

## **STAFF REPORT**

ITEM: Floodplain Permit Application to create a pond at 3005 Golden Valley Road.

APPLICANT: Derek Harris

ENGINEER: Derek Harris, P.E.

## **BACKGROUND**

The proposed project consists of excavation of a pond and installation of an access culvert at 3005 Golden Valley Road, located north of W. Rock Creek Road between 48th Avenue and 60th Avenue within the Golden Valley Ranch Subdivision.

The applicant proposes to excavate a pond approximately 4.66 acres in size. The pond is designed with a normal water surface elevation of 1127.30 and a top of bank elevation of 1129.18, which is below the mapped 100-year flood elevation of 1129.24.

Access to the pond will be provided via installation access point off of Golden Valley road with an 18-inch elliptical culvert within the roadside ditch. The culvert is designed to match existing relief culverts along the roadway. This access point is being created outside of the regulatory floodplain.

The project primarily consists of excavation activities, with grading associated with pond construction and minor drainage improvements for site access.

The engineer's analysis indicates that the project will result in less than 0.05 feet of rise in the Base Flood Elevation (BFE), attributable to increased compensatory storage provided by the excavation.

## **STAFF ANALYSIS**

The project is located within a mapped floodplain (Zone AE). The proposed work includes both excavation (pond construction) and minor improvements within the floodplain (driveway culvert installation).

The excavation of the pond increases available floodplain storage, which offsets minor impacts associated with the culvert installation and grading activities. The submitted analysis demonstrates that any change in flood elevation will be less than 0.05 feet, which is within allowable limits for development within the floodplain (outside of the regulatory floodway).

The pond is designed such that the top of bank remains below the Base Flood Elevation, ensuring that the structure will not obstruct flood flows or displace floodwaters onto adjacent properties.

Based on the submitted plans, the project maintains floodplain conveyance and storage characteristics.

#### **APPLICABLE ORDINANCE SECTIONS (36-533)**

- (e)(2)(a) - Fill restrictions in the floodplain
- (e)(2)(e) - Compensatory storage
- (f)(3)(8) - No-rise considerations

#### **DETAILED ORDINANCE ANALYSIS**

##### **(e)(2)(a) and (e)(2)(e) - Fill Restrictions and Compensatory Storage**

No fill is proposed within the floodplain. The project consists of excavation of a 4.66 acre pond with the proposed berm being below the BFE. The access point and culvert are being installed outside of the regulatory floodplain.

##### **(f)(3)(8) – No-Rise Requirement**

The engineer has certified that the proposed development will result in less than 0.05 feet of rise in the Base Flood Elevation, which complies with City requirements for floodplain development outside of the regulatory floodway.

#### **RECOMMENDATION**

Staff recommends approval of floodplain permit application #740.

#### **ACTION TAKEN:**

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