ITEM: This Floodplain Permit Application is for installation of a residential swimming pool and fine grading of residential yard at 5400 West Franklin Road in the Ten-Mile Flat Creek Floodplain.

BACKGROUND:
APPLICANT: Robby and Holly Frantz
BUILDER: Spartan Pool and Patio
ENGINEER: Earl Gary Keen, P.E.

The property is located on the south side of Franklin Road, approximately ½ mile east of 60th Ave. NW. This property was granted Floodplain Permit #609 in August of 2019 for construction of a residence and barn. These structures were constructed in accordance with the permit. According the engineering report, the land ownership has changed, and the new owner is requesting a permit to install a below ground pool south of the existing residence. When the residence and barn were constructed, fill material was placed to elevate pads for both. According the engineering report, it appears that a pond was constructed near the north-east corner of the property and that the material excavated was used to construct the pads for the barn and house. The engineer did not locate any available contours that were generated after this barn and house were constructed. Therefore, arraingements were made for a surveyor to make a topo survey of this property and generate contours for use in th performing a careful analysis of the proposed project. These contours were utilized to determine the boundary of the 100-year floodplain on the portion of the property being utilized for this project. The existing ground in the area to be covered by the pool and accessories is located almost entirely above the BFE (elevation 1137.0').

Soil removed for the construction of the pool will be transported off the site for disposal. The engineer estimates that constructing the pool will require placing approximately 16 cubic yards of material with the existing floodplain. Soil excavated for the remainder of the pool may be used for this purpose. However, it will be necessary to remove 16 cubic yards of soil from the floodplain. The engineer recommends removing this volume from the north edge of the existing pond that was created for the previous permit.

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 Ten-Mile Flat Creek floodplain (Zone AE). At the proposed site, the BFE is 1137.0 ft.

Applicable Ordinance Sections: Subject Area:
    429.1 4(b)(1)(i)……….……..…….. Fill restrictions in the floodplain
        4(b)(5) ……………………… Compensatory storage
        5(a)(1)(viii) …………………... No rise considerations

4(b)(1)(i) and 4(b)(5) 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.

> According the engineer, approximately 16 cubic yards of fill will be brought in for the construction of the pool. 16 cubic yards of additional storage will be created on the north side of the pond created for compensatory storage for floodplain permit #609.

5(a)(viii) 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 provided a hydraulic analysis and determined that the proposed swimming pool will not cause a rise in the BFE, which meets the ordinance requirement.

RECOMMENDATION: Staff recommends Floodplain Permit Application #674 be approved.

ACTION TAKEN: _____