

STAFF REPORT

October 26, 2000

**SE #00SE009 - Special Exception to the Flood Area
Construction Regulations to allow water-monitoring
structures in the floodway**

ITEM 10

GENERAL INFORMATION:

PETITIONER	Scott J. Kenner for South Dakota School of Mines and Technology
REQUEST	SE #00SE009 - Special Exception to the Flood Area Construction Regulations to allow water-monitoring structures in the floodway
LEGAL DESCRIPTION	Tracts 1-3, Thompson Tract, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 39.14 Acres
LOCATION	On Rapid Creek downstream of East Saint Patrick Street bridge
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Flood Hazard District
East:	General Commercial District (PCD)
West:	Flood Hazard District
REPORT BY	Randall Nelson and Bill Lass

RECOMMENDATION: Staff recommends that the Special Exception to the Flood Area Construction Regulations to allow water-monitoring structures in the floodway be approved.

GENERAL COMMENTS: This Special Request is to allow the placement of a water monitoring structures in the Flood Hazard Zoning District. The structures is being proposed as part of a cooperative project between the South Dakota Game, Fish and Parks Department, the South Dakota School of Mines and Technology, and the University of South Dakota. Federal grant funding has been secured by these agencies to undertake a three-year study aimed at developing a management plan to ensure the future existence of Rapid City's urban coldwater fishery. According to information provided by the petitioner, recent fish sampling done by the South Dakota Department of Game, Fish and Parks has indicated a decline in the quality of the fishery. The maintenance of South Dakota's only coldwater fishery has significant environmental, recreational and economic importance.

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A major component of the three-year study is the installation of five water monitoring stations along Rapid Creek. These stations will consist of a steel box mounted on a wood post. The box will house the necessary water monitoring equipment. The width of the steel box will be four feet with the total height of the box and post being nine feet. According to the petitioner, the water monitoring stations will collect a variety of technical data which will be used to "...quantify the magnitude and the duration of the stormwater events as well as the background water quality conditions in the stream."

In August the City Council approved five separate Special Exceptions for water monitoring structures to be located at various locations along Rapid Creek. One of the approved locations was just west of Cambell Street on the south side of Rapid Creek. The petitioner has now indicated that an alternative site to the Cambell Street site has been found which is preferable. This new site is on the south side of Saint Patrick Street and on the east side of Rapid Creek. The current Special Exception request reflects this new location for the water monitoring structure.

STAFF REVIEW: Rapid City Municipal Code section 15.32.240-D states that in passing upon applications for special exceptions, the council shall consider twelve factors. Those twelve factors and a discussion of each were listed on a memorandum dated July 11, 2000 from Scott Kenner (SDSM&T) and Jack Erickson (SDGFP) which memorandum accompanied the original five Special Exceptions discussed above. Staff reviewed the memorandum and concurred with the applicant's analysis and conclusions for the original applications in August, and once again recommends approval of the request for the special exception.