

STAFF REPORT

July 27, 2000

UOR #00UR028 - Use on Review to allow water-monitoring structures in the Flood Hazard Zoning District

ITEM 23

GENERAL INFORMATION:

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| PETITIONER | Scott Kenner for the South Dakota School of Mines and Technology |
| REQUEST | UOR #00UR028 - Use on Review to allow water-monitoring structures in the Flood Hazard Zoning District |
| LEGAL DESCRIPTION | Tract 12 less Lot 1 of Tract 12, Rapid City Greenway Tracts, Section 34, T1N, R8E, (also in Section 3, T1N, R7E) BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | less than .01 acres |
| LOCATION | On Rapid Creek northeast of the intersection of West Main Street and Dakota Drive |
| EXISTING ZONING | Flood Hazard |
| SURROUNDING ZONING | |
| North: | Flood Hazard |
| South: | Flood Hazard |
| East: | General Commercial |
| West: | Flood Hazard |
| PUBLIC UTILITIES | None |
| REPORT BY | Bill Lass |

RECOMMENDATION: Staff recommends that the Use on Review to allow water-monitoring structures in the Flood Hazard Zoning District be approved with the following stipulations:

Engineering Division Recommendations:

1. That a Special Exception to the Flood Area Construction Regulations be obtained;
2. That any changes in the final location of the structure shall be allowed subject to review and approval of the Engineering Division; and,

Urban Planning Division Recommendations:

3. This Use on Review shall automatically expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years.

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GENERAL COMMENTS: This Use on Review request is one of five such applications (see related Staff Reports) to allow the placement of water monitoring structures in the Flood Hazard Zoning District. The structures are 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.

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."

This particular Use on Review request is to place the water monitoring station on the east shore of Rapid Creek, north of West Main Street and west of the commercial strip mall in which the Little Caesar's Pizza Restaurant is located.

STAFF REVIEW: Staff has reviewed this Use on Review request and is recommending approval. According to Chapter 17.28 of the Rapid City Municipal Code, the Flood Hazard Zoning District is "...is established for those uses having a low flood damage potential, and not obstructing floodflows." In order to ensure that these requirements are met, the Ordinance requires that any structures receive approval of a Special Exception to the flood area construction regulations. Staff believes that the installation of the water monitoring station will serve a vital public function and is therefore recommending approval provided that the accompanying Special Exception is also granted.

As of this writing the required signs have not been posted on the property nor have the receipts from the certified mailing been returned by the petitioner. Staff will notify the Planning Commission in the event these requirements are not met. Staff has received one inquiry regarding this Use on Review request.