

Agenda Item 31, River Rezone

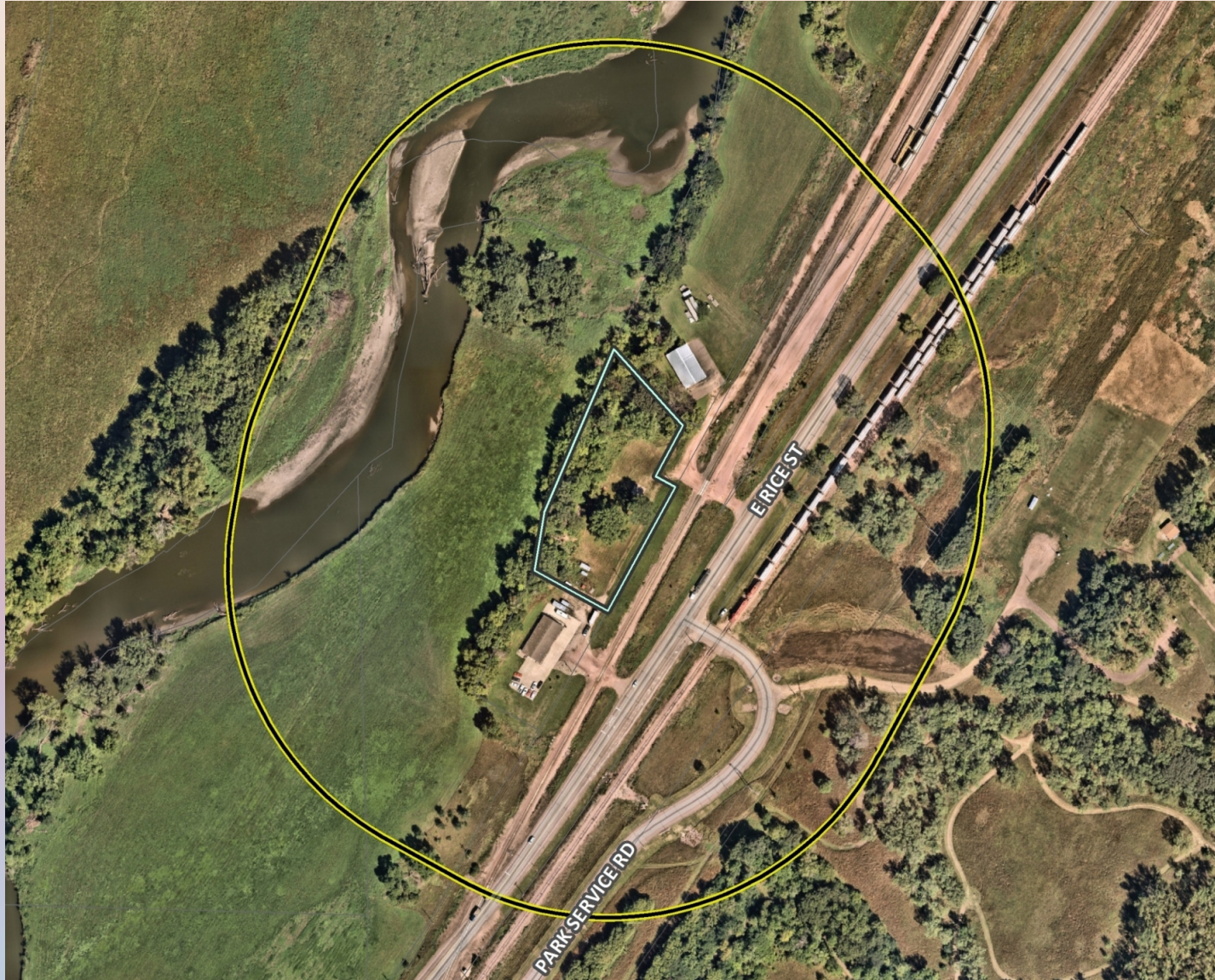
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The Situation

- City wants to rezone a property from conservation to light industrial
- Property is close to the Big Sioux River
- Big Sioux is prone to flooding

The Property



Stipulations

- Planning commission report includes:
- "Floodplain: 1. Will need a cut/fill analysis for comp storage. 2. Will need a "No Rise" Certificate 3. Building must be 2' above BFE 4. Will need to be built with flood resistant material"

My Concerns

- Planning commission report did not show flood plain
- Where is the 100 year flood plain?
- Should city planning switch from 100-year to 200-year flood plain due to global warming and the increase of severe weather?
- Government flood insurance should not subsidize high risk construction so near a river

Beauty Is Everywhere

