



The City of
NORMAN

225 N. Webster
Norman, Oklahoma 73069

June 3, 2025

Certified Mail

Home Creations
c/o Hossein Farzaneh
2252 North Broadway Street
Moore, OK 73160

Regular U.S. Mail
Email: DEQ@homecreations.com

Re: Floodplain Permit Application #716

Dear Mr. Farzaneh:

Floodplain Permit Application #716 was denied by the Floodplain Permit Committee by a vote of 6 against and 1 absent. The no votes indicated that not enough information was provided to address concerns related to following sections of the Flood Hazard District Ordinance:

36-533: (f) *Floodplain permit administration.*

(5) *Approval or denial:*

Approval or denial of a floodplain permit request, as required by subsection (e)(4)a and b of this section, by the Floodplain Permit Committee shall be based on all of the provisions of this chapter and the following relevant factors:

- (i) The availability of alternative locations, not subject to flooding or erosion damage for the proposed use;

Additionally, the submitted plans for the floodplain permit application contained a single burn pit location, but in subsequent conversations both prior to and during the Floodplain Permit Committee meeting, it was indicated that multiple pits would be required at indeterminate locations with no analysis provided to indicate potential effects on the floodplain. Concerns were also raised as to the impacts the proposed work would have on maintaining the open space and natural values of the floodplain, specifically native vegetation, which were also not adequately addressed.

Per the Flood Hazard District Ordinance section listed below, you may request a hearing from the City's Board of Adjustment to appeal this decision. If you wish to do so, please contact the City's Planning and Community Development Department at (405) 366-5433.

36-533: (f) *Floodplain permit administration.*

(7) *Appeals:*

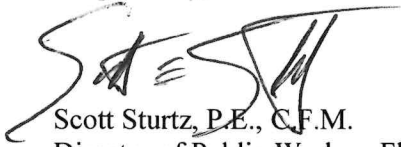
Appeals from any decision of the Floodplain Permit Committee may be taken by any person or persons, jointly or severally, aggrieved by any decision of the Committee, to the Board of Adjustment. The Board of Adjustment shall consider the appeal at a regular or special meeting as soon as practicable and make its decision on the suitability of the proposed use in relation to the flood hazard. Any persons aggrieved by the decision of the Board of Adjustment may appeal such decision to a court of competent jurisdiction. At least two members of the Board of Adjustment shall have

successfully completed the eight-hour basic floodplain training offered by the State Water Resource Board or equivalent training or education.

If you have further questions about the floodplain permit application or the City's Flood Hazard Ordinance, please contact City Public Works staff at (405) 366-5455.

Floodplain Permit Application #716 was applied for to address the March 13, 2025 Notice of Violation (NOV) related to illegal modifications and fill in the Bishop Creek Floodplain at Eagle Cliff West Development. The timeframe given to address that violation expired on April 13, 2025. That deadline had been extended while you were actively working with City staff to find a solution to address the violation. Please provide alternative solutions to address this violation by June 13, 2025 or you will be subject to penalties outlined in the March 13, 2025 NOV.

Respectfully,

A handwritten signature in black ink, appearing to read 'S Sturtz', is written over a horizontal line.

Scott Sturtz, P.E., C.F.M.
Director of Public Works – Floodplain Administrator

cc: Jane Hudson, Director of Planning and Development
Tim Miles, City Engineer
Ken Danner, Subdivision Development Manager
Lora Hoggatt, Planning Services Manager
Bill Scanlon, Citizen Member
Sheri Stansel, Citizen Member
Jason Murphy, Stormwater Program Manager
Todd McLellan, Development Engineer