



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Marcia Elkins, Director

DATE: June 19, 2009

RE: Update on Implementation of the Floodplain Development Policy Committee Recommendations

Outlined below in red is a summary of the status of the implementation of the Floodplain Development Policy Committee Recommendations as approved by the Rapid City Council on July 7, 2008. A copy of the full report has been linked to this memorandum.

Committee Recommendations:

1) The Committee recommends maintaining all of the provisions of the existing policy.

- The current requirements of Chapter 15.32 Flood Area Construction Regulations and Chapter 17.28 Flood Hazard Zoning District of the Rapid City Municipal Code not otherwise addressed under this policy shall remain the same.

No action is required.

- The Public Works Department shall install permanent pins and landscaping denoting the location of the 100 year floodway boundary at the following locations: Canyon Lake Park, Sioux Park, Roosevelt Park, Memorial Park, Founders Park and at the New York Street parking lot. This will inform park users and residents of the boundary of the 100 year floodway.

Permanent pins have been installed in Memorial Park at this time. Upon adoption of the pending Flood Insurance Rate Maps, the remaining pins will be installed.



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- When applying the Flood Hazard Zoning District to private property, the boundaries of the Flood Hazard Zoning District shall match the boundaries of the 100 year floodway on private properties downstream from the Chapel Lane Road Bridge and shall match the boundaries of the 500 year floodplain (including the floodway and 100 year floodplain as well as the 500 year floodplain) on all private properties upstream of the Chapel Lane Road Bridge.

This policy will be used when rezoning of property is considered. No action is required at this time.

- When applying the Flood Hazard Zoning District to public property, the boundaries of the Flood Hazard Zoning District shall match the boundaries of the 100 year floodway on public properties downstream from the Chapel Lane Road Bridge and the boundaries of the 500 year floodplain (including the floodway and 100 year floodplain as well as the 500 year floodplain) on all public properties upstream of the Chapel Lane Road Bridge.

This policy will be used when rezoning of property is considered. Staff is unaware of any current conflicts with this policy. No action appears to be required at this time.

- All proposed uses within the Flood Hazard Zoning District which involves a structure shall be reviewed under the Conditional Use provisions addressed in Section 17.54.030 of the City of Rapid City Municipal Code. The technical criteria for reviewing proposed projects on the public property within the Flood Hazard Zoning District shall be the standards for the 100 year storm event. It is the intent of the City to preclude the location of structures within the 100 year floodway to the greatest degree possible. Camping shall be prohibited in the 100 year floodplain and the 100 year floodway.

This policy will be used as development proposals are presented. In the past year, only temporary structures have been allowed to be located in the Flood Hazard Zoning District, in conflict with the standards outlined above.

2) The Committee recommends that additional markers and photographs be located throughout the Rapid Creek Greenway to educate the community and document the location of the canyon environment.

- The Public Works Department in conjunction with the Parks and Recreation Department shall install permanent fixtures throughout the Rapid Creek Greenway displaying photographs of the 1972 Flood Event to remind the residents of Rapid City and the many visitors to our community of the tragic events of June 9 and 10, 1972 and the potential risks of allowing encroachments into the floodplain.

No action has been taken.

- The Public Works Department shall install permanent markers at the Chapel Lane Bridge location denoting the boundary between the upstream Canyon environment and the downstream areas, and further identifying the 100 year base flood elevation to advise the community, the residents and the park users of the flood risks.

New Flood Insurance Rate Maps (FIRM's) are pending for the City of Rapid City. Upon adoption of the new FIRM's, the markers will be installed.

3) The Committee recommends that more stringent standards be applied to the canyon environment upstream of the Chapel Lane Bridge.

- In recognition of the canyon environment, the velocity of floodwater and the elevated risk to human life as well as real property associated with the area upstream of the Chapel Lane Road Bridge, the Committee recommends that the development of property located upstream of the Chapel Lane Road Bridge, both public and private be held to a more stringent standard.

This policy will be used when development is proposed upstream of the Chapel Lane Road Bridge.

- In the area upstream of the Chapel Lane Road Bridge, fill shall not be located on property to elevate the property out of the floodplain and the installation of fill shall not be used to justify the rezoning of the property.

This policy will be used when development is proposed upstream of the Chapel Lane Road Bridge.

4) The Committee recommends the acquisition of additional property along the Rapid Creek floodplain.

- Wherever possible, all private lands within the 100 year floodway and 100 year floodplain shall be purchased or otherwise acquired for public ownership. Whenever property in the 100 year floodway and 100 year floodplain is offered for sale, the City of Rapid City shall examine the costs and other priorities associated with the sale and if possible, purchase or otherwise acquire the land in an effort to eventually remove all privately held land in the 100 year floodway and 100 year floodplain. The determination to purchase land located in the 100 year floodway and 100 year floodplain shall be based on the following criteria: life safety, excessive hydrologic consequences, flood management and conditions, land use and preservation, multiple use, potential for development, cost to acquire, cost to maintain, loss of tax revenues, City liability, park management, proximity to public lands and potential for park usage and/or open space.

The City has acquired one property in the past year.

- In seeking to acquire the 100 year floodway and 100 year floodplain, the following alternatives to fee simple purchase should be considered: partial lot acquisition, donation of permanent drainage easements, partners in purchase such as foundations, private land donation of park lands with at-grade memorial markers, land trades and the use of alternative funding sources.

Staff has had conversations with a few property owners regarding this option.

- The City Staff shall work with the owners of private property located upstream of the Chapel Lane Bridge to investigate the viability of replatting the property to reduce the flood insurance costs to the landowners and facilitate the donation of the undevelopable areas to the City to promote the preservation of the property as open space and protect the area from floodplain encroachments.

Staff has had conversations with a few property owners regarding this option.

- The City Council shall examine the priorities and costs associated with the purchase of the Knecht Park property and if feasible, shall acquire the Knecht Park property and dedicate the land as park land.

The City has purchased the property.

5) The Committee recommends the development and adoption of a management plan.

- The City shall develop a Management Plan for Rapid Creek including all land areas in the 100 year floodway, 100 year floodplain and 500 year floodplain.

No action has been taken on this item as funding was not provided in the 2009 Budget.

6) The Committee recommends the implementation of additional protections for the publicly owned properties located along the Rapid Creek floodplain.

- The City shall seek to rezone the following publicly owned properties to Flood Hazard for consistency purposes:
 - Lot 1A, Block 3, Jackson Park, owned by Pennington County/Rapid City;
 - Lot 1B, Block 3, Jackson Park, owned by Rapid City; and,
 - Lots 5-6, Block 1, Jackson Park, owned by Rapid City.

The properties have been rezoned to Flood Hazard Zoning District.

- The City Council shall adopt a resolution dedicating the parcels identified on Exhibit A, Land to be designated as Park Land and Exhibit B, Maps of Land to be Designated as Park Land.

Staff is currently in the process of preparing the resolution for consideration by the Legal and Finance Committee on July 15, 2009 regarding the designation of the various properties as parkland.

7) The Committee recommends the adoption of more stringent standards for new development in the 100 year floodplain.

- The City Council shall adopt ordinance revisions implementing an increased freeboard standard for all new structures located within the existing 100 year floodplain boundary requiring the base floor elevation to be 1½ feet above the base flood elevation; however the remodeling of existing structures located within the 100 year floodplain boundary shall be required to meet the current standard providing the base floor elevation to be located one foot above the base flood elevation.

The Public Works staff is in the process of preparing the ordinance amendments.