

Section 530 - Zoning: special districts and regulated uses

530.01. Floodplain management district. Subdivision 1. Purpose. The purpose of the FP, Flood Plain Management District is to provide for the protection and preservation of water channels and those portions of the adjoining floodplains which are reasonably required to carry and discharge a regional flood and are subject to inundation by regional floods. It is the intent of this district to be applied to those areas which, if left unrestricted, could result in loss of life and property, health and safety hazards, disruption of commerce, utilities and governmental services, extraordinary public expenditures for flood plain protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

Subd. 2. General.

- (a) Land to Which the Regulations Apply. This subsection shall apply to all lands within the jurisdiction of the City of Robbinsdale listed as FP district and shown on the official Zoning Map and/or the attachments thereto as being located within the boundaries of the Floodway, Flood Fringe, or General Flood Plain Districts. (Amended, Ord 04-10)
- (b) Establishment of Official Zoning Map. The Official Zoning Map together with all materials attached thereto is hereby adopted by reference and declared to be a part of this subsection. The attached material shall include the Flood Insurance Study, Volume 1 of 2 and Volume 2 of 2, Hennepin County, Minnesota, All Jurisdictions and the Flood Insurance Rate Map panels numbered 27053C0211 E, 27053C0212 E, 27053C0213 E, and 27053C0214 E for the City of Robbinsdale dated September 2, 2004 as developed by the Federal Emergency Management Agency. The Official Zoning Map shall be on file in the Office of the City Clerk and Zoning Administrator. (Amended, Ord 04-10)
- (c) Regulatory Flood Protection Elevation (RFPE). The regulatory flood protection elevation shall be an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.
- (d) Interpretation.
 - (1) In their interpretation and application, the provisions of this subsection shall be held to be minimum requirements and shall be liberally construed in favor of the City and shall not be deemed a limitation or repeal of any other powers granted by state statutes.
 - (2) The boundaries of the floodplain districts shall be determined by scaling distances on the Official Zoning Map. Where interpretation is needed as to the exact location of the boundaries of the district as shown on the Official Zoning Map, as for example where there appears to be a conflict between a mapped boundary and actual field conditions and there is a formal appeal of the decision

of the Zoning Administrator, the Planning Commission shall make the necessary interpretation. All decisions will be based on elevations on the regional (100-year) flood profile the ground elevations that existed on the site at the time the City adopted its initial floodplain regulations and other available technical data. Persons contesting the location of the district boundaries shall be given a reasonable opportunity to present their case to the Planning Commission and to submit technical evidence. (Amended, Ord 04-10)

- (e) Abrogation and greater restrictions. It is not intended by this subsection to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this subsection imposes greater restrictions, the provisions of this subsection shall prevail.
- (f) Warning and disclaimer of liability. This subsection does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This subsection shall not create liability on the part of the City or any officer or employee thereof for any flood damages that result from reliance on this subsection or any administrative decision lawfully made thereunder.
- (g) Severability. If any section, clause, provision, or portion of this subsection is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this subsection shall not be affected thereby.
- (h) Definitions. Unless specifically defined below or in subsection 505.09, other words or phrases used in this ordinance shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this subsection its most reasonable application. (Amended, Ord 04-10)
 - (1) “Accessory Use or Structure” – In addition to the meaning in Section 505.09, Subd 2, means a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure. (Amended, Ord 04-10)
 - (2) “Basement” - means any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.
 - (3) “Conditional Use” – In addition to the meaning in Section 505.09, Subd 20 means a specific type of structure or land use listed in the official control that may be allowed but only after an in-depth review procedure and with appropriate conditions or restrictions as provided in the official zoning controls or building codes and upon a finding that:
 - (1) certain conditions as detailed in the zoning ordinance exist and
 - (2) the structure and/or land use conform to the comprehensive land use plan if one exists and are compatible with the existing neighborhood.
 - (4) “Equal Degree of Encroachment” – (See Section 505.09, Subd 42)

- (5) “Flood” – (See Section 505.09, Subd 46)
- (6) “Flood Frequency” – (See Section 505.09, Subd 47)
- (7) “Flood Fringe” – (See Section 505.09, Subd 48)
- (8) “Flood Plain” – (See Section 505.09, Subd 49)
- (9) “Flood Proofing” – (See Section 505.09, Subd 51)
- (10) “Floodway” – (See Section 505.09, Subd 52)
- (11) “Lowest Floor” – means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building’s lowest floor. (Added, Ord 04-10)
- (12) “Manufactured Home” – means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include the term “recreational vehicle.” (Added, Ord 04-10)
- (13) “Obstruction” – (See Section 505.09, Subd 81)
- (14) “Principal Use or Structure” – In addition to the meaning in Section 505.09, Subd 92 means all uses or structures that are not accessory uses or structures. (Added, Ord 04-10)
- (15) “Reach” (See Section 505.09, Subd 93)
- (16) “Recreational Vehicle” – In addition to the meaning in Section 505.09, Subd 94 means a vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of this subsection, the term recreational vehicle shall also be synonymous with the term travel trailer/travel vehicle. (Added Ord 04-10)
- (17) “Regional Flood” (See Section 505.09, Subd 95)
- (18) “Regulatory Flood Protection Elevation” – (See Section 505.09, Subd 96)

- (19) “Structure” – In addition to the meaning in Section 505.09, Subd 106_ means anything constructed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes, recreational vehicles not meeting the exemption criteria specified in Subd 9(c)(i) of this subsection and other similar items. (Amended, Ord 04-10)
- (20) “Substantial Damage” – means damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. (Added, Ord 04-10)
- (21) “Substantial Improvement” – within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either: (Added, Ord 04-10)
- (i) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
 - (ii) Any alteration of an “historic structure,” provided that the alteration will not preclude the structure’s continued designation as an “historic structure.” For the purpose of this subsection, “historic structure” shall be as defined in Code of Federal Regulations, Part 59.1.
- (22) Variances – In addition to the meaning in Section 505.09, Subd 113 means a modification of a specific permitted development standard required in an official control including this subsection to allow an alternative development standard not stated as acceptable in the official control, but only as applied to a particular property for the purpose of alleviating a hardship, practical difficulty or unique circumstance as defined and elaborated upon in a community’s respective planning and zoning enabling legislation. (Added, Ord 04-10)

Subd. 3. Establishment of Floodplain Districts.

(a) Districts.

- (1) Floodway District. The Floodway District shall include those areas designated as floodway on the Flood Insurance Rate Map adopted in Subd. 2(b). (Amended, Ord 04-10)
- (2) Flood Fringe District. The Flood Fringe District shall include those areas designated as floodway fringe. The Flood Fringe District shall include those areas shown on the Flood Insurance Rate Map as adopted in Subd. 2 (b) as being within Zone AE, Zone AD, or Zone AH but being located outside the floodway. (Amended, Ord 04-10)
- (3) General Floodplain District. The general floodplain district shall include those areas designated as Zone A or Zone AE, Zone AO, or Zone AH without a floodway on the Flood Insurance Rate Map adopted in Subd 2 (b). (Amended, Ord 04-10)

(b) Compliance. No new structure or land shall hereafter be used and no structure shall be constructed, located, extended, converted, or structurally altered without full compliance with the terms of this subsection and other applicable regulations which apply to uses within the jurisdiction of this subsection. Within the Floodway, Flood Fringe and General Flood Plain Districts, all uses not listed as permitted uses or conditional uses Subd 4, 5 and 6 that follow, respectively shall be prohibited. In addition, a caution is provided here that: (Amended, Ord 04-10)

- (1) new manufactured homes, replacement manufactured homes and certain travel trailers and travel vehicles are subject to the general provisions of this subsection, specifically subdivision 9.
- (2) modifications, additions, structural alterations, normal maintenance and repair, or repair after damage to existing nonconforming structures and nonconforming uses of structures or land are regulated by the general provisions of this subsection and specifically subdivision 11; and (Amended, Ord 04-10)
- (3) as-built elevations for elevated or flood proofed structures must be certified by a Minnesota registered land surveyor. Flood proofing techniques must be designed and certified by a registered professional engineer or architect as specified in the general provisions of this subsection, specifically subdivision 10 of this subsection. (Amended, Ord 04-10)

Subd. 4. Floodway District (FW).

(a) Permitted Uses.

- (1) industrial-commercial loading areas and parking areas;
- (2) private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, fishing areas, and single or multiple purpose recreational trails; (Amended, Ord 04-10)
- (3) residential lawns, gardens, parking areas, and play areas.

(b) Standards for Floodway permitted uses.

- (1) the use shall have a low flood damage potential;
- (2) the use shall be permissible in the underlying zoning district;
- (3) the use shall not obstruct flood flows or increase flood elevations and shall not involve structures, fill, obstructions, excavations or storage of materials or equipment.

(c) Conditional uses.

- (1) structures accessory to the uses listed in Subd 4(a) and structures accessory to the uses listed in Subd 4 (c) 2-8; (Amended, Ord 04-10)
- (2) extraction and storage of sand, gravel, and other materials;
- (3) marinas, boat rentals, docks, piers, wharves, and water control structures;
- (4) railroads, streets, bridges, utility transmission lines, and pipelines;
- (5) storage yards for equipment, machinery, or materials;
- (6) placement of fill or the construction of fences;
- (7) recreational vehicles either on individual lots of record or in existing or new subdivisions, or commercial or condominium type campgrounds; subject to the exemptions and provisions of subdivision 9(c) of this subsection; (Revised, Ord. No. 91-4, Sec. 1) (Amended, Ord 04-10)
- (8) structural works for flood control such as levees, dikes and floodwalls constructed to any height where the intent is to protect individual structures for a frequency flood event equal to or less than the 10-year frequency flood event.

(d) Standards for floodway conditional uses.

- (1) All uses. No structure (temporary or permanent) ~~structure~~, fill (including fill for roads and levees), deposit, obstruction, storage of materials or equipment, or other uses may be allowed as a conditional use that will cause any increase in the stage of the 100-year or regional flood or cause an increase in flood damages in the reach or reaches affected. (Amended, Ord 04-10)
- (2) All floodway conditional uses shall be subject to the procedures and standards contained in subdivision 10 of this subsection.
- (3) The conditional use shall be permissible (permitted or conditionally permitted) in the underlying zoning district.
- (4) Fill:
 - (i) Fill, dredge spoil and all other similar materials deposited or stored in the floodplain shall be protected from erosion by vegetative cover, mulching, riprap or other acceptable method.
 - (ii) Dredge spoil sites and sand and gravel operations shall not be allowed in the floodway unless a long-term site development plan is submitted which includes an erosion/sedimentation prevention element to the plan.
 - (iii) As an alternative, and consistent with subparagraph (d) (4)(ii) above, dredge spoil disposal and sand and gravel operations may allow temporary, on-site storage of fill or other materials which would have caused an increase to the stage of the 100-year or regional flood but only after the City has received an appropriate plan which assures the removal of the materials from the floodway based upon the flood warning time available. The conditional use permit must be registered by the property owner in the office of the appropriate official of Hennepin County. (Amended, Ord 04-10)
- (5) Accessory structures:
 - (i) Accessory structures shall not be designed for human habitation.
 - (ii) Accessory structures, if permitted, shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood waters.
 - (A) whenever possible, structures shall be constructed with the longitudinal axis parallel to the direction of flood flow, and,
 - (B) so far as practicable, structures shall be placed approximately on the same flood flow lines as those of adjoining structures.

- (iii) Accessory structures shall be elevated on fill or structurally dry flood proofed in accordance with the FP-1 or FP-2 flood proofing classifications in the state building code. As an alternative, an accessory structure may be flood proofed to the FP-3 or FP-4 flood proofing classification in the state building code provided the accessory structure constitutes a minimal investment, does not exceed 500 square feet in size, and for a detached garage, the detached garage must be used solely for parking of vehicles and limited storage. All flood proofed accessory structures must meet the following additional standards, as appropriate:
 - (A) the structure must be adequately anchored to prevent flotation, collapse or lateral movement of the structure and shall be designed to equalize hydrostatic flood forces on exterior walls; and
 - (B) any mechanical and utility equipment in a structure must be elevated to or above the regulatory flood protection elevation or properly flood proofed; and (Amended, Ord 04-11)
 - (C) To allow for the equalization of hydrostatic pressure, there must be a minimum of two “automatic” openings in the outside walls of the structure having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings. (Added, Ord 04-10)
- (6) Storage of materials and equipment:
 - (i) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.
 - (ii) 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 City.
- (7) Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters shall be subject to the provisions of Minnesota Statutes, chapter 103G, as amended. (Revised, Ord. No. 91-, Sec. 2) Community-wide structural works for flood control intended to remove areas from the regulatory floodplain shall not be allowed in the floodway. (Amended, 04-10)

- (8) A levee, dike or floodwall constructed in the floodway shall not cause an increase to the 100-year or regional flood and the technical analysis must assume equal conveyance or storage loss on both sides of a stream.

Subd. 5. Flood Fringe District (FF).

- (a) Permitted uses. Permitted uses shall be those uses of land or structures listed as permitted uses in the underlying zoning use district(s). All permitted uses shall comply with the standards for Flood Fringe District “Permitted Uses” listed in subdivision 5(b) and the “Standards for all Flood Fringe permitted and conditional uses” listed in subdivision 5(e) of this subsection. (Amended, Ord 04-10)
- (b) Standards for Flood Fringe permitted uses:
 - (1) All structures, including accessory structures, must be elevated on fill so that the lowest floor including basement floor is at or above the regulatory flood protection elevation. The finished fill elevation for structures shall be no lower than one foot below the regulatory flood protection elevation and the fill shall extend at such elevation at least 15 feet beyond the outside limits of the structure erected thereon.
 - (2) As an alternative to elevation on fill, accessory structures that constitute a minimal investment and that do not exceed 500 square feet for the outside dimension at ground level may be internally flood proofed in accordance with subdivision 4(d)(5)(iii) of this subsection.
 - (3) The cumulative placement of fill where at any one time in excess of one-thousand cubic yards of fill is located on the parcel shall be allowable only as a conditional use, unless said fill is specifically intended to elevate a structure in accordance with subdivision 5(b)(1).
 - (4) The storage of any materials or equipment shall be elevated on fill to the regulatory flood protection elevation.
 - (5) The provisions of subdivision 5(e) of this subsection shall apply.
- (c) Conditional Uses. Any structure that is not elevated on fill or flood proofed in accordance with subdivisions 5(b)(1) and (2) of this subsection or any use of land that does not comply with the standards in subdivisions 5(b)(3) and (4) of this subsection shall only be allowable as a conditional use. An application for a conditional use shall be subject to the standards and criteria and evaluation procedures specified in Subd 5(d), 5(e) and 10(d) of this subsection. (Amended, Ord 04-10)

(d) Standards for Flood Fringe conditional uses:

- (1) 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, etc., 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: (i) the enclosed area is above-grade on at least one side of the structure; (ii) is designed to internally flood and is constructed with flood resistant materials; and (iii) is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:
 - (i) 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 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 flood water from entering or accumulating within these components during times of flooding.
 - (ii) 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 flood proofing technique. . There shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one-foot above grade. The automatic openings shall have a minimum net area of not less than one square inch for every square foot 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 flood waters without any form of human intervention; and (Amended, Ord 04-10)
 - (B) That the enclosed area will be designed of flood resistant materials in accordance with the FP-3 or FP-4 classifications in the state building code and shall be used solely for building access, parking of vehicles or storage.

- (2) Basements, as defined in this Subd 2(h) 2 of this subsection shall be subject to the following: (Amended, Ord 04-10)
 - (i) Residential basement construction shall not be allowed below the regulatory flood protection elevation.
 - (ii) Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry flood proofed in accordance with subdivision 5(d)(3) of this subsection.
- (3) All areas of non-residential structures including basements to be placed below the regulatory flood protection elevation shall be flood proofed in accordance with the structurally dry flood proofing classifications in the state building code. Structurally dry flood proofing must meet the FP-1 or FP-2 flood proofing classification in the state building code and 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 flood proofed to the FP-3 or FP-4 classification shall not be permitted.
- (4) When at any one time more than 1,000 cubic yards of fill or other similar materials is located on a parcel for such activities as on-site storage, landscaping, sand and gravel operations, landfills, roads, dredge spoil disposal or construction of flood control works, an erosion/sedimentation control plan must be submitted unless the community is enforcing a state approved shoreland management ordinance. In the absence of a state approved shoreland ordinance, the plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the 100-year or regional flood event. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the City. The plan may incorporate alternative procedures for removal of the material from the floodplain if adequate flood warning time exists.
- (5) Storage of materials and equipment:
 - (i) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.
 - (ii) 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 City.
- (6) The provisions of subdivision 5(e) of this subsection shall also apply.

(e) Standards for all Flood Fringe uses.

- (1) All new principal structures must have vehicular access at or above an elevation not more than two feet (2) below the regulatory flood protection elevation. If a variance to this requirement is granted, the Planning Commission must specify limitations on the period of use or occupancy of the structure for times of flooding and only after determining that adequate flood warning time and local flood emergency response procedures exist. (Amended, Ord 04-10)
- (2) Commercial uses. Accessory land uses, such as yards, railroad tracks, and parking lots may be at elevations lower than the regulatory flood protection elevation. However, a permit for such facilities to be used by the employees or the general public shall not be granted in the absence of a flood warning system that provides adequate time for evacuation if the area would be inundated to a depth and velocity such that when multiplying the depth (in feet) times velocity (in feet per second) the product number exceeds four (4) upon occurrence of the regional flood. (Amended, Ord 04-10)
- (3) Manufacturing and industrial use. Measures shall be taken to minimize interference with normal plan operations especially along streams having protracted flood durations. Certain accessory land uses such as yards and parking lots may be at lower elevations subject to requirements set out in subdivision 5(e)(2) above. In considering permit applications, due consideration shall be given to needs of an industry whose business requires that it be located in floodplain areas.
- (4) Fill shall be properly compacted and the slopes shall be properly protected by the use of riprap, vegetative cover or other acceptable method. The federal emergency management agency (FEMA) has established criteria for removing the special flood hazard area designation for certain structures properly elevated on fill above the 100-year flood elevation - FEMA's requirements incorporate specific fill compaction and side slope protection standards for multi-structure or multi-lot developments. These standards should be investigated prior to the initiation of site preparation if a change of special flood hazard area designation will be requested.
- (5) Floodplain developments shall not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system where a floodway or other encroachment limit has not been specified on the Official Zoning Map. (Amended, Ord 04-10)
- (6) Standards for recreational vehicles are contained in subdivision 9(c) of this subsection. (Amended, Ord 04-10)

- (7) All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces.

Subd. 6. General floodplain district.

(a) Permitted Uses:

- (1) The uses listed in subdivision 4(a) of this subsection shall be permitted uses.
- (2) All other uses shall be subject to the Floodway/Flood Fringe evaluation criteria pursuant to subdivision 6(b) below. Subdivision 4 of this subsection shall apply if the proposed use is in the Floodway District and subdivision 5 shall apply if the proposed use is in the Flood Fringe District.

(b) Procedures for Floodway and Flood Fringe determination within the general floodplain district.

- (1) Upon receipt of an application for a conditional use permit or other approval within the General Floodplain District, the applicant shall be required to furnish such of the following information as is deemed necessary by the Zoning Administrator for the determination of the regulatory flood protection elevation and whether the proposed use is within the Floodway or Flood Fringe district:
 - (i) a typical valley cross-section(s) showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed development, and high water information;
 - (ii) plan (surface view) showing elevation or contours of the ground; pertinent structure, fill, or storage elevations; size, location, and spatial arrangement of all proposed and existing structures on the site; location and elevations of streets; and
 - (iii) photographs showing existing land uses and vegetation upstream and downstream; and soil type;
 - (iv) profile showing the slope of the bottom of the channel or flow line of the stream for at least 500 feet in either direction from the proposed development.

- (2) The applicant shall be responsible to submit one copy of the above information to a designated engineer or other expert person or agency for technical assistance in determining whether the proposed use is in the floodway or flood fringe district and to determine the regulatory flood protection elevation. Procedure consistent with Minnesota Regulations 1983, Parts 6120.5000 - 6120.6200 and 44 Code of Federal Regulations Part 65 shall be followed in this expert evaluation. The designated engineer or expert is strongly encouraged to discuss the proposed technical evaluation methodology with the respective department of natural resources' area hydrologist prior to commencing the analysis. The designated engineer or expert shall: (Amended, Ord 04-10)
- (i) estimate the peak discharge of the regional flood;
 - (ii) calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas;
 - (iii) compute the floodway necessary to convey or store the regional flood without increasing flood stages more than 0.5 foot. A lesser stage increase than 0.5 foot shall be required if, as a result of the additional stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach shall be assumed in computing floodway boundaries.
- (3) The zoning administrator shall present the technical evaluation and findings of the designated engineer or expert to the City Council. The City Council must formally accept the technical evaluation and the recommended floodway or flood fringe district boundary or both or deny the permit application. The City Council, prior to official action, may submit the application and all supporting data and analyses to the federal emergency management agency, the department of natural resources or the planning commission for review and comment. Once the floodway and flood fringe boundaries have been determined, the City Council shall refer the matter back to the zoning administrator who shall process the permit application consistent with the applicable provisions of subdivisions 4 and 5 of this subsection.

Subd. 7. Subdivisions involving floodplain lands.

- (a) Review criteria. No land shall be subdivided which is unsuitable for the reason of flooding, inadequate drainage, water supply or sewage treatment facilities. All lots within the floodplain districts shall be able to contain a building site outside of the Floodway District at or above the regulatory flood protection elevation. All subdivisions shall have water and sewage treatment facilities that comply with the provision of this subsection and have road access both to the subdivision and to the individual building sites no lower than two feet below the regulatory flood protection elevation. For all subdivisions in the floodplain, the Floodway and Flood Fringe boundaries, the regulatory flood protection elevation and the required elevation of all access roads shall be clearly labeled on all required subdivision drawings and platting documents. (Amended, Ord 04-10)

- (b) Floodway/Flood Fringe determinations in the General Floodplain District. In the General Floodplain District, applicants shall provide the information required in subdivision 6(b) of this subsection to determine the 100-year flood elevation, the Floodway and Flood Fringe district boundaries and the regulatory flood protection elevation for the subdivision site.
- (c) Removal of Special Flood Hazard Area Designation. The Federal Emergency Management Agency (FEMA) has established criteria for removing the special flood hazard area designation for certain structures properly elevated on fill above the 100-year flood elevation. FEMA's requirements incorporate specific fill compaction and side slope protection standards for multi-structure or multi-lot developments. These standards should be investigated prior to the initiation of site preparation if a change of special flood hazard area designation will be requested.

Subd. 8. Public utilities, railroads, roads, and bridges.

- (a) Public utilities. All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain shall be flood-proofed in accordance with the state building code or elevated to above the regulatory flood protection elevation.
- (b) Public transportation facilities. Railroad tracks, roads, and bridges to be located within the floodplain shall comply with subdivisions 4 and 5 of this subsection. Elevation to the regulatory flood protection elevation shall be provided where failure or interruption of these transportation facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.
- (c) On-site sewage treatment and water supply systems. Where public utilities are not provided:
 - (1) on-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems; and
 - (2) new or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and they shall not be subject to impairment or contamination during times of flooding. Any sewage treatment system designed in accordance with the state's current statewide standards for on-site sewage treatment systems shall be determined to be in compliance with this subsection. (Amended, Ord 04-10)

Subd. 9. Manufactured homes and manufactured home parks and placement of vehicles.
(Amended 04-10)

- (a) New manufactured home parks shall be subject to the provisions placed on subdivisions by subdivision 7 of this subsection.
- (b) The placement of new or replacement manufactured homes on individual lots of record that are located in floodplain districts will be treated as a new structure and may be placed only if elevated in compliance with subdivision 5 of this subsection.
 - (1) All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces.
- (c) Recreational vehicles that do not meet the exemption criteria specified in subdivision 9(c)(1) below shall be subject to the provisions of this subsection and as specifically spelled out in subdivisions 9(c)(3) and (4) below. (Amended, Ord 04-10)
 - (1) Exemption - recreational vehicles are exempt from the provisions of this subsection if they are placed in any of the areas listed in subdivision 9(c)(2) below and further they meet the following criteria: (Ord 04-10)
 - (i) have current licenses required for highway use;
 - (ii) are highway ready meaning on wheels or the internal jacking system, are attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks and the recreational vehicle has no permanent structural type additions attached to it; (Amended, Ord 04-10)
 - (iii) recreational vehicle and associated use must be permissible in any preexisting, underlying zoning use district. (Amended, Ord 04-10)
 - (2) Areas exempted for placement of recreational vehicles:
 - (i) individual lots or parcels of record.
 - (ii) existing commercial recreational vehicle parks or campgrounds.
 - (iii) existing condominium type associations.

- (3) Recreational vehicles exempted in subdivision 9(c)(1) of this subsection lose this exemption when development occurs on the parcel exceeding \$500 dollars for a structural addition to the recreational vehicle or exceeding \$500 for an accessory structure such as a garage or storage building. The recreational vehicle and all additions and accessory structures will then be treated as a new structure and shall be subject to the elevation/flood proofing requirements and the use of land restrictions specified in subdivisions 4 and 5 of this subsection. There shall be no development or improvement on the parcel or attachment to the recreational vehicle that hinders the removal of the recreational vehicle to a flood free location should flooding occur. (Amended, Ord 04-10)
- (4) New commercial recreational vehicle parks or campgrounds and new residential types subdivisions and condominium associations and the expansion of any existing similar use exceeding five units or dwelling sites shall be subject to the following: (Amended, Ord 04-10)
 - (i) any new or replacement recreational vehicle will be allowed in the Floodway or Flood Fringe Districts provided said recreational vehicle and its contents are placed on fill above the regulatory flood protection elevation and proper elevated road access to the site exists in accordance with subdivision 5(e)(1) of this subsection. No fill placed in the floodway to meet the requirements of this subsection shall increase flood stages of the 100-year or regional flood. (Amended, Ord 04-10)
 - (ii) all new or replacement recreational vehicles not meeting the criteria of paragraph (1) above may, as an alternative, be allowed as a conditional use if in accordance with the following provisions and the provisions of subdivision 10(d) of this subsection. The applicant must submit an emergency plan for the safe evacuation of all vehicles and people during the 100-year flood. Said plan shall be prepared by a registered engineer or other qualified individual and shall demonstrate that adequate time and personnel exist to carry out the evacuation and shall demonstrate the provisions of Subd 9(c)(1)(i) and (ii) of this subsection will be met. All attendant sewage and water facilities for new or replacement recreational vehicles must be protected or constructed so as to not be impaired or contaminated during times of flooding in accordance with subdivision 8(c) of this subsection. (Amended, Ord 04-10)

Subd. 10. Administration.

- (a) Zoning administrator. A Zoning Administrator designated by the City Manager shall administer and enforce this subsection. If the Zoning Administrator finds a violation of the provisions of this subsection, the Zoning Administrator shall notify the person responsible for such violation in accordance with the procedures stated in subdivision 12 of this subsection.
- (b) Approval requirements.
- (1) Approval required. Approval by the Zoning Administrator in conformity with the provisions of this subsection shall be secured and kept on file and/or noted on the building permit prior to the erection, addition, modification, rehabilitation (including normal maintenance and repair) or alteration of any building, structure, or portion thereof; prior to the use or change of use of a building, structure, or land prior to the construction of a dam, fence, or onsite septic system; prior to the change or extension of a nonconforming use; prior to the repair of a structure that has been damaged by flood, fire, tornado, or any other source; and prior to the placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain. (Revised, Ord. No. 91-4, Sec. 3) (Amended, Ord 04-10)
 - (2) Application for review. Application for review shall be made in duplicate to the Zoning Administrator on forms furnished by the Zoning Administrator and shall include the following where applicable: certificate of survey in duplicate drawn to scale, showing the nature, location, dimensions, and elevations of the lot; existing or proposed structures, fill, or storage of materials; and the location of the foregoing in relation to the stream channel.
 - (3) State and federal permits. Prior to granting approval or processing an application for a conditional use permit or variance, the Zoning Administrator shall determine that the applicant has obtained all necessary state and federal permits.
 - (4) Certificate of zoning compliance for a new, altered, or nonconforming use or structure. It shall be unlawful to use, occupy, or permit the use or occupancy of any building or premises or part thereof hereafter created, erected, changed, converted, altered, or enlarged in its use or structure until a certificate of zoning compliance shall have been issued by the Zoning Administrator in accordance with subsection 535.07 stating that the use of the building or land conforms to the requirements of this subsection. (Revised, Ord. No. 91-4, Sec. 4) (Amended, Ord 04-10)

- (5) Construction and use to be as provided on applications, plans, approvals, variances and certificates of zoning compliance. Approvals, conditional use permits, or certificates of occupancy issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this subsection, and punishable as provided by subdivision 12 of this subsection. (Amended, Ord 04-10)
- (6) Certification. The applicant shall be required to submit certification by a registered professional engineer, registered architect, or registered land surveyor that the finished fill and building elevations were accomplished in compliance with the provisions of this subsection. Flood-proofing measures shall be certified by a registered professional engineer or registered architect.
- (7) Record of first floor elevation. The Zoning Administrator shall maintain a record of the elevation of the lowest floor, including basement, of all new structures and alterations or additions to existing structures in the floodplain. The Zoning Administrator shall also maintain a record of the elevation to which structures or alterations and additions to structures are flood-proofed.
- (8) Notification of Watercourse Alterations. The Zoning Administrator shall notify, in riverine situations, adjacent communities and the Commissioner of the Department of Natural Resources prior to the community authorizing any alteration or relocation of a watercourse. If the applicant has applied for a permit to work on the beds of public waters pursuant to Minnesota Statue, Chapter 103G, this shall suffice as adequate notice to the Commissioner of Natural Resources. A copy of said notification shall also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA). (Added, Ord 04-10)
- (9) Notification of FEMA When Physical Changes Increase or Decrease the 100-year Flood Elevation. As soon as is practicable, but not later than six (6) months after the date such supporting information becomes available, the Zoning Administrator shall notify the Chicago Regional Office of FEMA of the changes by submitting a copy of said technical or scientific data.(Added, Ord 04-10)

(c) Variances, appeals, and amendments.

- (1) Variances. Variances, appeals, and amendments to this subsection shall be administered according to the procedures and requirements as established in subsections 535.03 and 535.05 of this code. In the granting of a variance, the City Council shall clearly identify in writing the specific conditions that existed consistent with the criteria specified in this subsection, Section 535.05 of this code, and in the respective enabling legislation that justified the granting of the variance. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the regulatory flood protection elevation for the particular area, or permit standards lower than those required by state law. The following additional variance criteria of the Federal Emergency Management Agency must be satisfied: (Amended, Ord 04-10)
 - (i) Variances shall not be issued by a community with any designated regulatory floodway if any increase in flood levels during the base flood discharge would result. (Added, Ord 04-10)
 - (ii) Variances shall only be issued by a community upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with the existing local laws or ordinances. (Added, Ord 04-10)
 - (iii) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. (Added, Ord 04-10)
- (2) Notice to Commissioner of Natural Resources The City shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed variances, appeals and amendments sufficiently in advance so that the Commissioner will receive at least ten days notice of the hearing. (Amended, Ord 04-10)

- (3) Decisions. The City shall arrive at a decision on such variance appeal or amendment within 60 days after receipt of a complete application unless an automatic extension of 60 days is requested by the City in writing per State Law. In passing upon an appeal, the City may, so long as such action is in conformity with the provisions of this subsection, reverse or affirm, so long as such or modify the order, requirement, decision or determination of the Zoning Administrator or other public official. It shall make its decision in writing setting forth the findings of fact and the reasons for its decisions. In granting a variance, the City Council may prescribe appropriate conditions and safeguards such as those specified in subdivision 10(d)(5) of this subsection which are in conformity with the purposes of this subsection. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this subsection punishable under subdivision 12. A copy of all decisions granting variances shall be forwarded by mail to the Commissioner of Natural Resources within ten days of such action. (Amended, Ord 04-10)
 - (4) Appeals. Appeals from any decision of the Zoning Administrator may be made, and as specified in section 535.05 of this code and also Minnesota Statutes.
 - (5) Flood insurance notice and record keeping. The Zoning Administrator shall notify the applicant for a variance that:
 - (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and
 - (ii) such construction below the 100-year or regional flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions. The City shall maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its annual or biennial report submitted to the administrator of the national flood insurance program. (Amended, Ord 04-10)
- (d) Conditional use. In addition to procedural requirements set forth in subsection 535.01 of this code the following procedures shall apply:
- (1) Hearings. After an application for a conditional use permit is filed with the zoning administrator, the Zoning Administrator shall submit by mail to the Commissioner of Natural Resources a copy of the application for proposed conditional use sufficiently in advance so that the commissioner will receive at least ten days notice of the hearing.

- (2) Decisions. The City shall arrive at a decision on a conditional use permit within 60 days after receipt of a complete application unless an automatic extension is requested by the City in writing in State Law. In granting a conditional use permit, the City Council shall prescribe appropriate conditions and safeguards, in addition to those specified in subdivision 10(d)(5) of this subsection, which are in conformity with the purposes of this subsection. Violations of such conditions and safeguards, when made a part of the terms under which the conditional use permit is granted, shall be deemed a violation of this subsection punishable under subdivision 12. A copy of all decisions granting conditional use permits shall be forwarded by mail to the Commissioner of Natural Resources within ten days of such action. (Amended, Ord 04-10)
- (3) Procedures to be followed by the City in passing on conditional use permit applications within all Flood Plain Districts. The following are required in addition to the procedures outlined in subsection 535.01: (Amended, Ord 04-10)
 - (i) the applicant is required to furnish such of the following information and additional information as deemed necessary by the Zoning Administrator for determining the suitability of the particular site for the proposed use:
 - (A) certificate of survey in triplicate drawn to scale showing the nature, location, dimensions, and existing and proposed topography of the lot no greater than 2 feet intervals, existing or proposed structures, fill, storage of materials, flood-proofing measures, and the relationship of the above to the location of the stream channel; and (Amended Ord 04-10)
 - (B) specifications for building construction and materials, flood-proofing, filling, dredging, grading, channel improvement, storage of materials, water supply and sanitary facilities.
 - (ii) Transmit one copy of the information described in subparagraph (i) to a designated engineer or other expert person or agency for technical assistance, where necessary, in evaluating the proposed project in relation to flood heights and velocities, the seriousness of flood damage to the use, the adequacy of the plans for protection, and other technical matters.
 - (iii) Based upon the technical evaluation of the designated engineer or expert, the City Council shall determine the specific flood hazard at the site and evaluate the suitability of the proposed use in relation to the flood hazard.

- (4) Findings of Fact by Planning Commission. In setting forth findings of fact for conditional use permit applications, the Planning Commission shall consider the possible findings of fact set forth in subsection 535.01, subdivision 2 and all relevant factors specified in other sections of this subsection, and those listed below:
- (i) the danger to life and property due to increased flood heights or velocities caused by encroachments;
 - (ii) the danger that materials may be swept onto other lands or downstream to the injury of others or they may block bridges, culverts or other hydraulic structures;
 - (iii) the proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions;
 - (iv) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (v) the importance of the services provided by the proposed facility to the community;
 - (vi) the requirements of the facility for a waterfront location; (Amended, Ord 04-10)
 - (vii) the availability of alternative locations not subject to flooding for the proposed use;
 - (viii) the compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
 - (ix) the relationship of the proposed use to the comprehensive plan and flood plain management program for the area;
 - (x) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (xi) the expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site;
 - (xii) such other factors which are relevant to the purposes of this subsection.

- (5) Conditions attached to - conditional use permits. Upon consideration of the factors listed above and the purpose of this subsection, the City Council shall attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this subsection. Such conditions may include, but are not limited to, the following:
- (i) modification of waste treatment and water supply facilities;
 - (ii) limitations on period of use, occupancy, and operation;
 - (iii) imposition of operational controls, sureties, and deed restrictions;
 - (iv) requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures;
 - (v) flood-proofing measures, in accordance with the state building code and this subsection. The applicant shall submit a plan or document certified by a registered professional engineer or architect that the flood-proofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

Subd. 11. Nonconforming uses.

- (a) In addition to provisions set forth in subsection 510.07, which regulates non-conforming uses, a structure or the use of a structure or premises which was lawful before the passage or amendment of this subsection but which is not in conformity with the provisions of this subsection may be continued subject to the following conditions: Historic structures, as defined in Subd 2 (h)(21)(ii) of this subsection shall be subject to the provisions of Subd 11 (a) (1)-(5) of this subsection. (Amended, Ord 04-10)
- (1) no such use shall be expanded, changed, enlarged, or altered in a way which increases its nonconformity;
 - (2) any structural alteration or addition to a nonconforming structure or nonconforming use which would result in increasing the flood damage potential of that structure or use shall be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or flood proofing techniques (i.e., FP-1 through FP-4 flood proofing classification) allowable in the state building code, except as further restricted in subdivision 11(a)(3); and Subd 11 (a)(3) and 6 below. (Amended, Ord 04-10)

- (3) the cost of any structural alterations or additions to any nonconforming structure over the life of the structure shall not exceed 50% of the market value of the structure unless the conditions of this section are satisfied. The cost of all structural alterations and additions to that particular property constructed since the adoption of the City's initial Flood Plain controls must be calculated into today's current cost which will include all costs such as construction materials and a reasonable cost placed on all manpower or labor. If the current cost of all previous and proposed alterations and additions exceeds 50% of the current market value of the structure, then the structure must meet the standards of Subdivision 4 (Floodway) or Subdivision 5 (Flood Fringe) for new structures depending upon whether the structure is in the floodway or flood fringe, respectively. (Amended, Ord 04-10)
- (4) If any nonconforming use is discontinued and after written notice by the City remains discontinued for 12 consecutive months, any future use of the building premises shall conform to this subsection. The zoning administrator shall be notified in writing of instances of nonconforming uses which have been discontinued.
- (5) If any nonconforming use or structure is, substantially damaged, as defined in Subd 2(h)(20) of this subsection, it shall not be reconstructed except in conformity with the provisions of this subsection. The applicable provisions for establishing new uses or new structures in subdivisions 4, 5 and 6 will apply depending upon whether the use or structure is in the Floodway, Flood Fringe or General Floodplain District, respectively. (Amended, Ord 04-10)
- (6) If a substantial improvement occurs, as defined in Subd 2 (h)(20) of this subsection, from any combination of a building addition of the outside dimensions of the existing building or a rehabilitation, reconstruction, alteration, or other improvement to the inside dimensions of an existing nonconforming building, then the building addition (as required by Subd 11 (a)(2) above) and the existing nonconforming building must meet the requirements of Subd 4.0 or 5.0 of this Ordinance for new structures, depending upon whether the structure is in the Floodway or Flood Fringe District, respectively. (Added, Ord 04-10)

Subd. 12. Penalties for violation.

- (a) Violation of the provisions of this subsection or failure to comply with any of its requirements (including violations of conditions and safeguard established in connection with grants of variances or conditional uses) shall constitute a misdemeanor and shall be punishable as defined by law.

- (b) Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation. Such actions may include but not be limited to:
- (1) In responding to a suspected subsection violation, the Zoning Administrator and City may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the-fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. The City shall act in good faith to enforce these official controls and to correct ordinance violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program. (Amended, Ord 04-10)
 - (2) When a violation is either discovered by or brought to the attention of the Zoning Administrator, the Zoning Administrator shall immediately investigate the situation and document the nature and extent of the violation of the official control. As soon as is reasonably possible, this information will be submitted to the appropriate Department of Natural Resources and Federal Emergency Management Agency Regional Office along with the City's plan of action to correct the violation to the degree possible.
 - (3) The Zoning Administrator shall notify the suspected party of the requirements of this subsection and all other official controls and the nature and extent of the suspected violation of these controls. If the structure or use is under construction or development, the Zoning Administrator may order the construction or development immediately halted until a proper permit or approval is granted by the City. If the construction or development is already completed, then the Zoning Administrator may either:
 - (i) issue an order identifying the corrective actions that must be made within a specified time period to bring the use or structure into compliance with the official controls, or
 - (ii) notify the responsible party to apply for an after-the-fact permit/development approval within a specified period of time not to exceed 30-days.
 - (4) If the responsible party does not appropriately respond to the Zoning Administrator within the specified period of time, each additional day that lapses shall constitute an additional violation of this subsection and shall be prosecuted accordingly. The Zoning Administrator shall also upon the lapse of the specified response period notify the landowner to restore the land to the condition which existed prior to the violation of this subsection.

Subd. 13. Amendments.

- (a) Official map. The floodplain designation on the Official Zoning Map shall not be removed from floodplain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the regional flood and is contiguous to lands outside the floodplain. Special exceptions to this rule may be permitted by the Commissioner of Natural Resources if the Commissioner determines that, through other measures, lands are adequately protected for the intended use.

- (b) Commissioner approval. All amendments to this subsection, including amendments to the official zoning map, must be submitted to and approved by the Commissioner of Natural Resources prior to adoption. Changes in the official zoning map must meet the Federal Emergency Management Agency's (FEMA) technical conditions and criteria and must receive prior FEMA approval before adoption. The Commissioner of Natural Resources must be given 10-days written notice of all hearings to consider an amendment to this subsection and said notice shall include a draft of the subsection amendment or technical study under consideration. (Amended, Ord, 04-10)