

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Morton Salt Rain Shelter **FILE #** 17-078-505
 2. **APPLICANT:** Northern Metal Recycling **HEARING DATE:** September 28, 2017
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1111 Childs Road
 5. **PIN & LEGAL DESCRIPTION:** 042822410001, Port Authority Plat No 1 Subj To Esmts; Lots 6 & Lot 7 Blk 3
 6. **PLANNING DISTRICT:** 1 **PRESENT ZONING:** I2, RC2, FF
 7. **ZONING CODE REFERENCE:** §61.501, §72.73, §72.74
 8. **STAFF REPORT DATE:** September 19, 2017 **BY:** Josh Williams
 9. **DATE RECEIVED:** September 11, 2017 **60-DAY DEADLINE FOR ACTION:** November 10, 2017
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- A. **PURPOSE:** Conditional use permit for a structure not elevated on fill in the FF flood fringe district.
- B. **PARCEL SIZE:** 184,694 sq. ft. (4.24 acres)
- C. **EXISTING LAND USE:** I-Industrial
- D. **SURROUNDING LAND USE:**
 - North: Industrial (I2)
 - East: Industrial (I2)
 - South: Industrial (I2)
 - West: Mississippi River
- E. **ZONING CODE CITATION:** §72.73 states that any structure in the FF flood fringe district not elevated on fill requires a conditional use permit; §72.74 lists standards for conditional uses in the FF flood fringe district; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** The use (salt storage and transfer) has existed on the site since at least 1976. There are existing buildings on the site, but no record of a conditional use permit. Operations at the subject property extend onto the adjacent parcel to the north (1031 Childs Road). However, the proposed building is located completely on the subject property. The applicant is currently working with the Department of Safety and Inspections to update the facility's flood response plan.
- G. **PARKING:** The covered area of the proposed building is approximately 4,560 square feet. However, because the space is not enclosed, it does not meet the definition of gross floor area found in the Sec. 60.207 of the zoning code. The parking requirement for general industrial uses listed in Sec. 63.207 of the zoning code is based on gross floor area. Because the building has a gross floor area of zero, the proposed building does not have a parking requirement.
- H. **DISTRICT COUNCIL RECOMMENDATION:** As of the date of this staff report, the District 1 Council had not provided a recommendation.
- I. **FINDINGS:**
 1. The applicant proposes to construct an open-sided, 114' x 40' building for storage and transfer of salt. The proposed building will be part of an existing operation, and will cover an existing storage and transfer area. The current and proposed ground elevation at the site is approximately 702'. The elevation of the 100-year flood at the nearest upstream Federal Emergency Management Agency cross-section is 706.6', and the regulatory flood protection elevations (RFPE) is 706.8'. The bottom of the partially-enclosing sidewalls for the proposed building will begin at approximately 16.5' above grade, or 718.5'.
 2. Footings and support columns for the proposed structure will be constructed to the FP-3 or FP-4 floodproofing standards. The building is designed to allow free movement of floodwaters through the building.
 3. §72.74 lists standards for conditional uses in the FF flood fringe district. Subsections (a) through (d) are applicable to the proposed project:
 - (a) *Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may*

include the use of stilts, pilings, parallel walls or above grade, enclosed areas such as crawl spaces or tuck-under garages. The base or floor of an enclosed area shall be considered above grade and not a structure's basement or lowest floor if: 1) the enclosed area is above grade on at least one (1) side of the structure; 2) is designed to internally flood and is constructed with flood-resistant materials; and 3) is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

- (1) Design and certification. The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent floodwater from entering or accumulating within these components during times of flooding.*
 - (2) Specific standards for above grade, enclosed areas. Above grade, fully enclosed areas such as crawl spaces or tuck-under garages must be designed to internally flood and the design plans must stipulate:
 - a. A minimum area of "automatic" openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two (2) openings on at least two (2) sides of the structure and the bottom of all openings shall be no higher than one (1) foot above grade. The automatic openings shall have a minimum net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters without any form of intervention.*
 - b. That the enclosed area will be designed of flood-resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota State Building Code and shall be used solely for building access, parking of vehicles or storage.**
- (b) Basements, as defined in §72.14, shall be subject to the following:*
- (1) Residential basement construction shall not be allowed below the regulatory flood protection elevation except as authorized in subsection (e) of this section.*
 - (2) Nonresidential basements may be allowed below the regulatory flood-protection elevation, provided the basement is protected in accordance with subsection (c) or (e) of this section.*
- (c) All areas of nonresidential structures including basements to be placed below the regulatory flood protection elevation shall be structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the Minnesota State Building Code. This shall require making the structure watertight, with the walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures floodproofed to the FP-3 or FP-4 classification shall not be permitted.*
- (d) The storage or processing of materials that are, in times of flooding, flammable, explosive or potentially injurious to human, animal or plant life is prohibited. Storage of other materials or equipment may be allowed if readily removable from the area within the time available after a flood warning and in accordance with a plan approved by the planning commission, or if elevated above the regulatory flood protection elevation by alternative methods which meet the requirements of subsection (a) above. Storage of bulk materials may be allowed provided an erosion/sedimentation control plan is submitted which clearly specifies methods to be used to stabilize the materials on site for a regional flood event. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the planning commission.*

(e) *When the Federal Emergency Management Agency has issued a letter of map revision-fill (LOMR-F) for vacant parcels of land elevated by fill to the one (1) percent chance flood elevation, the area elevated by fill remains subject to the provisions of this chapter. A structure may be placed on the area elevated by fill with the lowest floor below the regulatory flood protection elevation provided the structure meets the following provisions:*

- (1) *No floor level or portion of a structure that is below the regulatory flood protection elevation shall be used as habitable space or for storage of any property, materials, or equipment that might constitute a safety hazard when contacted by floodwaters. Habitable space shall be defined as any space in a structure used for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry or utility space, and similar areas are not considered habitable space.*
- (2) *For residential and nonresidential structures, the basement floor may be placed below the regulatory flood protection elevation subject to the following standards:*
 - a. *The top of the immediate floor above any basement area shall be placed at or above the regulatory flood protection elevation.*
 - b. *Any area of the structure placed below the regulatory flood protection elevation shall meet the "reasonably safe from flooding" standards in the Federal Emergency Management Agency (FEMA) publication entitled "Ensuring that Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding," Technical Bulletin 10-01, a copy of which is hereby adopted by reference and made part of this chapter. In accordance with the provisions of this chapter, and specifically section 72.33(g), the applicant shall submit documentation that the structure is designed and built in accordance with either the "Simplified Approach" or "Engineered Basement Option" found in FEMA Technical Bulletin 10-01.*
 - c. *If the ground surrounding the lowest adjacent grade to the structure is not at or above the regulatory flood protection elevation, then any portion of the structure that is below the regulatory flood protection elevation must be floodproofed consistent with any of the FP-1 through FP-4 floodproofing classifications found in the Minnesota State Building Code.*

These standards can be met. The applicant has proposed a building consistent with the requirements of this section. As a condition of approval, the applicant should provide building and foundation plans and record of as-built condition for the building signed by a registered professional engineer or architect and verifying consistency with the applicable requirements of §72.74 of the Saint Paul code, the Minnesota State Building Code, and FEMA Technical Bulletin 10-01. Storage may be allowed in the garage of the proposed building, provided all stored materials are removed in times of flooding. Review and acceptance by the Department of Safety and Inspections of an updated flood response plan for the facility, which incorporates the proposed building, should be a condition of approval.

4. §72.32 lists thirteen (13) factors to be considered in evaluating applications for conditional use permits in the FF flood fringe district:
 - (a) *The relationship of the proposed use to the comprehensive plan and floodplain management program for the city.* Subject to meeting the standards listed in §72.74, this proposed use is in compliance with the Saint Paul Comprehensive Plan and the City's floodplain management program. Policy 5.1.3 of the river corridor chapter of the comprehensive plan supports continuation of and additions to industrial uses in the Childs Road industrial area if said additions will not have significant adverse impacts on air or water quality nor impair river valley views. The proposed additions are to an existing facility located in a large industrial area, and will not significantly alter river valley views. The proposed building will serve activities already taking place on site, and will not result in new air or water quality impacts.
 - (b) *The importance of the services provided by the proposed facility to the community.* This finding is not applicable. The proposed building will be part of an existing facility.
 - (c) *The ability of the existing topography, soils, and geology to support and accommodate the*

proposed use. The proposed use is a new building within an existing facility. The area is characterized by flat topography. The area already supports regular traffic from large vehicles and large stockpiles of bulk materials.

- (d) *The compatibility of the proposed use with existing characteristics of biologic and other natural communities.* The proposed building is to be located in an existing facility; the area is industrial in character, and does not contain significant biological communities. Impacts of the proposed building will not extend beyond the immediate area.
 - (e) *The proposed water supply and sanitation systems and the ability of those to prevent disease, contamination, and unsanitary conditions.* The area is already served by adequate water supply and sanitation systems. The proposed building will support existing activities, and will not create additional demand for water supply or sanitation capability.
 - (f) *The requirements of the facility for a river-dependent location, if applicable.* The proposed building is part of an existing facility that is located within the river corridor.
 - (g) *The safety of access to the property for ordinary vehicles.* Safe access to the site is available via Childs Road.
 - (h) *The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.* The proposed structure will be built to FP-3 or FP-4 wet floodproofing standards. In times of flooding, operations on the site will be discontinued, per the applicant's flood response plan.
 - (i) *The dangers to life and property due to increased flood heights or velocities caused by encroachments.* The proposed encroachments are of limited footprint and located in the flood fringe where impacts on flood flows are negligible.
 - (j) *The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site.* The proposed building is located in the flood fringe, where the velocity of flood flow is generally minimal.
 - (k) *The danger that materials may be swept onto other lands or downstream to the injury of others.* The proposed building will be constructed of floodproof materials, and any items stored below the RFPE will be removed in times of flooding. The proposed building will also be located in the flood fringe, where velocity of flood flows is generally minimal.
 - (l) *The availability of alternative locations or configurations for the proposed use.* The proposed building is part of an existing facility which is located within the flood fringe.
 - (m) *Such other factors as are relevant to the purposes of this chapter.* The factors and findings enumerated and described herein adequately evaluate the proposed use for the purposes of this chapter.
5. §61.501 lists five standards that all conditional uses must satisfy:
- (a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* Subject to meeting the standards listed in §72.74, this proposed use is in compliance with the Saint Paul Comprehensive Plan and the City's floodplain management program. Policy 5.1.3 of the river corridor chapter of the comprehensive plan supports continuation of and additions to industrial uses in the Childs Road industrial area if said additions will not have significant adverse impacts on air or water quality nor impair river valley views. The proposed additions are to an existing facility located in a large industrial area, and will not significantly alter river valley views. The proposed building will serve activities already taking place on the site, and will not result in new air or water quality impacts.
 - (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposed facility will be served by Childs Road. The building will serve an existing use, and is not expected to generate additional traffic.
 - (c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is

met. The proposed building is consistent with the existing industrial character of the immediate neighborhood.

- (d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is industrial in nature, and will not impeded improvement of surrounding properties for allowed uses.
- (e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met. Subject to the acceptance by the Department of Safety and Inspections of a flood response plan for the proposed building and certification of plans by a registered engineer or architect, the use conforms to all applicable regulations of the I2 general industrial district, RC2 river corridor district, and the FF flood fringe district.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for construction of a building in the (FF) flood fringe on an alternative to fill subject to the following additional condition(s):

1. Site plan approval. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plans submitted and approved as part of this application.
2. A flood response plan including the proposed building shall be accepted by the Department of Safety and Inspections, and the applicant shall conduct operations consistent with said plan.
3. At or prior to building permit review, the plans for the proposed structure must be certified by a registered engineer or architect as consistent with the applicable requirements of §72.74 of the Saint Paul code, the Minnesota State Building Code, and FEMA Technical Bulletin 10-01..
4. After construction, the applicant shall submit to the zoning administrator the required elevation certification certifying the as-built elevation of the proposed building, and as-built plans certified by a registered professional engineer or architect as consistent with the applicable requirements of §72.74 of the Saint Paul code, the Minnesota State Building Code, and FEMA Technical Bulletin 10-01.



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zonin 17-078505
File #
Fee
Tentative Hearing Date
9-28-17

PD=1

04282241 0001

APPLICANT

Name Northern Metals Recycling
 Address 2800 Pacific St. N.
 City Minneapolis St. MN Zip 55411 Daytime Phone 651-328-8825
 Name of Owner (if different) Northern Metals, LLC
 Contact Person (if different) Thomas Swafford Phone 651-328-8825

PROPERTY LOCATION

Address / Location 1111 Childs Road, St. Paul, Mn, 55106
 Legal Description Section 4 Township 28 Range 22
 Current Zoning I2
 (attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 72, Section 74, Paragraph X of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

See Attachment A

Required site plan is attached

Applicant's Signature Thomas Swafford Date 9-6-2017 City Agent pd 9/7/17

American Iron & Steel Company
Great Western Recycling Industries, Inc.
Phillips Recycling Systems, LLC
Metals Reduction Company, LLC
Toy's Scrap & Salvage Corp.
RSI Recycling, Inc.



NORTHERN METAL RECYCLING

2800 Pacific Street North • Minneapolis, Minnesota 55411



Attachment A

Project Description

The shelter to be constructed will cover truck trailers from climatic and ecological contamination when loading food-grade material as required by Morton Salt per the Food Safety Modernization Act of 2011. The 114'x40' four semi-walled building will have 24' high pitched roof, and an entrance on the northeast side followed by an exit on the southwest side (no overhead doors). This building will not change or affect the Standards and Conditions at 1111 Childs Road.

The project will consist of the following: drilling 38 holes for the footings, pouring the concrete footings, fastening wall posts to the footings, framing and completing the suspended walls 16' from ground, fastening roof trusses to frame, and fastening roof to trusses.

Landscape Plan:

Any excess dirt from the footings will be used to level any disturbed area from the construction, any remaining from that will be sent to the landfill. The remainder of the sites landscaping will remain untouched.

Erosion Plan: Inlet filters and sediment filtration socks will be used in and around all catch basins by the Morton Salt Building, 20' long by 8" diameter erosion socks will be used around the perimeter of the construction area to prevent sediment from traveling, lastly, weekly sweeping of the site will continue during the construction process.

Additional Information:

- Flood Response Plan for 1031 and 1111 Childs Road
- Property tax and pin number
- Approval from Port Authority for project



City of Saint Paul Department of Safety & Inspections, 375 Jackson Street, Suite 220, Saint Paul MN 55101

SITE PLAN REVIEW APPLICATION

Date Application Received:

Staff Use Only
SPR File #
Application Fee \$
Staff Meeting Date:
City Agent:

Project Name: <u>Morton Salt Rain Shelter</u>	
Site Address: <u>1111 Childs Road, St. Paul, Mn, 55107</u>	Property Identification Number: <u>04.28.22.41.0001</u>
Project Description: <u>Construction of a shelter will cover truck trailers when loading food grade material as required by Morton Salt per the Food Safety Modernization Act of 2011. The 114 x 40, semi wall building will have an entrance on the NE side, follows by an exit on the SW side. (NO overhead door) See attachment A</u>	

Provide (5) five Paper Copies 11x17 and an electronic PDF version (11x17 print format) of the complete Site Plan package including certificate of survey, civil site plan, exterior architectural plan, and landscape plan.

Project Summary

Est. Project Cost: \$ <i>(exclusive of land value)</i> <u>132,500.00</u>	Est. Construction Start <u>ASAP</u>	Proposed Land Use:
Parcel Area [sq. ft.] <u>4.24 acres</u> <u>184,694.4 sq. ft.</u>	Disturbed Area [sq. ft.] <u>114 x 40 = 4560 sq. ft.</u>	Residential Institutional Parking Commercial <input checked="" type="checkbox"/> Industrial Only Mixed-Use Other
Floor Area Ratio <u>0.025</u>	Building Gross Floor Area <u>4560 sq. ft.</u>	# Off-Street Parking Spaces
<input type="checkbox"/> Historic District/Property	<input checked="" type="checkbox"/> Flood Plain Property	<input type="checkbox"/> Steep Slope (>12%)

Residential Project Details

# Residential Units	# Affordable	% AMI for Affordable
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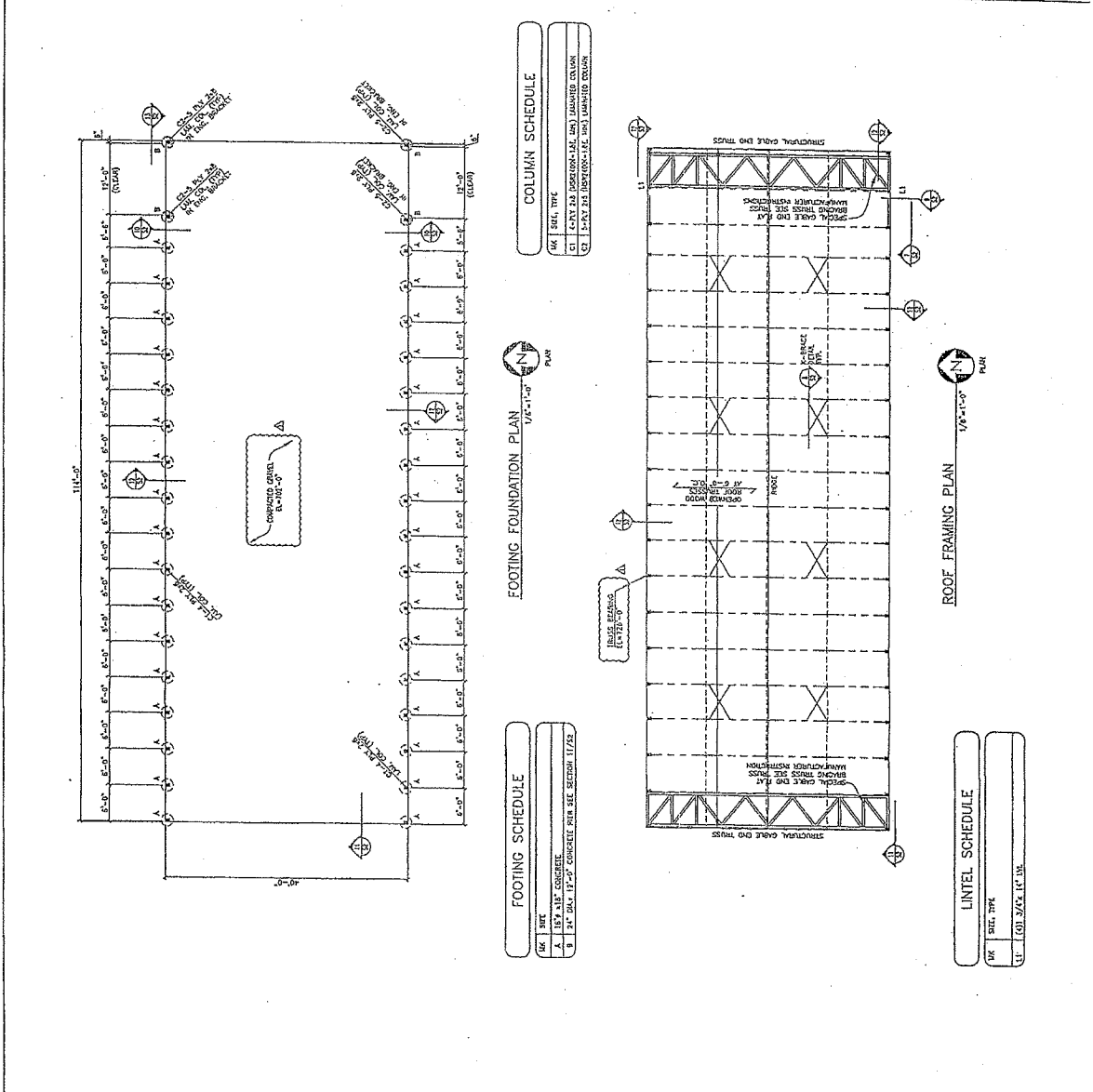
Applicant Information [Name, company, address, phone, e-mail]

Developer or Property Owner <u>Northern Metals, LLC</u> <u>Thomas Swafford</u> <u>2800 Pacific St. N</u> <u>Mpls, Mn, 55411</u> <u>651-328-8825</u> <u>tom.swafford@emrgroup.com</u>	Project Contact [PM, architect] <u>Robert FitzPatrick, PE, SE</u> <u>Krech OTARD & Associates</u> <u>401 N 3rd St. Suite 460</u> <u>Mpls, Mn 55401</u> <u>612-238-2234</u> <u>Rob.fitzpatrick@krechojard.com</u>	Construction Contact <u>Doug HAECHERL</u> <u>STRUCTURAL BUILDINGS</u> <u>12926 First St.</u> <u>Becker, Mn, 55308</u> <u>612-219-6007</u> <u>doug@structuralbuildings.com</u>
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Thomas J Swafford
Signature

Aug 31, 2017
Date

Staff Use Only			
Zoning District	Overlay Zoning District	District Council	
Ward	Watershed District	MnDOT or County	
<input type="checkbox"/> Parkland Dedication	<input type="checkbox"/> TDMP	<input type="checkbox"/> CUP Required	Previous SPR



STRUCTURAL NOTES AND SPECIFICATIONS:

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND AIA. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

FOOTING FOUNDATION PLAN:

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

ROOF FRAMING PLAN:

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

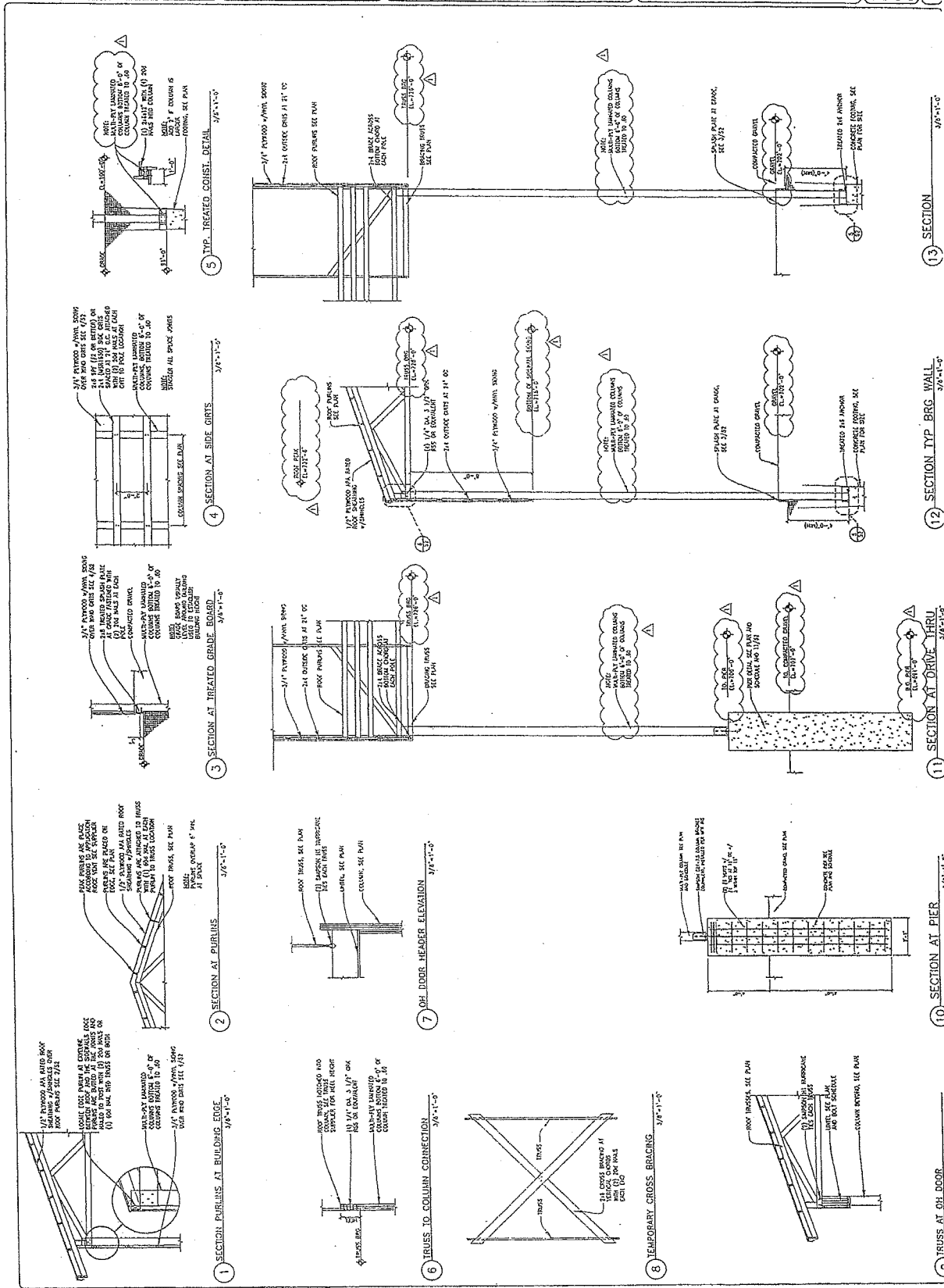
8. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

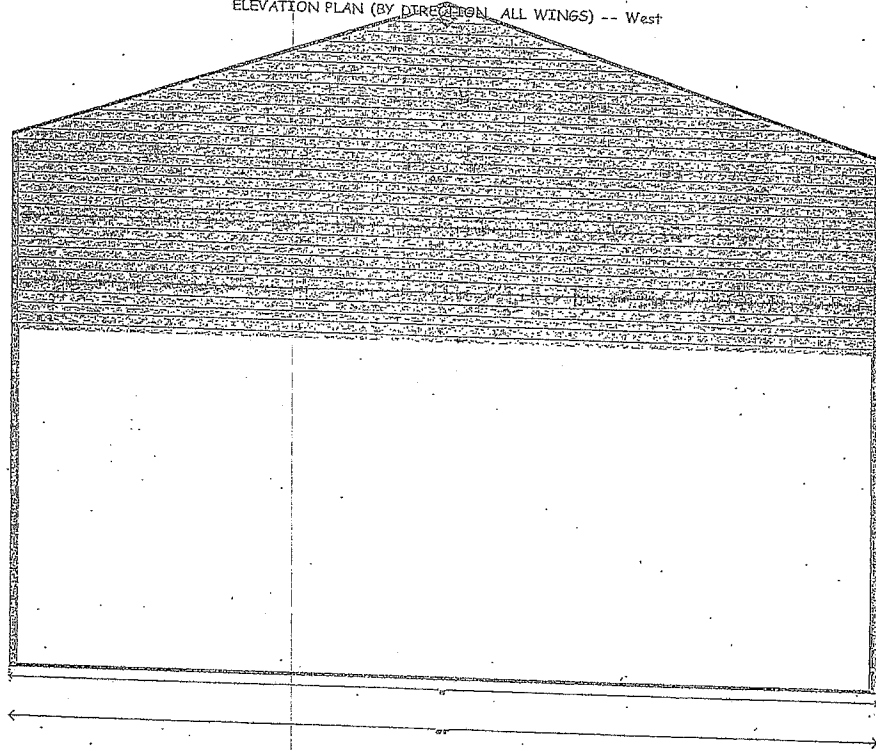
10. ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLE UNLESS OTHERWISE NOTED.

LINETEL SCHEDULE:

NO.	QTY	DESCRIPTION
1	1	12" x 12" x 12" CONCRETE
2	1	24" x 24" x 12" CONCRETE
3	1	12" x 12" x 12" CONCRETE
4	1	24" x 24" x 12" CONCRETE
5	1	12" x 12" x 12" CONCRETE
6	1	24" x 24" x 12" CONCRETE
7	1	12" x 12" x 12" CONCRETE
8	1	24" x 24" x 12" CONCRETE
9	1	12" x 12" x 12" CONCRETE
10	1	24" x 24" x 12" CONCRETE

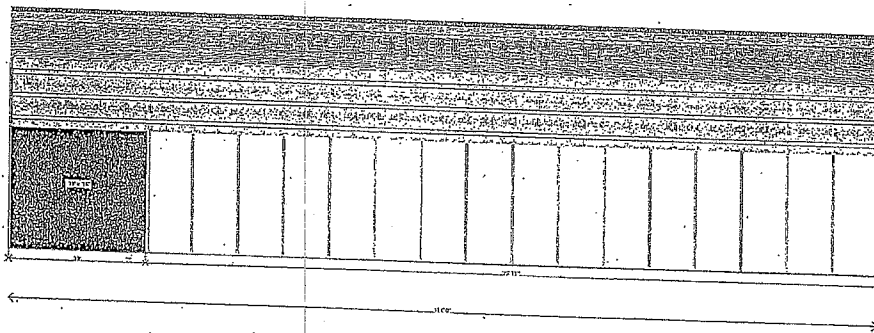



ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- West




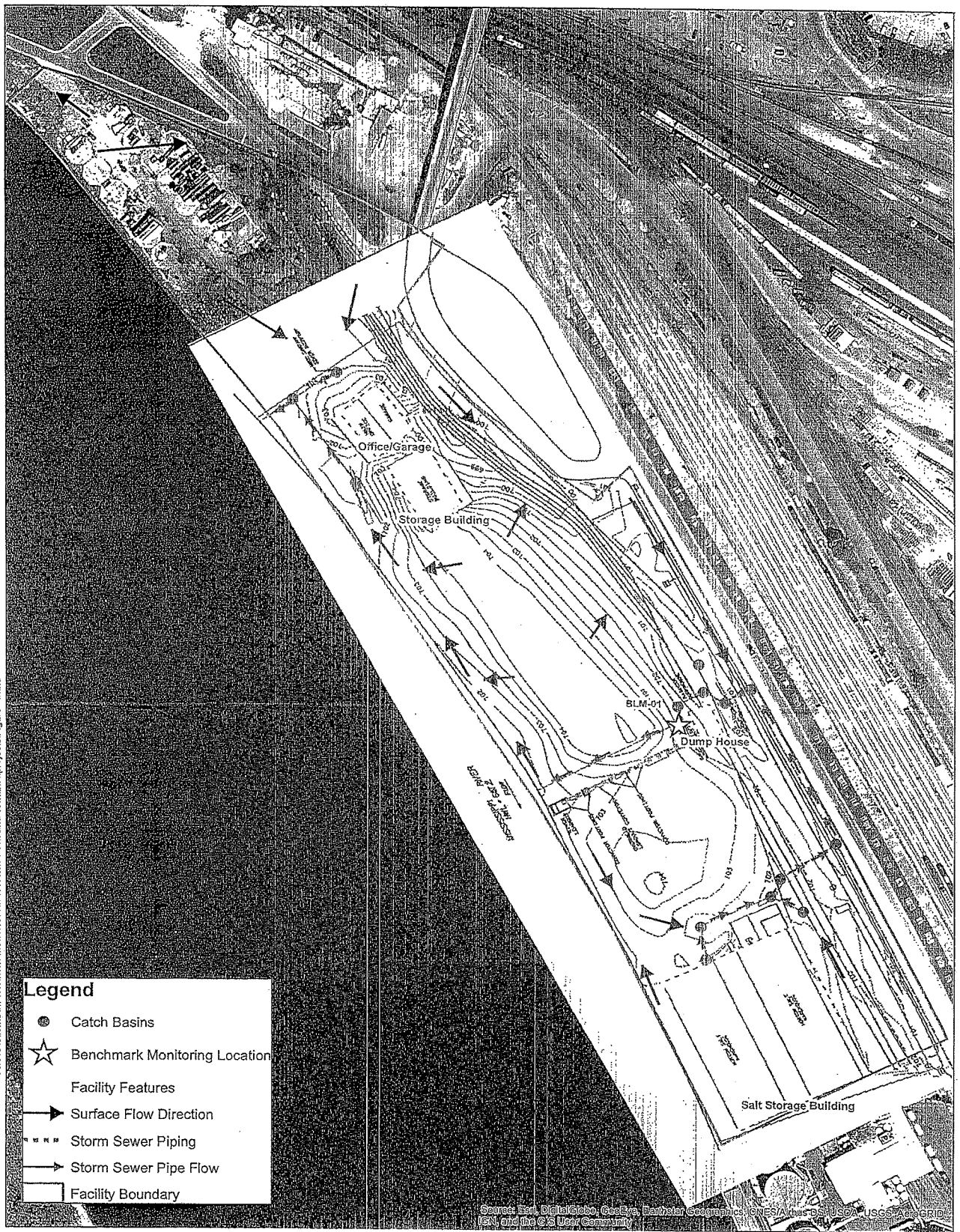
 **STRUCTURAL BUILDINGS**
Professional Engineer
1925 1st Street, Fort St. Vrain, CO 80501
303.441.1122
by Professional Engineer

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- North



 **STRUCTURAL BUILDINGS**
Professional Engineer
1925 1st Street, Fort St. Vrain, CO 80501
303.441.1122
by Professional Engineer

 <p>CITY OF SAINT PAUL DEPARTMENT OF SAFETY AND INSPECTIONS 375 JACKSON STREET, SUITE 220 ST. PAUL, MN 55101</p>	<p>FLOODPLAIN APPLICATION SAINT PAUL LEGISLATIVE CODE CHAPTER 72 AND THE NATIONAL FLOOD INSURANCE PROGRAM</p>
<p>APPLICANT Name NORTHERN METAL RECYCLING Address 521 BARGE CHANNEL ROAD, ST. PAUL, MINNESOTA 55107 Phone and E-mail (651) 224-4877 PROPERTY LOCATION & FLOOD INSURANCE RATE MAP (FIRM) consult FEMA Map Service Center at https://msc.fema.gov Address / Location FIRM No. 27123C 0108G Effective Date 8/4/2010 Special Flood Hazard Area <input type="checkbox"/> Zone A <input checked="" type="checkbox"/> Zone AE <input type="checkbox"/> Zone X Owner Contact Person JEREMY MILLS @EMRGROUP.COM</p>	
<p>Base Flood Elevation (BFE) 706.6 ft. (NGVD) Regulatory Flood Protection Elevation (RPPE) 708.6 ft. (NGVD) Floodplain Management Overlay District (Zone A or AE only) <input checked="" type="checkbox"/> FF Flood Fringe <input type="checkbox"/> Yes <input type="checkbox"/> No Historic Structure? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Zone A, describe on separate sheet how BFE was derived)</p>	
<p>PROPOSED ACTIVITY Land Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Comm/Industrial <input type="checkbox"/> Mixed <input type="checkbox"/> Other</p>	<p>Structural Development <input checked="" type="checkbox"/> New structure <input type="checkbox"/> Addition/Alteration* <input type="checkbox"/> Rehabilitation/Repair* <input type="checkbox"/> Demolition</p>
<p>Est. Market Value of Structure \$ 100,000.00 *Is proposed activity less than 50 percent of value prior to start of construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Other Development <input checked="" type="checkbox"/> Grading and/or paving <input type="checkbox"/> Drainage improvement <input type="checkbox"/> Linear construction (trail, street, bridge, etc.) <input type="checkbox"/> Watercourse alteration</p>
<p>REQUIRED FLOOD PROOFING (Applicant to complete before or with building permit app) Is structure elevated on fill? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, what is alternative elevation method proposed? (Describe on separate sheet) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, applicant shall provide evidence of conformance with FEMA Technical Bulletin 10-01. Structural flood proofing method <input type="checkbox"/> Dry flood proofing (FP-1 or FP-2) <input checked="" type="checkbox"/> Wet flood proofing (FP-3 or FP-4) <input type="checkbox"/> Other method(s) (Describe on separate sheet)</p>	
<p>SUPPLEMENTAL REVIEWS (Answer in consultation with city staff as needed) Is a Conditional Use Permit required? (Dept. of PED) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, has a Flood Response Plan (FRP) been submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is a No-Rise Certificate required? (projects in FW District) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, has a No-Rise analysis been submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is a levee permit required? (Dept. of Public Works) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, has a levee analysis been submitted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *If no, this item(s) must be submitted prior to Site Plan Review</p>	
<p>A registered architect or professional engineer must submit the form below as part of a building permit application. Non-Residential Floodproofed Construction Certification FEMA Form 086-G-34 (7/12)</p>	
<p>ACTION/DETERMINATION <input type="checkbox"/> The proposed development is in conformance with applicable floodplain standards. <input type="checkbox"/> Application is approved conditioned on receiving as-built elevation certifications. <input type="checkbox"/> The proposed development is not in conformance with applicable floodplain standards (explanation attached). Application is denied.</p>	
<p>Community official responsible for floodplain management Name _____ Title _____ Signature _____ Date _____</p>	

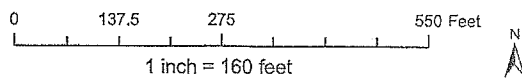


Legend

- Catch Basins
- ★ Benchmark Monitoring Location
- Facility Features
- Surface Flow Direction
- Storm Sewer Piping
- Storm Sewer Pipe Flow
- Facility Boundary

FIGURE 2

FACILITY DRAINAGE
 Great Western Dock and Terminal
 1031 Childs Road
 St. Paul, Minnesota



Flood Response Plan for Northern Metal Recycling @ 1031 Childs Road St. Paul, and Morton Salt @ 1111 Childs Road, St. Paul

- A. move all the salt that is on the dock to a location that will not get flooded
- B. move all the scrap if any out of the yard
- C. move as much pet coke if possible
- D. pile up all storage piles as high as possible
- E. clean up around all storage piles, any thing that can float away
- F. move all skids, barrels, buckets, plastic, etc. to higher ground
- G. move all gas cylinders to upper ware house
- H. move diesel tank to upper ware house
- I. disconnect transformer and put berm around it
- J. move all lugger, roll-off boxes to higher ground
- K. move all equipment to higher ground, cranes, front end loaders.
- L. Maintenance bay
 - 1. disconnect all storage tanks and move to upper ware house
 - 2. fill drain pit with water, disconnect any power if any in pit
 - 3. move all misc. item off the ground to higher ground
 - 4. move all misc item up to 4 feet along walls to higher ground
- M. Front scale
 - 1. disconnect all power to scale
 - 2. pull out cylinders
 - 3. fill scale up to top with water
- N. Storage piles
 - 1. put up berm around all piles on the dock
- O. Truck dump pit
 - 1. disconnect all power to conveyor in pit
 - 2. pull out all electric motors from conveyor
 - 3. fill pit up with water to top
- P. Morton Salt
 - 1. make sure they are putting up a berm in front of the buildings
 - 2. help out if needed at Morton Salt.

NORTHERN METAL RECYCLING WILL AMEND AND UPDATE THE FLOOD RESPONSE PLAN AFTER THE CONSTRUCTION OF THE NEW SHELTER IS COMPLETED TO THE MORTON SALT BUILDING.

Flood preparation plan Northern Metal Dock @
1031 Childs Road, St. Paul and Morton Salt @
1111 Childs Road, St. Paul

They always project in stage, which is the number of feet over the '0' elevation of 683.62', so you have to add that number to get the elevation. Our dock elevation is 702'. The water is over the dock at 18.38 flood stage.

Dock flood plan to 25' or 708.62

- A-Move all scrap out of flood area.
- B-Move all salt and coke out of flood area.
- C- Move all cylinders, barrels, misc. equipment out of shop and move to warehouse.
- D-Move two diesel tanks into warehouse.
- E- Move all equipment to high ground in north side of yard and block up as needed.
- F-Power Company removes two transformers from yard.
- G-Move luggers, and rollofs, and trailers out of flood area.
- H-Build protection on north side of shop, and Morton building with cement blocks, to protect Buildings.
- I-Remove scale and block high on north end of lot. Remove heaters that are mounted in scale Pit, and store in warehouse. Fill scale pit with water.
- J-Develop ID placard for employee's to enter flood area.
- K-Remove Propane Tank

Additional Dock Flood Plan over 25'.

- A-Remove all materials, oil, filters and equipment from the Maintenance shop.
- B-Remove all flood sensitive equipment and material from the equipment garage.
- C-Prepare office for water entering the office area and storage area.

Historical Information:

1. 26.40 or 710.02 4/16/1965
2. 25.00 or 708.62 4/15/1969
3. 23.76 or 707.38 4/18/2001
4. 23.60 or 707.22 4/30/2001
5. 22.90 or 706.52 4/13/1997
6. 18.38 Or 702.0 St. Paul wall is breeched.
7. 17.38 or 701.0 Spring 2010

Morton Salt Plan

FLOOD PREPARATION AND RESPONSE PLAN

Action Plan

Almost annually, flood warnings are issued for the Mississippi River. For the most part, these flood warnings have no impact on the St. Paul warehouse and its operation. However, when a flood warning for 18 feet or higher is issued, the listed activities should be initiated, and expanded, as the flood height increases. Regardless of the flood height over 18 feet, the following guideline should be followed step-by-step from the beginning.

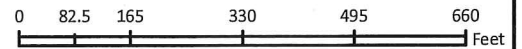
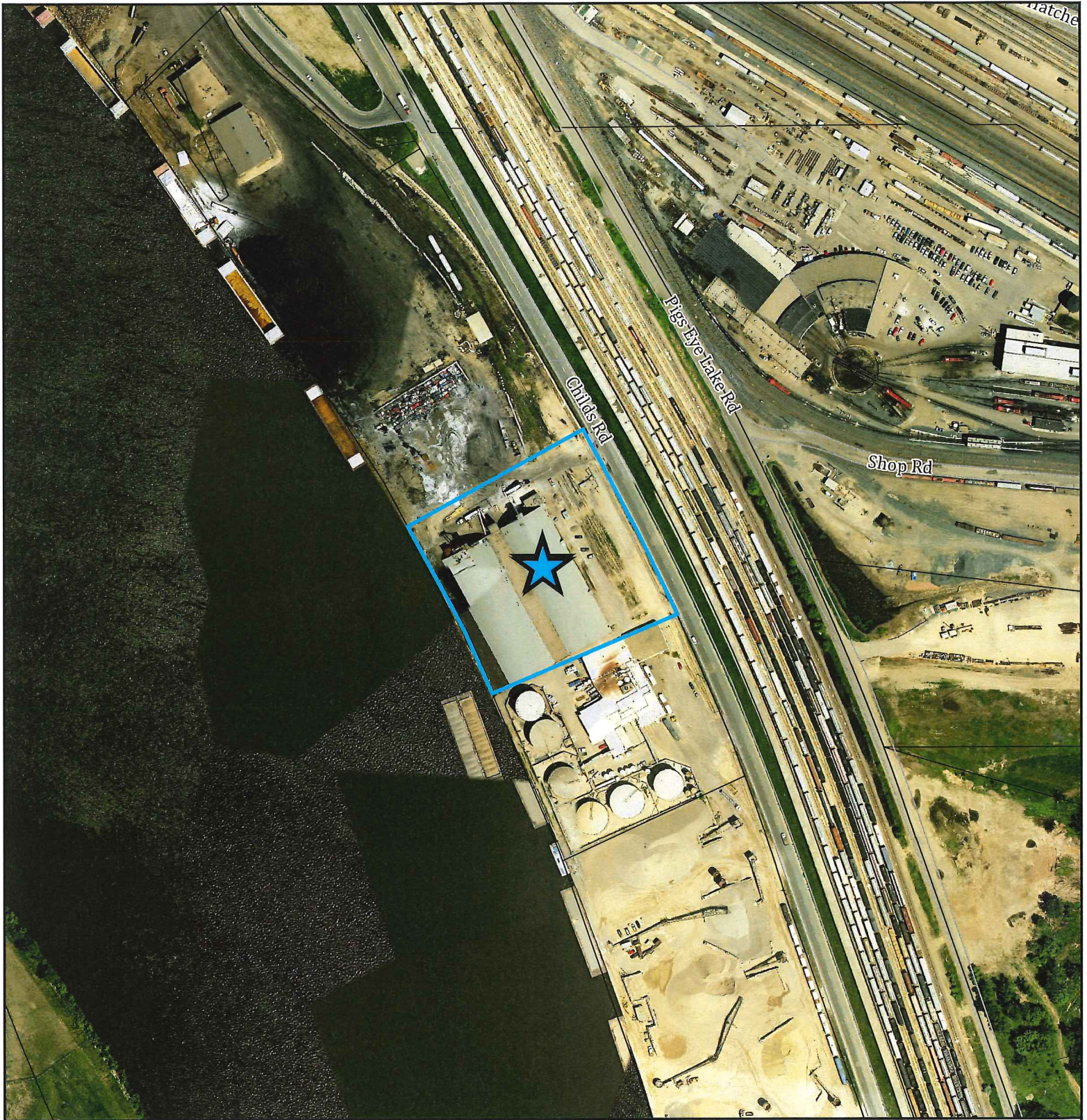
- **Flood Warning of 18 to 19.5 Feet**
 - Flood-action meetings are conducted for affected businesses. (Morton representative participate)
 - Management personnel monitor National Weather Service 5-day prediction levels via Internet.
 - A dike installation is initiated across Childs Road when water level reaches 15 feet. Road closure will be done in stages to allow truck access to businesses. At 17 feet, the dike will be completed cutting off trucking access to our warehouse, pending City approval to re-route trucking around the dike via partitioning the bridge accesses to Childs Road businesses. However, trucks would have to drive through water. (The dike does not affect Railcar service.)
 - The City sewer lift station will be shut down when water level reaches 16 feet. Porta-potties need to be secured before road access is closed.
 - The St. Paul warehouse is not threatened by the high water even though shipping may not be allowed. Truck shipments may be shut down from a few to several days until the high water passes and the dike is removed.
- **Flood Warning from 19.5 to 26 Feet**
 - Coordinate the facility's dike-building requirements with Hawkins Chemical.
 - Sandbags and dike-building material obtained and install about the dock doors, office trailer and powerhouse. Other areas may need to be considered based upon projected flood prediction level. Concrete diverter blocks should be placed outside the dike areas where river current would place excessive pressure on the dike.
 - Inside dikes may be required across railroad dock doors if water level is expected over 25 feet.
 - Arrange for 4-inch gas water pump, electrical generator and boat. (Items are usually rented.)
 - Gasoline and containers need to be secured to run the water pump and generator. Stretch wrappers and pallet inverter should be raised off the warehouse floor and placed on pallets.
 - Mobile equipment (FEL, forklifts, trucks, track-mobile, etc.) should be moved and placed on higher ground and/or storage areas. (Only necessary equipment should be kept onsite for product movement.)
 - Electrical power and railroad service is cut off when the water level reaches 20 feet.
 - A petty cash fund should be provided to the flood watch manager/supervisor for securing gasoline and other emergency needs.
 - Phone service is transferred to temporary warehouse operation. (Check with Phone Co. to make sure that offsite transfer of phones is possible.) Temporary phones (Cell Phones) need to be setup for flood-watch teams and management.
 - 24-hour flood watch teams need to be established to pump water and maintain facility security. (Flashlights and batteries should be available.)

entrance in the event that water flowed through our building.) Morton's dike is built in front, from the inside area of the bulk building near the K-mix conveyor, around the dock doors, office trailer and side deck, and tied against the package warehouse near the lunchroom/office entrance area. A water drain sewer, inside the diked area, will need to be plugged securely to keep water from back flowing up into the diked area.

9. Mobile equipment (forklifts, dump truck, yard truck, and track-mobile) are taken to storage areas on high ground (Great Western Shop, All State Leasing, etc.) MSS trucks are relocated to the temporary operation center.
10. If high water levels are expected to be greater than 22 feet, cement construction blocks should be placed in front of the dike along stretches that will be impacted by river current and flow. (This protects the dike from being undermined and weakened.)
11. Electrical power is cut off to the facility when the water height is about 20 feet. Our contract electrical service needs to be called in to disconnect and remove the transformer located on the canning line loading building.
12. Forklift propane tanks and the diesel fuel tank needs to be moved inside the warehouse and placed in elevated storage. In addition, Suburban Propane should be notified to come and remove the large heating fuel tank from the site.
13. A 4-inch gasoline water pump needs to be secured for controlling water seepage inside the dike area. Along with this, several 5-gal. Containers of gasoline need to be available. Because electrical power is cut off, a gasoline-driven electrical generator should be obtained to provide backup power to operate sump pumps, diesel fuel tank and other electrical needs that arise, including night lighting.
14. Boat access is required as water levels rise. A boat needs to be secured and available before road access is cut off.
15. Finally, a 24-hour flood watch needs to be arranged with 2-person teams on 8-hour shifts to man the pumps and maintain the dike. A management person should be assigned to manage and coordinate flood watch activities. A petty cash fund should be provided to the assigned supervisor for securing gasoline and other emergency items.

FLOOD COORDINATION SUPPORT SERVICES

Collins' Electric (in-house electrical requirements)	651-224-2833
Xcel Energy (facility power - transformer connection)	851-229-5596
Minnesota Supply (forklift housing)	952-828-7300
Allstate Leasing (dump truck, yard truck & trailer housing)	651-681-4900
Great Western Recycling (FEL & track-mobile housing)	651-774-6937
Suburban Propane (large propane container)	651-633-0333
Metropolitan Waste (road access control)	651-602-8804
On-Site Sanitation (Porta-Potties)	651-429-3781
Simple Excavating (dike construction / sandbags)	651-772-1449
St. Paul City Public Works Dept.	651-487-7206
Union Pacific Railroad	651-552-3943
Eschelon Phone Service	763-745-8060



FILE NAME: Morton Salt Rain Shelter

Aerial

APPLICATION TYPE: CUP

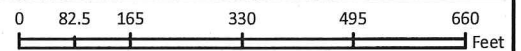
 Subject Parcels

FILE #: 17-078505 DATE: 9/11/2017

PLANNING DISTRICT: 1

ZONING PANEL: 17





FILE NAME: Morton Salt Rain Shelter

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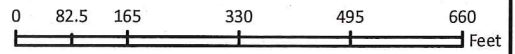
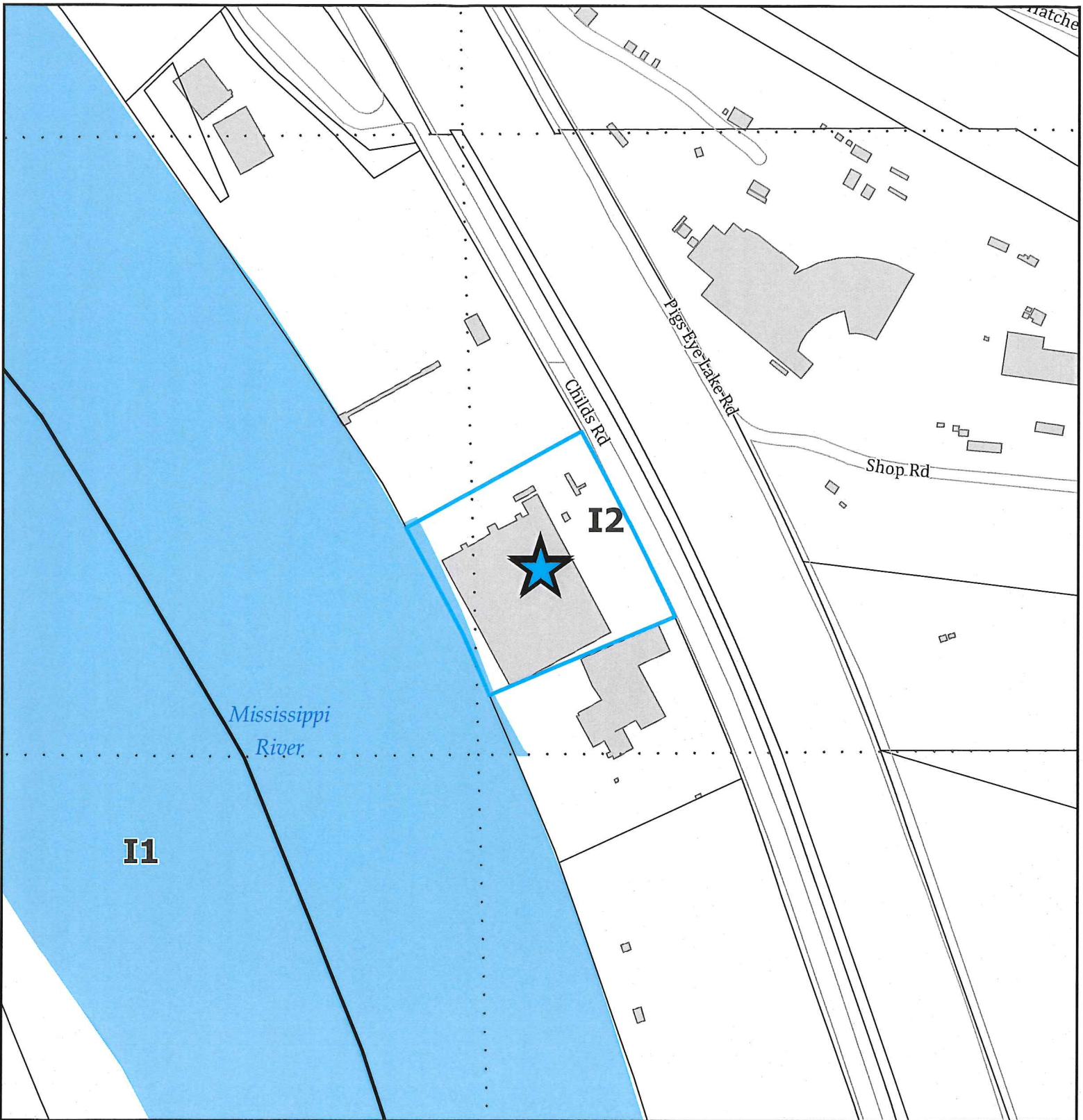
PLANNING DISTRICT: 1

ZONING PANEL: 17

Land Use

- Industrial and Utility
- Park, Recreational or Preserve
- Railway
- Airport
- Water
- Subject Parcels
- Section Lines





FILE NAME: Morton Salt Rain Shelter

APPLICATION TYPE: CUP


FILE #: 17-078505 DATE: 9/11/2017

PLANNING DISTRICT: 1

ZONING PANEL: 17

Zoning

 Subject Parcels

 Section Lines

