

STAFF REPORT
May 6, 2004

No. 04SR018 - 11-6-19 SDCL Review to allow expansion of a utility substation **ITEM 4**

GENERAL INFORMATION:

PETITIONER	Basin Electric Power Cooperative
REQUEST	No. 04SR018 - 11-6-19 SDCL Review to allow expansion of a utility substation
EXISTING LEGAL DESCRIPTION	NE1/4, Section 34, T1N, R8E, BHM, Pennington County, South Dakota
LOCATION	West of the intersection of Old Folsom Road and Lamb Road
EXISTING ZONING	Limited Agriculture District/General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	Limited Agriculture District
West:	Limited Agriculture District/General Agriculture District
PUBLIC UTILITIES	Private on-site water and wastewater
DATE OF APPLICATION	03/26/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow expansion of a utility substation be approved with the following stipulations:

1. That the improvement shall be constructed in compliance with the design plans submitted for review and approval; and,
2. Prior to Planning Commission approval, Basin Electric Power Cooperative shall either relocate all proposed structures and utility lines a minimum distance of 45 feet from the centerline of the section line as previously required, or shall enter into an agreement to move structures, utility lines, fencing and other utility encroachments located within a distance of 45 feet from the centerline of the section line highway at their expense upon such time as the City requires the additional right-of-way to construct Lamb Road as a principal arterial street.

GENERAL COMMENTS:

(Update April 25, 2004) This item was continued at the April 22, 2004 Planning Commission meeting at the applicant's request. Please note that no other part of this Staff Report has been revised. The applicant has submitted a SDCL 11-6-19 Review to install a metering breaker on an exiting utility structure and to enclose the improvement with

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a fence. On April 25, 2002, the Planning Commission approved a SDCL 11-6-19 Review to construct a utility substation on property located east of the subject property. In addition, the SDCL 11-6-19 Review allowed the construction of transmission lines extending from the utility substation, including the structure being expanded as a part of this review, as a tie line from its interconnector eastern generation facilities to this area of the South Dakota and Wyoming.

The Pennington County Planning Department has indicated that the County Board of Commissioners have reviewed and approved a Conditional Use Permit to allow the metering breaker and a Variance to the Zoning Ordinance to reduce the front yard setback for the structure.

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". The proposed metering breaker is a part of a public utility and the property is identified as a part of the Rapid City Comprehensive plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

Staff has reviewed the request and has identified the following considerations:

Lamb Road: Lamb Road is located along the north lot line of the subject property and is classified as a principal arterial street on the City's Major Street Plan requiring a minimum 100 foot wide right-of-way. Currently, Lamb Road is located within a 66 foot wide section line highway. As such, a stipulation of approval of the original SDCL 11-16-19 Review to allow the substation and the tie lines required that "...all proposed structures and utility line(s) shall be located a minimum distance of 45 feet from the centerline of the section line highway". The applicant's site plan identifies that the proposed fence as well as several utility poles and/or structures are located approximately 37 feet from the centerline of the section line highway. As such, staff is recommending that prior to Planning Commission approval, Basin Electric Power Cooperative either relocate the poles and/or structures as previously required or enter into an agreement to move structures, utility lines, fencing and other utility encroachments located within a distance of 45 feet from the centerline of the section line highway at their expense upon such time as the City requires the additional right-of-way to construct Lamb Road as a principal arterial street.

Design Standards: The applicant's site plan identifies that the metering breaker will be constructed on an existing utility structure. In addition, the improvement will be enclosed with a seven foot high chain link fence with three strands of barbed wire for a total fence height of eight feet. Staff is recommending that the improvement be constructed in compliance with the design plans submitted for review and approval.