



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT
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MEMORANDUM

TO: Rapid City City Council

FROM: Lisa Seaman, Planner *LS*

DATE: April 5, 2001

RE: Request for Determination of Use in the Light Industrial Zoning District - Indoor Storage of Class IIIB Combustible Liquids

Les Stadel of Johnson Machine, Inc. has requested a "Determination of Use" to allow the indoor storage of class IIIB combustible liquids in the Light Industrial Zoning District.

Section 17.22.020E provides that "other uses of the same general character as those previously listed deemed appropriate by the City Council" may be allowed.

The Rapid City Municipal Code Section 17.22.010. states that the intent of the Light Industrial Zoning District is:

"This industrial district is established to provide areas in which the principal use of the land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution operations." The Zoning Ordinance requires that these types of uses be completely confined within enclosed structures.

Currently outdoor storage facilities for class III combustible liquids are allowed in the Light Industrial Zoning District. The Fire Department and Planning staff reviewed this request and determined that the indoor storage of class IIIB combustible liquids does not present a significant safety hazard if the provisions of the Uniform Fire Code are continually met.

Therefore staff is recommending that the City Council deem appropriate the indoor storage of class IIIB combustible liquids with the exception of waste oils within the Light Industrial Zoning District.





JOHNSON MACHINE, INC.

814 E. OMAHA STREET BOX 1717
RAPID CITY, SOUTH DAKOTA 57701

April 2, 2001

Dear City Council:

Subject: Warehouse facility at 631 Deadwood Avenue.

I am proposing, to build a 70' X 130' steel building at the back of our property on Lots 1-3 Blk1, Deadwood Avenue. Track located in the E ½, NW ¼, Sec 34, T2N, R7E, Black Hills Meridian, currently zoned General Commercial.

The purpose of the warehouse is to store Class III combustible liquids such as automobile and diesel motor oils of various weights, automatic transmission oils, automotive and industrial grease and gear lubricants. The liquids will be stored in 6000 gallon tanks, 250 gallon tanks, 55 gallon drums 120# drums, 5 gallon cans and cases. The warehouse will also be used for storing cases of air, oil and fuel filters, pallets of floor dry and bulk windshield washer solution.

I would ask that you refer to Chapter 17.22.020E in The Light Industrial District Uses Permitted. It states that other uses of the same general character as those previously listed may be permitted as deemed appropriate by the City Council. I would like you to consider allowing the use as described above as a permitted use in the light industrial district.

I have enclosed several MSDS reports that show the flash points of the liquids that we are talking about. As per the Fire Department, a liquid with the flash point of 200° F. and above is in a Class III classification.

I will be available for any questions or concerns that you may have. My phone number is 348-4300.

Sincerely,

A handwritten signature in black ink that reads "Les Stadel". The signature is written in a cursive, flowing style.

Les Stadel
Johnson Machine

LS/rm