

U.S. Department of Homeland Security  
Region VIII  
Denver Federal Center, Building 710  
P.O. Box 25267  
Denver, CO 80225-0267



**FEMA**

June 26, 2015

The Honorable Mike Huether  
Mayor, City of Sioux Falls  
224 West Ninth Street  
Sioux Falls, South Dakota 57104

Prelim-EAP  
Community Name: City of Sioux Falls,  
Minnehaha County,  
South Dakota  
Community No.: 460060

Dear Mayor Huether:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Minnehaha County, South Dakota and Incorporated Areas for your review and comment. The enclosed FIS report for Minnehaha County describes the flood hazard information updates made to the FIRM and FIS report and the source information used in making the updates. We have revised only those FIRM panels with updated flood hazard information. For communities such as yours that are located in two (2) or more counties, we have expanded the Minnehaha County DFIRM and FIS report to incorporate all of the land area currently within the corporate limits of your community. The City of Sioux Falls areas have been excluded from the Lincoln County DFIRM and FIS report.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA will post digital copies of the FIRM and FIS report materials to the following Website: [www.fema.gov/preliminaryfloodhazarddata/](http://www.fema.gov/preliminaryfloodhazarddata/). You will be contacted to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report so that they will have the opportunity to review them thoroughly before the formal community coordination meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM or in the FIS report.

Comments may be sent to:

Sean McNabb, FEMA Region VIII  
Federal Center Building 710  
Post Office Box 25267  
Lakewood, Colorado 80225-0267

Additional copy to:

Brian Murphy, Regional Service Center, Compass  
555 17<sup>th</sup> Street, Suite 1100  
Denver, Colorado 80202

Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the FIRM becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the FIRM because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective.

For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the FIRM becomes effective upon request.

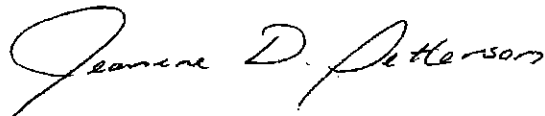
Your community should be aware that recently approved LOMCs, specifically LOMRs, may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary FIRMs which includes incorporating the effects of "mappable" LOMRs issued since the last map effective date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, to our FEMA Region VIII Office at the Denver Federal Center, Building 710, Post Office Box 25267, Denver, Colorado 80225-0267 before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Minnehaha County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations (BFEs), base flood depths, Special Flood Hazard Areas (SFHAs), flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the 30-day review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for your community will become effective approximately 7 to 10 months later. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your State NFIP Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact the Consultation Coordination Officer designated for your community by telephone at (303) 235-4830. If you have general questions about mapping issues, please call our FEMA Map Information eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

Sincerely,



Jeanine D. Petterson  
FEMA Region VIII Mitigation Division Director

Enclosures:

Preliminary DFIRM Panels  
Preliminary FIS Report  
Preliminary SOMA Report

cc: Community Map Repository  
Jeff Schmitt, City of Sioux Falls Floodplain Administrator  
Marc Macy, State NFIP Coordinator  
Sean McNabb, FEMA Region VIII Risk MAP Engineering Specialist  
Tom Birney, FEMA Region VIII Flood Insurance and Mitigation Specialist

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SIOUX FALLS, CITY OF

Community No: 460060

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected by the preparation of the enclosed revised FIRM panel(s).

**1. LOMCs Incorporated**

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

**2. LOMCs Not Incorporated**

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	93-08-058A	06/08/1993	1401 VALLEY DRIVE	4600600015C	46099C0463E
LOMA	97-08-040A	11/26/1996	SILVER VALLEY ADDITION, BLOCK 10, LOT 25-- 1224 DUNHAM CIRCLE	4600600010C	46099C0441F
LOMR-F	97-08-054A	01/03/1997	TWIN OAKS ESTATES, TRACT 18	4600600015C	46099C0464E
LOMA	00-08-211A	06/16/2000	RIVER RIDGE ADDITION, BLOCK 4, LOT 5A -- 1108 WEST 57TH STREET	4600600015C	46099C0463E
LOMR-F	04-08-0532A	08/30/2004	WESTERN VALLEY ADDITION, BLOCK 1, LOT 9 -- 1309 WEST 51ST STREET	4600600015C	46099C0463E
LOMR-F	04-08-0447A	09/10/2004	SONGBIRD ADDITION, BLOCK 3, LOTS 3-4 -- WEST SONGBIRD CIRCLE	4600570065C	46099C0437E
LOMR-F	07-08-0149A	01/25/2007	TRACT 3A, South Park Addition, LOT 1A -- 4030 SOUTH GRANGE AVENUE	4600600015C	46099C0463E
LOMR-F	06-08-B612A	02/20/2007	ASPEN HEIGHTS ADDITION, BLOCK 12, LOTS 1 & 2, BLOCK 10, LOTS 5-10, BLOCK 16, LOTS 1-3	4600570065C	46099C0433D 46099C0441F

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SIOUX FALLS, CITY OF

Community No: 460060

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	08-08-0218A	01/22/2008	3204 SOUTH 5TH AVENUE --LOT 17, BLOCK 4, VALLEY PARK ADDITION -- (SD)	4600600015C	46099C0463E
LOMA	08-08-0222A	01/24/2008	PROSPECT PARK, BLOCK 5, LOT 1 -- 2001 EAST ALLEN DRIVE	4600600015C	46099C0462E
LOMA	08-08-0223A	01/22/2008	3200 SOUTH 5TH AVENUE -- LOT 18, BLOCK 4, VALLEY PARK ADDITION, (SD)	4600600015C	46099C0463E
LOMA	08-08-0329A	02/14/2008	ALL SAINTS HILL ON CROWN POINTE, BLOCK 1, LOT 14 -- 2201 EAST ST. CHARLES CIRCLE	4600600015C	46099C0464E
LOMA	09-08-0283A	01/29/2009	AIRPORT ADDITION, BLOCK 36, LOTS 11-12 -- 1508 WEST 3RD STREET	4600600005C	46099C0461F
LOMA	09-08-0335A	02/17/2009	1600 SOUTH MARION ROAD -- PORTION OF TRACT 1, ST. MICHAELS ADDITION	4600600010C	46099C0441F 46099C0443E
LOMR-F	09-08-0463A	04/02/2009	LOTS 1-4, BLOCK 10, LOTS 1, 6 & 7, BLOCK 20, ASPEN HEIGHTS ADDITION,	4600570065C	46099C0441F
LOMA	09-08-0934A	09/17/2009	SHAW'S SIOUX FALLS, BLOCK 47, TRACT B -- 522 NORTH WEBER AVE	46099C0461D	46099C0461F
LOMR-FW	10-08-0075A	12/15/2009	1400, 1402 & 1404 South Marion Road	46099C0441D	46099C0441F
LOMA	10-08-0115A	12/23/2009	3109 South 8th Avenue -- Lot 10, Block 5, Valley Park 2nd Addition	46099C0464D	46099C0464E
LOMA	10-08-0122A	12/31/2009	LOT 44, BLK 1, COTTONWOOD SUBDIVISION -- 3403 W NORIE PLACE	46099C0444D	46099C0444E
LOMA	10-08-0183A	12/31/2009	TRACT 1, COUNTY AUDITORS SUBDIVISION -- 101 NORTH WESTERN AVENUE	46099C0442D	46099C0442F
LOMA	10-08-0203A	01/19/2010	TRACT 1 IN PARKLAND ADD, LOT 21, -- 511 N GARFIELD CIRCLE	46099C0442D	46099C0442F
LOMA	10-08-0227A	01/19/2010	TUTHILL PARK HILLS ADDITION, BLOCK 1, LOT 1 -- 3700 SOUTH CLIFF AVENUE	46099C0464D	46099C0464E
LOMA	10-08-0234A	01/21/2010	4000 South Locust Drive -- Lot 1C, Deer Haven Subdivision	46099C0463D	46099C0463E
LOMA	10-08-0340A	02/16/2010	BROWN ADDITION, BLOCK 1, LOT 2 -- 2921 WEST 41ST STREET	46099C0444D	46099C0444E
LOMA	10-08-0194A	03/09/2010	TRACTS 2 - 4, HENKINS SUBDIVISION	46099C0441D	46099C0441F
LOMA	10-08-0377A	03/30/2010	TRACT 2, PARKLAND ADDITION --- 2511 WEST 5TH STREET	46099C0442D	46099C0442F
LOMA	10-08-0491A	04/13/2010	(70-RS) VALLEY PARK SECOND ADDITION, LOT 12, BLK 6 -- 3108 SOUTH 8TH AVENUE	46099C0464D	46099C0464E

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SIOUX FALLS, CITY OF

Community No: 460060

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	10-08-0480A	05/06/2010	(70-RS) SUNSET HILL, BLOCK 8, LOT 11 -- 4512 WEST 38TH STREET	46099C0443D	46099C0443E
LOMA	10-08-0576A	05/28/2010	(70-RS) Dakota Investment First Addition, A portion of Tract 2 -- 3101 West 41st Street	46099C0444D	46099C0444E
LOMR-FW	10-08-0434A	06/03/2010	(65-FW) Lot 1A, Block 1, Rocky Ridge -- 508 S Browning Drive	46099C0437D	46099C0437E
LOMA	10-08-0744A	06/24/2010	(70-RS) A PORTION OF LOTS 13 - 20, BRALEY'S FIRST ADDITION -- 2104 W 12TH ST	46099C0442D	46099C0442F
LOMA	10-08-0875A	08/05/2010	(70-RS) BROWN ADDITION, TRACT 3, LOT J2 -- 2320 W 49TH ST	46099C0444D	46099C0444E
LOMR-F	11-08-0403A	03/08/2011	(65-RS) LOT 6A, BLOCK 2, WESTERN VALLEY ADDITION -- 1310 WEST 51ST STREET	46099C0463D	46099C0463E
LOMA	11-08-0612A	05/31/2011	PARK SOUTH, TRACT 1, LOT D -- 1208 WEST 51ST STREET	46099C0463D	46099C0463E
LOMA	11-08-0628A	05/31/2011	VALLEY PARK 2ND ADDITION, BLOCK 3, LOT 8 -- 3109 SOUTH 7TH AVENUE	46099C0464D	46099C0464E
LOMA	11-08-1043A	09/30/2011	VALLEY PARK 2ND ADDITION, BLOCK 7, LOT 11 -- 3104 SOUTH 9TH AVENUE	46099C0464D	46099C0464E
LOMR-F	12-08-0259A	02/28/2012	CAROLYN'S S/D OF RE-S/D OF SIOUX FALLS FARMSTEAD, A PORTION OF LOT 5 -- 2725 SOUTH CAROLYN AVENUE	46099C0444D	46099C0444E
LOMA	12-08-0438A	04/12/2012	GILL'S S/D OF LOT 1-COUGLIN & OLSON'S S/D OF BLK 1-LAKESIDE ADDN., TRACT A -- 513 N. COVELL AVENUE	46099C0461E	46099C0461F
LOMA	12-08-1010A	10/02/2012	VALLEY PARK 2ND ADDITION, BLOCK 5, LOT 12 -- 904 PAM ROAD	46099C0464D	46099C0464E
LOMA	12-08-1021A	10/25/2012	VALLEY PARK SECOND ADDITION, BLOCK 5, LOT 11 -- 3113 SOUTH 8TH AVENUE	46099C0464D	46099C0464E
LOMA	13-08-0018A	10/25/2012	NORTH PARK ADDITION, BLOCK 7, LOTS 12 & 13 -- 1110 NORTH WALTS AVENUE	46099C0461E	46099C0461F
LOMA	13-08-0108A	12/11/2012	NORTH PARK ADDITION TO SIOUX FALLS, BLOCK 7, LOTS 14-15 -- 1120 N WALTS AVENUE	46099C0461E	46099C0461F
LOMA	13-08-0180A	01/08/2013	HARRISON ADDITION, BLOCK 30, LOTS 11-12 -- 612 N WILLIAMS AVENUE	46099C0442E	46099C0442F
LOMR-F	13-08-0365A	02/14/2013	ASPEN HEIGHTS ADDITION, BLOCK 9, LOTS 7-10	46099C0441E	46099C0441F
LOMA	13-08-0933A	07/23/2013	VALLEY PARK SECOND ADDITION, BLOCK 7, LOT 9 -- 1104 EAST PAM ROAD	46099C0464D	46099C0464E
LOMR-F	13-08-1047A	07/25/2013	LAKESIDE ADDITION, TRACT 1 -- NORTHWEST OF INTERSECTION OF HIGHWAY 42 & NORTH ELLIS ROAD	46099C0437D	46099C0437E

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SIOUX FALLS, CITY OF

Community No: 460060

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	13-08-1093A	09/17/2013	ASPEN HEIGHTS ADDITION, BLOCK 9, LOTS 5 & 6	46099C0441E	46099C0441F
LOMA	14-08-0155A	11/26/2013	GRANITE VALLEY ADDITION, BLOCK 1, LOT 7 -- 5508 NORTH QUARRY AVENUE	46099C0452E	46099C0452F
LOMA	14-08-0201A	12/19/2013	MEADOWBROOK, BLOCK 1, LOT 10 -- 3409 SOUTH 1ST AVENUE	46099C0463D	46099C0463E
LOMA	14-08-0266A	01/21/2014	MEADOWBROOK, BLOCK 3, LOT 1 -- 201 EAST PAM ROAD	46099C0463D	46099C0463E
LOMA	14-08-0377A	02/20/2014	PORTION OF SECTION 24, T101N, R50W -- 4501 WEST 12TH STREET	46099C0441E 46099C0442E	46099C0441F 46099C0442F
LOMA	14-08-0831A	05/13/2014	VALLEY PARK SECOND ADDITION, BLOCK 6, LOT 9 -- 3109 SOUTH 9TH AVENUE	46099C0464D	46099C0464E
LOMA	14-08-0890A	05/27/2014	DEER CREEK ADDITION, BLOCK 3, LOT 10 -- 5300 WEST 24TH STREET	46099C0441E	46099C0441F
LOMA	14-08-1365A	09/25/2014	VALLEY PARK SECOND ADDITION, BLOCK 5, LOT 13 -- 3112 SOUTH 7TH AVENUE	46099C0464D	46099C0464E
LOMR-F	15-08-0149A	12/04/2014	SIOUX FALLS FARMSTEAD RESUBDIVISION, PORTION OF LOT 5 -- 4601 W LAKE SHORE BOULEVARD	46099C0443D	46099C0443E
LOMA	15-08-0087A	12/11/2014	WESTMOOR ADDITION, BLOCK 1, LOT 12 -- 709 SOUTH WILLIAMS AVENUE	46099C0442E	46099C0442F
LOMA	15-08-0300A	02/12/2015	GRAHAMS ADDITION, A PORTION OF LOT 4A -- 525 NORTH WEBER AVENUE	46099C0461E	46099C0461F
LOMA	15-08-0844A	04/15/2015	ROSE HILL ADDITION TO SIOUX FALLS, BLOCK 6, LOT 4 -- 2508 SOUTH BLAUVELT AVENUE	46099C0464D	46099C0464E
LOMA	11-08-0104A	11/17/2010	Lot 17, Block 5, Valley Park Addition Subdivision - 3113 South 6th Avenue	46099C0464D	46099C0464E
LOMA	11-08-0186A	12/10/2010	Lot 16, Block 4, Valley Park Addition Subdivision - 3208 South 5th Avenue	46099C0464D	46099C0463E
LOMA	11-08-0541A	03/21/2011	Lot 15, Block 4, Valley Park Addition Subdivision - 3212 South 5th Avenue	46099C0463D	46099C0463E
LOMA	11-08-0701A	05/06/2011	Lot 1B, Block Tract 3A, Marion Place Addition Subdivision - 4633 West Homefield Drive	46099C0443D	46099C0443E
LOMA	11-08-0740A	05/18/2011	Lot 12, Block 1, Meadowbrook Addition Subdivision - 3412 South Phillips Avenue	46099C0463D	46099C0463E
LOMA	11-08-0879A	07/19/2011	Lot 19, Block 4, Valley Park Addition Subdivision - 3112 South 5th Avenue	46099C0463D	46099C0463E

## PRELIMINARY SUMMARY OF MAP ACTIONS

Community: SIOUX FALLS, CITY OF

Community No: 460060

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMA	11-08-0902A	07/22/2011	Lot 14, Block 5, Valley Park Addition Subdivision - 3120 South Carter Place	46099C0463D	46099C0463E 46099C0464E
LOMA	11-08-0956A	08/05/2011	Lot 9, Block 4, Valley Park Addition Subdivision - 3113 South Carter Place	46099C0463D	46099C0463E
LOMA	11-08-1107A	09/19/2011	Lot 12, Block 5, Valley Park Addition Subdivision - 3112 South Carter Place	46099C0463D	46099C0463E 46099C0464E
LOMA	12-08-0040A	10/21/2011	Lot 10, Block 8, Sunset Hill Subdivision - 4508 West 38th Street	46099C0443D	46099C0443E
LOMA	14-08-0299A	01/06/2014	Lot 14, Block 3, Rocky Ridge Addition Subdivision - 500 South Discovery Avenue	46099C0437D	46099C0437E
LOMA	14-08-1123A	08/13/2014	Lot 8, Block 2, Park View Addition Subdivision - 419 South Sherman Avenue	46099C0462D	46099C0462E
LOMA	15-08-0317A	01/29/2015	Lot Tract 1, Cottonwood Heights Addition Subdivision - 4600 S Tennis Lane	46099C0444D	46099C0444E

**3. LOMCs Superseded**

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	10-08-0808A	07/13/2010	(70-RS) RONNING'S SUBDIVISION, LOT 16 -- 809 S HIGHLAND AVE	2
LOMA	12-08-0363A	03/22/2012	DRAKE & DODGE SUBDIVISION, BLOCK 3, LOT 18A -- 848 SOUTH SOUTHEASTERN AVENUE	2

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.



**PRELIMINARY SUMMARY OF MAP ACTIONS**

Community: SIOUX FALLS, CITY OF

Community No: 460060

**4. LOMCs To Be Redetermined**

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		