STAFF REPORT 4/7/2025 **PERMIT #707**

ITEM: Floodplain permit application is for the proposed installation of an oil well in the lot on the northwest corner of the intersection of 60th Avenue NW and West Franklin Road.

BACKGROUND:
APPLICANT: Encore Operating, Inc.
ENGINEER: SMC Consulting Engineers, P.C.

Encore Operating is proposing the construction of the Huckabee Oil Well Project in the Ten-Mile Flat Floodplain. Access to this location would be from 60th Avenue NW approximately 1/3 of mile north of the intersection with West Franklin Road. There is an existing private drive that extends westward from 60th. A new private drive will be built off of the existing drive that well head south to the well location. The submitted plans indicated that the well location will be 300' x 300' and consist of a 40' x 20' pumping unit pad, a 90' x 30' tank battery and a circle drive for truck access. The pumping unit pad and tank battery will be built up to an elevation of 1140.0' according to the plans. Plans also indicate that the compensatory storage area will wrap around the well location from the north around to the east and ending on the south side.

Site located in Little River Basin or Tributaries? Yes No✓ __

STAFF ANALYSIS: According to the DFIRM, the project site is located in in the floodplain of Ten-Mile Flat Creek (Zone AE). The BFE at this location is 1140.0'

Applicable Ordinance Sections:		Subject Area:
36-533	(e)2(a)……	Fill restrictions
	(e)2(e)…..……	Compensatory storage
	(e)4(c)…….	Special requirements for drilling oil and gas
	(f)3(a)(8)…..……......	No rise considerations

(e)2(a) and (e)2(e) 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.

> The applicant's engineer has indicated that the total fill volume necessary to build the private drives and the pads is 3718.35 cubic yards and that 4542.42 cubic yards of cut will be provided in the compensatory storage area for a net gain of approximately 824 cubic yards of floodplain storage.

(e)3(c) Special Requirements for Drilling Oil and Gas Wells in Special Flood Hazard Area – Any buildings and other structures (including fuel storage tanks) in the floodplain will either have to be elevated to or above the BFE or floodproofed (made watertight) to that elevation. Any electrical and mechanical equipment must be elevated or floodproofed to the BFE. Any storage tanks and any equipment at the site that could be damaged by floodwaters shall be elevated above the BFE or made watertight and anchored to resist floatation, collapse and lateral movement.

> The plans indicate that areas for the tank battery and drilling pad will be elevated to 1140.0' which is the same elevation as the BFE. This location is not within 50 feet of a creek limiting any additional requirements under this section.

(f)3(a)(8) 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 applicant's engineer has provided a no-rise certificate indicating that no rise in the BFE or adverse impacts on any adjacent property is expected due to the location and compensatory storage being provided.

RECOMMENDATION: Staff recommends permit application #707 be approved with the following conditions:

1. As-builts be provided of the new private drive, well area pads and compensatory storage to ensure adequate elevations and compensatory volume is achieved.
2. Calculations for any additional volume of fill be provided for bringing drive approach off of 60th Avenue NW up to code. If that volume exceeds the expected 824 cubic yards of excess compensatory storage being created, then the compensatory storage volume should increase to accommodate that additional quantity of fill.

ACTION TAKEN: _____