

STAFF REPORT

July 27, 2000

UOR #00UR030 - Use on Review to allow water-monitoring structures in the Flood Hazard Zoning District

ITEM 25

GENERAL INFORMATION:

PETITIONER	Scott Kenner for the South Dakota School of Mines and Technology
REQUEST	UOR #00UR030 - Use on Review to allow water-monitoring structures in the Flood Hazard Zoning District
LEGAL DESCRIPTION	Tract M-1 of the NW1/4, NW1/4 of Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	less than .01 acres
LOCATION	On Rapid Creek northeast of the intersection of Magic Canyon Road and Trout Court
EXISTING ZONING	Flood Hazard
SURROUNDING ZONING	
North:	Flood Hazard
South:	Park Forest - Flood Hazard
East:	Flood Hazard
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 north side of Highway 44 near the western city limits. The station will be located on the south shore of Rapid Creek near a highway bridge. There is currently an undeveloped roadside park at this location providing access to Rapid Creek for fishing and swimming.

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 not received any objections or inquiries regarding this Use on Review request.