

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION #2017-089

APPROVING A FLOODPLAIN CONDITIONAL USE PERMIT TO ALLOW A
BUILDING DESIGN WHERE THE LOWEST FLOOR ELEVATION WILL BE
LOWER THAN THE PREDICTED BASE FLOOD ELEVATION (BFE) FOR THE
NORTHFIELD FIRE STATION EXPANSION PROJECT

WHEREAS, the applicant, the City of Northfield, seeks a Floodplain Conditional Use Permit to allow a building design where the basement floor will be lower than the predicted Base Flood Elevation (BFE) for the Cannon River during a 100-year flood, for an expansion of the Northfield Fire Station at 301 5th Street, legally described in Exhibit A; and,

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission conducted a public hearing on September 21, 2017, and received public testimony regarding the proposed Conditional Use Permit; and,

WHEREAS, the Planning Commission found that the application meets the standards in the Land Development Code for conditional use; and,

WHEREAS, the Planning Commission has reviewed and recommended approval of the Conditional Use Permit; and,

WHEREAS, the City Council reviewed the requested Conditional Use Permit and Planning Commission recommendation and conditions for the requested Conditional Use Permit at its meeting of October 17, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The Planning Commission's findings from its September 21, 2017, which are attached hereto and incorporated herein by reference as Exhibit B, meeting are hereby adopted and incorporated herein by reference.
2. The Conditional Use Permit to allow a building design where the basement floor will be lower than the predicted Base Flood Elevation (BFE) for the Cannon River at 301 West 5th Street is approved, subject to the following condition:
 - a. The lowest floor of the Fire Station will be flood proofed according to the allowance in 4.1.5 (3) Development Standards for the Flood Fringe Subdistrict; All areas of nonresidential 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 due to groundwater saturation at the 100 year flood level.

PASSED by the City Council of the City of Northfield on this 17th day of October 2017.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ COLBY ___ DELONG ___ NAKASIAN
 ___ NESS ___ PETERSON WHITE ___ ZWEIFEL

Exhibit A

That part of Block 45, Original Town, now City of Northfield, according to said plat, lying northwesterly of the northwesterly shore line of the Cannon River; which lies southeasterly of a line run parallel with and distant 75 feet southeasterly of the following described line:

Beginning at the point of intersection of the center of line of Second Street with the center line of Water Street; thence run southwesterly along the center line of Water Street for 65.5 feet; thence deflect to the right at an angle of $31^{\circ}03'15''$ for 1219.7 feet; thence deflect to the right on a $0^{\circ}26'$ curve (delta angle $9^{\circ}18'15''$) having a length of 2108.8 feet for 697.8 feet and there terminating.

Except that part shown as Parcel 345 on Minnesota Department of Transportation Right of Way Plat Numbered 66-35 as the same is on file and of record in the office of the County Recorder in and for Rice County, Minnesota.

AND

That part of Block 62 and 63, Original Town, now City of Northfield, according to said plat, lying northwesterly of the northwesterly shore line of the Cannon River; which lies southeasterly of a line run parallel with and distant 75 feet southeasterly of the following described line:

Beginning at the point of intersection of the center of line of Second Street with the center line of Water Street; thence run southwesterly along the center line of Water Street for 65.5 feet; thence deflect to the right at an angle of $31^{\circ}03'15''$ for 1219.7 feet; thence deflect to the right on a $0^{\circ}26'$ curve (delta angle $9^{\circ}18'15''$) having a length of 2108.8 feet for 697.8 feet and there terminating.

Except that part shown as Parcel 345 on Minnesota Department of Transportation Right of Way Plat Numbered 66-35 as the same is on file and of record in the office of the County Recorder in and for Rice County, Minnesota.

Exhibit B

CUP Analysis:

1) Explain how the proposed use will minimize danger to life and property as a result of increased flood height or water velocity.

The Wenck staff, in consulting with the DNR, has modeled a flood situation with a rise of less than ½". The detention pond planned will be flooded with a holding capability greater than what is displaced. No changes to the floodway are proposed that would create increased flood height or water velocity.

2) Explain what measures will be taken to prevent materials from being transferred to other lands, blocking downstream bridges, congesting culverts, or impacting other structures.

The elevated areas will be paved for surface parking, and pervious areas will be grass or covered with water tolerant plantings. There are no improvements as a part of this development that are constructed of materials that have the ability to be transferred to other lands.

3) Explain how water supply systems and sanitary sewer systems serving the proposed use are designed to prevent disease, contamination, and other unsanitary conditions.

The water supply and sanitary sewer systems are designed to tie into the City's infrastructure and to meet all applicable codes. No contaminants will be able to escape the property and pollute the river. The systems for sewer and water are existing and located below frost depth.

4) Explain how susceptible the proposed use and its contents are to damage due to flooding; describe the potential impact of flood damage on the property owner.

The basement to be flood proofed is part of the existing building. The building has experienced previous water damage. New building codes require structures with a Base Flood Elevation below the floodplain to be flood proofed to FP1-2 standards. Any of the lower level floors will be of masonry or concrete construction and all utilities mounted above flood level.

5) Explain the importance of the proposed use to the City.

The building and proposed addition house the fire and rescue facilities for the Northfield Area Fire Relief Association (NAFRS) in a central location. It provides critical emergency services to the community.

6) The requirements of the facility for a waterfront location.

The facility does not require a waterfront location, but is housed in a building that fronts the Cannon River. The central location is at the epicenter of most of the calls received by NAFRS and tracks the fastest response times. The 1972 facility has had some water in the basement, but has not been completely inundated by flooding.

7) Explain why there are no alternative locations available that are not subject to flooding.

The traffic studies done indicate this is the central prime location for fire services and has been the location of the existing facility since 1972. Only a portion of the building and the parking lot are located in the flood plain. The addition has been designed to utilize the existing expansion space while minimizing floodplain impacts.

8) Explain how the proposed use is compatible with existing and anticipated development in the specified area.

The Cannon River, 5th Street, and Highway 3 bound the property and limit further development on or near the site. The site is at a primary gateway to downtown and detailed landscaping improvements are proposed with the project.

9) Explain the relationship of the proposed development to the Northfield Comprehensive Plan and floodplain management program.

The Comprehensive Plan says ‘the ability to influence the community identity with the redevelopment or expansion of a Public Safety Center is an opportunity that must be recognized by the City’. The project is consistent with Objective 2 of the Community Facilities chapter: For those community facilities considering expansion or relocation, ensure that new facilities have a positive impact on surrounding neighborhoods.

CF 2.1 Expansion of such facilities should be closely monitored so that facilities do not negatively impact (with excessive parking, traffic, and noise) the character of a neighborhood. New facilities should reflect, whenever possible, the character of the existing neighborhood.

CF 2.2 Locate and retain community facilities within the downtown area where appropriate and possible.

CF 2.3 Construction or renovation of publicly-owned buildings should be environmentally-responsible and energy efficient.

10) Explain how safe access to and from the site during a flood event is provided for emergency vehicles.

The site is currently used for emergency services during flood events. The drives and parking for the expansion will be one foot above flood level.

11) Document expected water heights, water velocity, flood duration, rate of rise, and sedimentation.

Being on the slow side of the river, sediment is expected and further aggravated by much plant growth, a good portion of which will be removed during the project.

Crest elevations in a 500 year flood event can be expected to reach 909.25.

Crest elevations in a 100 year flood event can be expected to be around 908.

Water velocity = 4 feet per second.

Rate of Rise = 3 to 4 days

Sedimentation rate = 10 inches per year

12) Such other factors that are relevant to the purposes of this LDC.

The Public Institutional (PI-S) district is intended to establish and protect sites for city, state, federal, and school district uses and ensure compatibility with the surrounding neighborhoods. The PI-S zone is consistent with the land use designations of the comprehensive plan.