

MINUTES
FLOOD CONTROL DISTRICT ADVISORY COMMITTEE/PUBLIC REVIEW
March 21, 2012

Committee Members Present: Keith Brann, Marcela Fontes, Paul Jungen, David Pfordt, Doug Shakel, Linwood Smith, Phil Justin Turner; Mike Zeller

Flood Control District Staff Present: Suzanne Shields, Director; Bill Zimmerman, Deputy Director; Eric Shepp, Floodplain Division Manager; Tamara Jorde, Special Staff Assistant

Others Present: John Partridge, Stantec Consulting; Steve Tineo, City of Tucson

The meeting was held at 97 E. Congress Street, Tucson, Arizona, 3rd Floor Conference Room.

APPROVAL OF MINUTES

The committee approved the March 21, 2012 minutes as amended (see attached).

QUERY TO THE AUDIENCE

No business.

CONTINUING BUSINESS

Regulatory Updates

Upper Santa Cruz River Discovery Meeting

Bill Zimmerman distributed and reviewed FEMA's Upper Santa Cruz Watershed Discovery Meeting PowerPoint presentation (attached). The next steps over the next three months FEMA stated that based on their meeting discussion and data that is collected over the next two weeks they will provide:

1. An updated Discovery Map and Report;
2. A draft project charter that documents the contributions of everyone involved in a possible Risk Map projects; and
3. A draft project scope that shows potential areas to be studied.

Mr. Zimmerman stated that they are still waiting for the information.

State/County Lot Splitting Requirements

Suzanne Shields reviewed Pima County Ordinance 2005-34 (see attached). She stated that the Pima County worked with the legislature to implement new controls to provide some real estate protections. There are three state requirements: 1) the property must be surveyed by a registered surveyor, 2) must have/show "legal" access to all parcels, and 3) Illustrate the physical property conditions (i.e., FEMA and local floodplain maps including sheet flooding maps). She also stated that District staff has been working on mapping local floodplains to define flood hazards.

REPORT FROM FLOOD CONTROL DISTRICT STAFF

Eric Shepp stated that Bob Bolt submitted a Floodprone Land Acquisition Request and said he would follow-up with a written letter saying he is abandoning development of the property.

BOS Action

No discussion.

CALL TO THE AUDIENCE

No business.

AGENDA ITEMS – APRIL 18, 2012 MEETING

Regulatory Updates

- a. Old Agricultural Berms Update/Eric Shepp, Regional Flood Control District

The meeting adjourned at 8:56 a.m.

MINUTES
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February 15, 2012

AMENDED

Committee Members Present: Keith Brann, Marcela Fontes, Paul Jungen, Doug Shakel, Linwood Smith, Justin Turner; Mike Zeller

Flood Control District Staff Present: Suzanne Shields, Director; Bill Zimmerman, Deputy Director; Tamara Jorde, Special Staff Assistant; Andy Seiger, Civil Engineering Manager; Eric Shepp, Floodplain Division Manager

Others Present: Bob Bolt, Applicant/Representing Property Owner; Yash Desai, Fireside Engineering Company; Diane Luber, Pima County Communications; John Partridge, Stantec Consulting; Jim Vogelsberg, City of Tucson

The meeting was held at 97 E. Congress Street, Tucson, Arizona, 3rd Floor Conference Room.

APPROVAL OF MINUTES

The committee approved the meeting minutes of January 18, 2012.

QUERY TO THE AUDIENCE

No business.

Sitting as the Technical Review Committee

Technical Appeal and Variance Request for Properties Located at 10385 and 10395 South Nogales Highway, Sitting as the Flood Control District Advisory Committee

Neither the applicant nor the engineer of record was present for the technical review; therefore, the committee opted to review the technical appeal as we did not receive a request for continuance.

Note: Justin Turner recused himself from the discussion and vote due to a conflict of interest.

Eric Shepp gave a brief synopsis for the denial:

On behalf of the property owner, Obed Castro, and Yash Desai submitted two FPUP applications for the placement of single-family residences on the subject properties. After six different submittals, we finally arrived at a floodplain delineation that meets standard modeling criteria for both the existing conditions floodplain, and the post-development floodplain. Evaluation of this data revealed that the properties were being proposed in a location that was not compatible with Section 16.26.050.G.1 of the Floodplain and Erosion Hazard Management Ordinance. This section establishes that habitable structures are prohibited in floodprone areas where the flood depth times the square of the flow velocity exceeds values of 18 for more than 30 minutes. As such, the Floodplain Administrator denied the FPUP applications.

Upon appeal to the Chief Engineer for relief of this requirement, additional considerations were evaluated including the accommodations already made by the Floodplain Administrator, the poor floodplain management planning that had occurred in the area, and the lessons learned from the 2005 flood in the area that resulted in the evacuation of 200 people and the loss of access for a significant duration. The Chief Engineer upheld the decision of the Floodplain Administrator.