



Stormwater Update Text Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
From: City of Dickinson Community Development Services
Date: August 5, 2026
Re: ZTA-007-2026 Section 50 – Stormwater Update

APPLICANT

Name: City of Dickinson Community
Development
Address: 38 1st Street West
City: Dickinson North Dakota 58601

Public Hearing	August 12, 2026	Planning and Zoning Commission
Public Hearing	August 18, 2026	City Commission
Final Consideration	September 1, 2026	City Commission

Community Development staff is requesting approval of a text amendment to repeal Article III. – “Stormwater Management”, of Chapter 16 – Environment, and to add Article VI. – “Stormwater Management”, to Chapter 60 – Utilities, of the City of Dickinson Municipal Code regarding updates to the City’s stormwater management requirements and the establishment of a stormwater design manual (SWDM).

Staff recommendation: Staff recommends approval of these text amendments.

The proposed ordinance repealing Sections 16-84 through 16-111 and enacting Sections 60-150 through 60-167 to update the existing stormwater regulations, is included with this staff report.

STAFF ANALYSIS

BACKGROUND

The stormwater ordinance currently in place was established in 2000, prior to the City entering the National Pollutant Discharge Elimination System (NPDES) Program. In 2017, at the request of the City Commission, Community Development staff began researching stormwater management policies utilized by other communities in North Dakota. This research was conducted to compare the existing stormwater management regulations in the City of Dickinson's Municipal Code with policies in place in other communities. After this research was completed in 2024, Community Development staff began the process of revising the stormwater management regulations and drafting an ordinance to amend the Municipal Code. In June of 2026, Community Development staff presented a final draft of the stormwater management update ordinance to the Planning and Zoning Commission.

During the research and review process, Community Development staff determined the existing ordinance does not meet the Municipal Separate Storm Sewer System (MS4) permit requirements or the federal guidelines put in place by the Clean Water Act.

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Municipal Code

The stormwater management regulations are currently located in Chapter 16 – Environment, of the Dickinson Municipal Code. The proposed ordinance relocates the stormwater management regulations from Chapter 16 to Chapter 60 – Utilities, to ensure stormwater regulations are located in the same chapter as all utility regulations.

The ordinance updates the definitions section of the existing regulations to update and modernize any wording, as well as to include definitions for stormwater maintenance facilities. The ordinance also brings the ordinance into compliance with federal regulations and the MS4 permit. Additionally, the proposed ordinance clarifies that any violations of the ordinance or falsification of information shall be charged with a misdemeanor.

The proposed ordinance establishes an official stormwater design manual (SWDM) that standardizes stormwater management design throughout the City. The SWDM shall be adopted by resolution and can be amended by Community Development staff without requiring an ordinance to be brought forward. This will allow the City to more easily amend design standards as state and federal standards are updated moving forward. The SWDM would only impact properties within Dickinson city limits, areas in the Extra-Territorial Zone (ETZ) within the Rural

Reserve future land use designation in the Future Land Use Map (FLUM), and properties in the ETZ located in a watershed area that has potential to flow storm water into city limits.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Community Development staff reached out to the developers and engineering firms operating in the City of Dickinson to receive feedback on the proposed ordinance update on July 22, 2026.

The Certified Floodplain Manager with Interstate Engineering reached out with comments and concerns regarding the specifications outlined in the SWDM. These comments have been included in the meeting packet. These comments shall be reviewed and incorporated into the SWDM prior to final adoption of the manual.

City staff received comments from Highlands Engineering on August 4, 2026, with feedback on the ordinance. The comments received were incorporated into the proposed ordinance.

Staff Recommendation: The City Development Team staff recommends **approval** of ZTA-007-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ZTA-007-2026: The Stormwater Ordinance Update Text Amendment** as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend denial of **ZTA-007-2026: The Stormwater Ordinance Update Text Amendment** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*