



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Ordinance Amendment:

Planning Commission Initiated Amendment to Chapter 30 Land Development Regulations

February 10, 2025



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Text Amendment

- **Initiation Date**

Planning Commission Initiated – February 6, 2025

- **Text Amendment Summary**

The proposed amendment of Division 30-VI-12 (Floodplain Restrictions) incorporates the updated Flood Insurance Rate Map panels and Flood Insurance Study for Itasca County; the amendment allows the city to maintain participation in the National Flood Insurance Program (NFIP)

- **General sections of ordinance initiated for amendment**

Division 30-VI-12 (Floodplain Restrictions) in its entirety



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Text Amendment

- **Reasoning and Justification**

The ordinance is being amended to incorporate the updated Flood Insurance Rate Map panels and Flood Insurance Study for Itasca County, to maintain participation in the National Flood Insurance Program (NFIP).

On December 18, 2024, the city sent a received a revised floodplain management ordinance draft to the Minnesota Department of Natural Resources (MnDNR) that was conditionally approved on January 13, 2025.

In accordance with Minnesota Statutes, Section 103F.121, the MnDNR found that that the City's draft floodplain management ordinance substantially complies with the state floodplain management rules (Minnesota Rules, parts 6120.5000 to 6120.6200) and, to the best of their knowledge, with the floodplain management standards of the Federal Emergency Management Agency (FEMA).



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Text Amendment

- **Reasoning and Justification**

Division 30-VI-12 (Floodplain Restrictions) removing in its entirety

DIVISION 30-VI-12 FLOODPLAIN RESTRICTIONS

[Subdivision 30-VI-12-I In General](#)

[Subdivision 30-VI-12-II Administration And Enforcement](#)

[Subdivision 30-VI-12-III Standards And Requirements](#)

State Law reference— Floodplain Management Law, Minn. Stat. § 103F.101 et seq.; floodplain management ordinances, Minn. Stat. § 103F.121.

Subdivision 30-VI-12-I In General

[30-731 Definitions](#)

[30-732 Statutory Authorization; Findings Of Fact And Purpose](#)

[30-733 Lands Upon Which This Division Applies](#)

[30-734 Establishment Of Official Zoning Map](#)

[30-735 Abrogation And Greater Restrictions](#)

[30-736 Warning And Disclaimer Of Liability](#)

[30-737 Interpretation; Boundaries](#)

[30-738 Regulatory Flood Protection Elevation](#)

[30-739 Violations](#)



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Text Amendment

- **Reasoning and Justification**

Adding Division 30-VI-12 (Floodplain Restrictions) see EXHIBIT 1 for full ordinance text

EXHIBIT 1 - DRAFT FLOODPLAIN RESTRICTIONS OF DIVISION 30-VI-12

Floodplain Restrictions

This ordinance has been developed to be consistent with Minnesota Statutes, Chapter 103F, Minnesota Rules, parts 6120.500 – 6120.6200; 44 CFR § 59 to 78; Federal Emergency Management Agency (FEMA) technical bulletins and policies; as well as other state agency statutes and rules.

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January 13, 2025

The Honorable Tasha Connelly
Mayor, City of Grand Rapids
420 N Pokegama Ave.
Grand Rapids, MN 55744

Dear Mayor Connelly:

RE: CONDITIONAL STATE APPROVAL OF FLOODPLAIN ORDINANCE & REQUIRED NEXT STEPS

On behalf of the Department of Natural Resources (DNR), I am writing to conditionally approve the City of Grand Rapids' draft floodplain management ordinance.

We received a draft of the City's revised floodplain ordinance from City Assistant Community Development Director, Dan Swenson, on December 18, 2024. This ordinance is being amended to incorporate the updated Flood Insurance Rate Map panels and accompanying Flood Insurance Study for Itasca County, with an effective date of March 11, 2025, and to maintain participation in the National Flood Insurance Program (NFIP).

In accordance with Minnesota Statutes, Section 103F.121, we find that the City's draft floodplain management ordinance substantially complies with the state floodplain management rules (Minnesota Rules, parts 6120.5000 to 6120.6200) and, to the best of our knowledge, with the floodplain management standards of the Federal Emergency Management Agency (FEMA). It is hereby conditionally approved.

We will provide final approval of the City's draft floodplain management ordinance once the following conditions have been met:

- *Revise the draft ordinance to address all comments and recommended revisions in the attachment.*
- *Submit the following materials to the DNR, no later than March 7, 2025:*
 - *one (1) copy each of the signed adopted ordinance addressing all comments noted above,*
 - *the affidavit of publication, and*
 - *the completed "Ordinance Processing Checklist" (attached).*

Please forward these documents via email to the DNR Floodplain Program email at floodplain_spr@dnr.state.mn.us and copy the DNR's State NFIP Coordinator, Cell Strauss at cell.strauss@dnr.state.mn.us. Upon receipt and verification, we will send a final approval letter. Ms. Strauss will then transmit the ordinance and final approval letter to our contacts at FEMA's Chicago Regional Office.

Though FEMA must receive a signed, certified, and effective ordinance no later than March 11, 2025, we request that you submit the materials noted above to the DNR *no later than March 7, 2025*, to accommodate for processing. *If FEMA has not received the documentation by the map effective date, FEMA will suspend the City from the National Flood Insurance Program.*

Minnesota Department of Natural Resources • Division of Ecological and Water Resources
500 Lafayette Road, Box 25, Saint Paul, MN 55155-4025

Be advised that any future amendment of this ordinance or change in the designation of flood prone areas requires DNR approval prior to adoption. In addition, when receiving requests for variances or conditional use permits, local governments are required to send notifications to the DNR for public hearings and records of final decisions. Should you have any questions on this ordinance or related matters, please contact Ms. Strauss via email or at (651) 259-5713.

While our office in St. Paul will be the main contact for official actions taken related to your floodplain ordinance, your DNR Area Hydrologist will continue to be your main contact for day-to-day assistance with administering your floodplain management ordinance and assisting you with questions about other DNR water-related programs and permits. Your Area Hydrologist is Rian Reed, who can be contacted at 218-328-8815 or rian.reed@dnr.state.mn.us.

The DNR greatly appreciates your community's cooperation and initiative in providing for the reduction of flood damages through the adoption and administration of this ordinance.

Sincerely,

Emily Javens Digitally signed by Emily Javens
Date: 2025.01.14 08:27:32 -0500

Emily Javens, PE
Land Use Unit Supervisor
DNR Ecological & Water Resources

Attachments: Draft Ordinance with DNR Comments
Ordinance Processing Checklist
Sample Ordinance Summary

- c: Dan Swenson, Assistant Community Development Director – City of Grand Rapids
Darrell Schindler, DNR EWR Regional Manager
Darrin Hoverson, DNR EWR District Manager
Rian Reed, DNR Area Hydrologist
Cell Strauss, DNR State Floodplain Manager/NFIP Coordinator



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Timeline

February 6, 2025 - Planning Commission initial review of staff identified issues, initiates formal amendment process.

February 6, 2025 - Planning Commission Review and Recommendation.

February 10, 2025 - City Council reviews Planning Commission recommendation, conducts a public hearing and considers adoption of Ordinance.



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PLANNING COMMISSION

Considerations

ZONING ORDINANCE AMENDMENT

1. Will the change affect the character of neighborhoods?

Why/Why not?

2. Would the change foster economic growth in the community?

Why/Why not?

3. Would the proposed change be in keeping with the spirit and intent of the ordinance?

Why/Why not?

4. Would the change be in the best interest of the general public?

Why/Why not?

5. Would the change be consistent with the Comprehensive Plan?

Why/Why not?



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Questions/Comments?