

Seaman Conservation Easement Options

- Option A – Move Wall and Comply w/Floodplain and Easement
 - No further approvals needed
- Option B – Leave As-Is
 - Floodplain Amendment
 - Application for Map Correction with Fill
 - Floodplain Modelling
 - Conditional Use Permit – Public Hearing
 - Potential for replacement need – volume storage
 - If Owner can obtain a No Rise Certificate, easier path to approval and City can approve without additional agency approval
 - If Owner is not able to obtain a No Rise Certificate, volume would need to be replaced somewhere else (grading) and is a much more extensive review process with FEMA
 - Conservation Easement Vacation/Encroachment
 - Request to Amend Easement to LCCMR (Legislative-Citizen Commission on Minnesota Resources)
 - Staff Time to Process
 - Surveying
 - Legal (amend agreements, etc.)
 - Appraisal (need to pay back account)
 - Replace plantings
- Option C – Meet in the Middle (same as Option B, but lesser impacts)
 - Should have more space between trail and retaining wall (5 feet)

General Talking Points

- Administrative Grading Permit Required
- Should stay out of drainage and utility easements in side yard
- Estimated cost to amend current restrictions = \$5,000 to \$10,000; no guarantee for approval
 - Staff is recommending that the City bear some of the costs (floodplain modeling) due to the broader impacts and/or benefits in administration for future requests