

STAFF REPORT

December 7, 2000

**SE #00SE010 - Special Exception to the Flood Area
Construction Regulations to allow water-monitoring
structures in the floodway**

ITEM 11

GENERAL INFORMATION:

PETITIONER	Scott Kenner for the South Dakota School of Mines and Technology
REQUEST	SE #00SE010 - Special Exception to the Flood Area Construction Regulations to allow water-monitoring structures in the floodway
LEGAL DESCRIPTION	Lot A Revised in the NW1/4 of the NW1/4 of Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.28 Acres
LOCATION	On the northeast bank of Rapid Creek northeast of the intersection of Magic Canyon Road and Trout Court
EXISTING ZONING	Flood Hazard District (City)
SURROUNDING ZONING	
North:	Limited Ag (County)
South:	Flood Hazard District (City)
East:	Flood Hazard District (City)
West:	Flood Hazard(City)
PUBLIC UTILITIES	N/A
REPORT BY	Randall Nelson

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 structure in the Flood Hazard Zoning District. The structure 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.

STAFF REPORT

December 7, 2000

SE #00SE010 - Special Exception to the Flood Area Construction Regulations to allow water-monitoring structures in the floodway

ITEM 11

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 sites was located on the north side of Highway 44 near the western City limits within Tract M-1 of the NW1/4, NW1/4 of Section 17 T1N, R7E. This station would have been located on the south shore of Rapid Creek near a highway bridge. The petitioner has now indicated that a location directly across Rapid Creek on the north shore would be a preferable site. The new proposed site will be within Lot A Revised in the NW1/4 of the NW1/4 of Section 17 T1N, R7E. 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.