

STAFF REPORT  
April 8, 2004

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**No. 04SR012 - 11-6-19 SDCL to allow a substation control house to be enlarged**      **ITEM 8**

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GENERAL INFORMATION:

PETITIONER	Ross Johnson for West River Electric Association, Inc.
REQUEST	<b>No. 04SR012 - 11-6-19 SDCL to allow a substation control house to be enlarged</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Mowry Subdivision, Section 17, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.48 acres
LOCATION	1800 Country Road
EXISTING ZONING	Limited Agriculture District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	General Agriculture District (County)
East:	Suburban Residential District (County)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	none
DATE OF APPLICATION	03/12/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL to allow a substation control house to be enlarged be approved.

GENERAL COMMENTS:

The applicant is seeking an 11-6-19 Review approval to enlarge an unmanned existing substation control house for West River Electric. The applicant is proposing to enlarge the existing 48 square foot control house to 240 square feet. The subject property is located in Pennington County but within the City of Rapid City's platting jurisdiction. The property is currently zoned Limited Agriculture.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". This is a public utility located on privately owned land requiring that the Planning Commission review and approve of the proposed construction.

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STAFF REVIEW: Staff has reviewed the proposed 11-6-19 SDCL Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Parking and Landscaping: Staff noted that the proposed construction is a minor expansion of an existing structure. Staff noted that the existing site has no paved parking and does not comply with the Landscaping Ordinance. Because this is a minimal expansion and no additional traffic will be generated to the site by this expansion, the existing parking and landscaping may remain; however, any future expansion of the site may require compliance with the off-street parking requirements found in Section 17.50.270 and the landscaping requirements of 17.50.300 of the Rapid City Municipal Code.

County Planning: As previously indicated this property is located in Pennington County, therefore the expansion must comply with all provisions of the Pennington County Zoning Ordinance. The Pennington County Planning Department noted that a Conditional Use Permit became effective on March 15, 2004 that approved this use on the property. As such Staff recommends approval of the 11-6-19 SDCL Review.