

STAFF REPORT
May 5, 2005

No. 05SR018 - SDCL 11-6-19 Review to allow the installation of two light poles on public property **ITEM 20**

GENERAL INFORMATION:

PETITIONER	Parks & Recreation Department
REQUEST	No. 05SR018 - SDCL 11-6-19 Review to allow the installation of two light poles on public property
EXISTING LEGAL DESCRIPTION	A portion of Tract 8, Rapid City Greenway Tracts located in Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	2915 Canyon Lake Drive
EXISTING ZONING	Park Forest District - Flood Hazard District
SURROUNDING ZONING	
North:	No Use District - Park Forest District - Medium Density Residential District
South:	Flood Hazard District - Office Commercial District - Medium Density Residential District
East:	Flood Hazard District - Park Forest District - Low Density Residential District
West:	Public District - Medium Density Residential District - Flood Hazard District
PUBLIC UTILITIES	City of Rapid City water and sewer
DATE OF APPLICATION	4/5/2005
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the installation of two light poles on public property be approved with the following stipulation:

1. Prior to the construction of the new light poles, an Electrical Permit shall be obtained and wiring done by a licensed electrician.

GENERAL COMMENTS:

The subject property is located near Canyon Lake Drive, southeast of Soo San Hospital. The subject property is owned by the City of Rapid City and is the site of the Parks Division Office Building and related buildings and parking facilities. The applicant is seeking an 11-6-19 SDCL Review approval to allow the construction of two light poles in a public place in front of the office building.

STAFF REPORT
May 5, 2005

No. 05SR018 - SDCL 11-6-19 Review to allow the installation of two light poles on public property **ITEM 20**

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". As previously indicated, this is publicly owned land requiring that the Planning Commission review and approve the proposed construction.

STAFF REVIEW:

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

Electrical Permit: The applicant's site plan shows the construction of two new light poles in front of the City of Rapid City Parks Division Office Building. Staff noted that an Electrical Permit must be obtained prior to the construction of the new light poles and that a licensed electrician must perform the wiring.

Flood Plain: Part of the subject property is located within the 100 year federally designated flood plain; however, the proposed construction appears to be located near the flood fringe of the 500 year federally designated flood plains. As such, a Flood Plain Development Permit has been obtained to ensure the elevations of the proposed site locations are located outside the flood way.

Staff recommends approval of the SDCL 11-6-19 Review with the previously stated stipulations.