mr. Murphy said I do know the other repetitive loss areas we have out in 10 Mile Flat, the houses were essentially sitting on islands, but there didn't appear to be any debris lines on any of the structures. Mr. Danner asked if the weir had been designed. Derek Harris, Cedar Creek Consulting, said it has an overflow route based on volume that goes to the bar ditch. Mr. Danner said I don't know what your intent was in relation to the pond. Mr. Harris said we're using it for volume to build up the pad under the house but we're also using it to store floodwater. Mr. Sturtz asked for the elevation of spillway. Mr. Harris said 1127.72. Mr. Murphy said the BFE is 1129. Mr. Sturtz asked for any other questions or comments from the committee.

Mr. Sturtz called for any questions or comments from the public. Jason Vincent, Resident, said he is a neighbor at the southwest corner. I was just wanting to make sure the flow of water wasn't impeded. Obviously, that would affect my property. I don't really see anything, he's to the northeast of me. Mr. Vincent pointed out his property on the map included in the committee's packet. I just really wanted to come and see where that house was going to be built. I was out there after the rain, surprisingly it was pretty good. Don't get me wrong that lot is completely under water in the event of 3-5 inches of rain. Mr. Vincent said all that water goes from west to east. The 60th bar ditch has hardly any water in it. You think it would all go down to Rock Creek and spill out but really the road is graded and bar ditches are high and all that water shoots across this property. It's flat, it will drain, but it's so flat out there it just takes time. The pond helps, but that pond will be full when it rains for sure. The road will funnel that water southeast as opposed to east. The bar ditch on Rock Creek is slow moving water. I wish water was flowing down that thing and going down into the creek. I just wanted to see where the house was and see if it was going to be down on the west side, southwest corner and affect me in any way shape or form. It's going to be pretty irrelevant I think to the whole area. Mr. Wishnuk said that's really why the owner wanted it in the middle. When we first started

discussions with engineering firms, could we place it in the middle and have the most amount of flexibility. The drive ended up diagonal and whatever the pond shape needed to look like to be the most functional. If we could put the house in the middle, let's do it. Mr. Sturtz asked if the drive would be elevated. Mr. Wishnuk said yes. Mr. Murphy said the house will be 2.5 feet but the drive is at least above the BFE. That was a discussion we had after they submitted the plans. I highly recommended they raise it. Ms. Hoggatt said on the driveway profile it looks like it's under the BFE. Mr. Murphy reviewed the map in his presentation. Ms. Hoggatt said the in the committee's packet map is different. Mr. Murphy said the original map was mistakenly included in the packet. Mr. Scanlon said just to be clear when we vote, we're voting on the map presented during the meeting and not what's in the packet. Mr. Murphy said yes.

Mr. Sturtz asked for any comments, questions or a motion from the committee. Ms. Hudson made a motion to approve Permit 698. Mr. Scanlon seconded the motion. The committee voted to approve the application 7-0.

MISCELLANEOUS COMMENTS

Mr. Sturtz asked for any miscellaneous comments. Mr. Murphy said the next meeting is September 3, 2024 and we have 3 applications.

ADJOURNMENT

Mr. Sturtz called for a motion to adjourn. Mr. Scanlon motioned to adjourn. Ms. Hoggatt seconded the motion. The meeting adjourned at 3:54 p.m.

Passed and approved this _____ day of _____, 2024

City of Norman Floodplain Administrator, Scott Sturtz