



CITY OF SAINT PAUL
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Date: 24 March 2016
To: Comprehensive Planning Committee
From: Joshua Williams, Senior Planner (266-6659)
RE: Amendments to Chapter 72 Floodplain Definition

Background

In 2014 City floodplain management staff noticed that the definition of the FF Flood Fringe overlay district in Legislative Code Section 72.15 is not written to include a Lowertown area designated as Zone A on the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) in 2010. This is an area that should be included within the Flood Fringe district.

Prior to 2010 there was no Zone A designation along the river in Saint Paul. The Zone A area added to the FIRM in 2010 was previously designated on the FIRM as Zone X, not part of the Flood Fringe.

Saint Paul staff met with floodplain management staff from the MN Dept. of Natural Resources (DNR) about this issue, and have since been managing this area as part of the Flood Fringe district. The following draft amendments to Sec. 72.15, *Establishment*, of Chapter 72, Floodplain Management Overlay Districts, reflect DNR suggested corrections as well as their suggestions to clarify and simplify the language in Sec. 72.15.

Sec. 72.15. Establishment.

- (a) This chapter applies to all lands within the city shown on the flood insurance rate map as being located within the boundaries of zones A and AE for the Mississippi River and zone A for Lake Phalen and Beaver Lake. ~~If any of these floodplain land areas included on the flood insurance rate map are annexed into the city, they shall be subject to the provisions of this chapter immediately upon the date of annexation.~~
- (b) The following materials are hereby adopted by reference and made a part of this code as if the material and information set forth therein were fully described herein: the Flood Insurance Study, Ramsey County, Minnesota (All Jurisdictions), Flood Insurance Rate Map Panels numbered 27123C0080G, 27123C0087G, 27123C0089G, 27123C0092G, 27123C0093G, 27123C0094G, 27123C0101G, 27123C0102G, 27123C0103G, 27123C0104G, 27123C0108G, 27123C0110G, 27123C0111G, 27123C0112G, 27123C0116H, 27123C0117G, 27123C0118G, and 27123C0119G, and the Flood Insurance Rate Map Index numbered 27123CIND0B, all of these documents being prepared by the Federal Emergency Management Agency (FEMA) and dated June 4, 2010 except the Flood Insurance Study, the Flood Insurance Rate Map Index Panel numbered 27123CIND0B, and Map Panel 27123C0116H containing revised flood hazard information that ~~which shall~~ become effective ~~as of~~ September 16, 2015.

- (c) The FW floodway district shall include those zone AE areas designated as floodway on the flood insurance rate map and those zone A areas for Lake Phalen and Beaver Lake on the flood insurance rate map that are below the respective ordinary high water elevations as defined in Minnesota Statutes, § 103G.005, Subd. 14.
- (d) The FF flood fringe district shall include:
- (1) ~~those areas designated as zone AE and outside of the floodway on the flood insurance rate map and~~ Those zone A areas for Lake Phalen and Beaver Lake on the flood insurance rate map that are located below the one hundred-year flood elevations (National Vertical Datum of 1988) of 861.36 ~~(National Vertical Datum of 1988)~~ for Lake Phalen and ~~below the one hundred-year flood elevation of 951.58 (National Vertical Datum of 1988)~~ for Beaver Lake and above the respective ordinary high water elevations as defined in Minnesota Statutes, § 103G.005, Subd. 14; and
 - (2) All other areas designated as zone A or AE and outside of the floodway on the flood insurance rate map.
- (ed) Within these districts all uses not allowed as permitted or conditional uses shall be and are hereby prohibited. Legal nonconforming structures or uses existing on the effective date of this chapter or amendment thereto will be permitted to continue as provided in chapter 62 and section 72.41.

Staff Recommendation

The proposed changes to Chapter 72 have been requested by the DNR State Floodplain Manager, whom oversees the City's floodplain ordinance administration. The changes must be adopted, and there are no policy issues to be debated nor is it anticipated that there will be any significant public interest in the changes. On this basis, it is the opinion of staff that, in this case, there is no value in a public hearing before the Planning Commission. The staff recommendation is that the Comprehensive Planning Committee forward the proposed amendments directly to the Mayor and City Council for consideration and a public hearing before the City Council, with a recommendation for adoption.