

STAFF REPORT
December 7, 2000

UOR #00UR040 - Use on Review to allow a water monitoring structure in the Flood Hazard Zoning District

ITEM 12

GENERAL INFORMATION:

PETITIONER	Scott Kenner for the South Dakota School of Mines and Technology
REQUEST	UOR #00UR040 - Use on Review to allow a water monitoring structure in the Flood Hazard Zoning District
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	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use on Review to allow a water monitoring structure in the Flood Hazard Zoning District be approved.

Engineering Division Recommendations:

1. That a Special Exception to the Flood Area Construction Regulations be obtained;
2. That any minor 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.

GENERAL COMMENTS: This Use on Review 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,

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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."

In August, 2000 the City Council approved five separate Use On Reviews for water monitoring stations 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, therefore a new Use on Review is required.

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 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.