

MINUTES
FLOODPLAIN DEVELOPMENT POLICY COMMITTEE
August 15, 2007

MEMBERS PRESENT: Malcom Chapman, Lloyd LaCroix, John Brewer, Mike Derby, James Kjerstad, Steve McCarthy, Van Lindquist, Fred Weishaupt, Thomas Hennies, Marcia Elkins, Dirk Jablonski

OTHERS PRESENT: Gale Holbrook, Ethan Schmidt, Ron Buskerud, Sharlene Mitchell

Call to Order

Elkins called the meeting to order at 2:33 p.m. with a brief introduction of committee members and guests.

Review of the Adopted Floodplain Boundary Policy and related Ordinances

In response to a question from Chapman, Hennies, Lindquist, McCarthy and LaCroix indicated that they resided in Rapid City at the time of the 1972 flood.

In response to a question from Hennies, Elkins indicated that the Committee charge was to review the current Floodplain Policy with regard to the Braburn Addition development request and the subsequent public concerns. Elkins indicated that the Committee was to determine if there should be any changes or additions to the current policy and to bring those changes or additions back to the City Council for formal adoption.

Elkins indicated that Dan Driscoll of the U.S. Geological Survey Office has volunteered to do a presentation on historical flood events in the area.

In response to a question from Chapman, Elkins indicated that the current moratorium will expire September 5, 2007 noting that should the Committee feel additional time is required to complete their work, the Committee can request that the Council extend the moratorium.

In response to a question from Hennies, Jablonski indicated that the Public Works staff can provide a technical presentation addressing the various floodplain classifications, their location and their impact on property development. Lindquist recommended that the FEMA floodplain maps also be provided for the committee's review.

In response to a question, Elkins indicated that the current Floodplain Development Policy addresses property development upstream of the Canyon Lake Bridge more stringently than downstream properties due to the greater risks resulting from the canyon environment. Discussion continued regarding the development requirements for those properties upstream of the Canyon Lake Bridge and the impact the canyon environment has on flood events.

In response to a question, Elkins addressed the various floodplain classifications and the history of the Floodplain Development Policy.

LaCroix recommended and the Committee concurred that both the Public Works technical overview and the U.S. Geological Survey historical presentation be provided at the next Committee meeting.

McCarthy recommended identifying the public and private properties upstream and downstream of the Canyon Lake Bridge.

Chapman moved to recommend that the City Council extend the June 4, 2007 ninety day Resolution Establishing A Moratorium on Rezoning Property Within The 500 Year Flood Plain And On The Issuance Of Flood Plain Development Permits For The Area West Of Chapel Lane Road for an additional ninety (90) days from the September 5, 2007 expiration date to allow the Floodplain Development Committee to complete their review of the current Policy and Ordinances. LaCroix seconded the motion.

Discussion followed regarding the moratorium and the materials to be reviewed. Elkins indicated that the issues before the Committee focused on the following two sections of the current Policy:

- When applying the Flood Hazard Zoning District to private property, the limits of the district shall match the boundaries of the 100 year hydraulic floodway on private properties downstream from the Chapel Lane Road bridge and the boundaries of the 500 year floodplain on all private properties upstream of the Chapel Lane Road bridge, and
- When applying the Flood Hazard Zoning District to public property, the limits of the zoning district shall match the boundaries of the 100 year hydraulic floodway on public properties downstream from the Chapel Lane Road bridge and the boundaries of the 500 year floodplain on all public properties upstream of the Chapel Lane Road bridge.

Elkins encouraged the Committee to hold a public hearing for the purpose of receiving public comment on the issues.

Discussion followed regarding the impact the current Policy flood boundary definition has on the undeveloped properties within those boundaries and the public perception that development is encroaching on those boundaries.

The motion to recommend that the City Council extend the June 4, 2007 ninety day Resolution Establishing A Moratorium on Rezoning Property Within The 500 Year Flood Plain And On The Issuance Of Flood Plain Development Permits For The Area West Of Chapel Lane Road for an additional ninety (90) days from the September 5, 2007 expiration date to allow the Floodplain Development Committee to complete their review of the current Policy and Ordinances carried unanimously.

Determination of Future Committee Actions

Lindquist voiced support for a strong policy noting the need to insure that the general public is aware of the devastation that can occur when flood boundaries are not maintained. Lindquist addressed the impact the passage of time and influx of new residents has had on the lessons of the 1972 flood event.

Weishaupl moved, Hennies seconded and carried unanimously that the next Committee meeting be publicly noticed, that the general public be invited to attend the meeting and that the U.S. Geological Survey Flood Presentation and the Public Works technical overview be provided at the meeting.

In response to a question, Elkins indicated that the FEMA Floodplain Boundary maps, the Flood Hazard maps, and property boundary and ownership maps would be provided at the next Committee meeting.

Discussion followed regarding the manner in which the current policy affects the Braeburn Addition development request. Lindquist requested clarification of the flood standards being applied to the Fish Hatchery reconstruction project.

In response to a question, Elkins indicated that revision of the current policy is a Committee decision. In response to a question, Elkins indicated that the critical impact of the canyon environment on the loss of life and property is the distinction between the upstream and downstream development standards.

Derby recommended that the individual property rights be addressed during the review process noting the economic impact to developers that comply with the current policy but may be negatively impacted by the Committee's final recommendation.

Buskerud recommended identifying the County and City owned properties lying within the floodplain boundaries.

In response to a question from McCarthy, Elkins addressed the FEMA Community rating system noting that the City technical standards exceed the FEMA technical standards resulting in lower insurance rates for affected properties.

The Committee established the following meeting schedule:

- September 13, 2007 @ 1:15 p.m.: U.S. Geological Survey Historical Flood Presentation and the Public Works overview.
- September 24, 2007 @ 6:30 p.m. to 8:30 p.m.: Public hearing with a fifteen minute opening presentation by staff with the remainder of the meeting dedicated to receiving public comment. Also provide hard copy forms and on-line e-mail forms to enable the general public to provide additional comment.
- October 10, 2007 @ 2:30 p.m.: Full Committee meeting

Holbrook requested that the County owned properties in the affected areas be identified. In response to a question from Schmidt, Elkins indicated that the installation of brass caps identifying the physical location of the 100 year hydraulic floodway boundary has not been completed at this time.

Adjourn

There being no further business the meeting was adjourned at 3:25 p.m.