

STAFF REPORT  
March 9, 2006

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**No. 06SR014 - 11-6-19 SDCL Review to extend public sewer**

**ITEM 16**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06SR014 - 11-6-19 SDCL Review to extend public sewer</b>
EXISTING LEGAL DESCRIPTION	The 20 foot Sanitary Sewer easement located in Government Lot 4, located in the SE1/4 SW1/4, Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.37 acres
LOCATION	At the northeast corner of the intersection of Country Road and West Nike Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/10/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to extend public sewer be approved with the following stipulations:

1. Prior to the start of construction, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Development Service Center Division;
2. Prior to the start of construction, a Floodplain Development Permit shall be obtained as needed;
3. Prior to the start of construction, a 404 Permit shall be obtained from the Corp of Engineers as needed;
4. Prior to the start of construction, a utility easement and/or right-of-way shall be recorded at the Register of Deed's Office for the location of the proposed sewer main(s); and,
5. Prior to the start of construction, an Air Quality Permit shall be obtained.

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**GENERAL COMMENTS:**

The applicant has submitted a SDCL 11-6-19 Review to construct a gravity sewer main and a force sewer main from Country Road to W. Nike Road through a proposed residential development to be known as "Freeland Meadows Subdivision.

The property is located east of W. Nike Road and north of Country Road. Currently, the property is void of any structural development.

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 sewer main(s) will be a public utility and the property is identified as a part of the Rapid City Comprehensive Plan requiring that the proposed sewer main construction be reviewed and approved by the Rapid City Planning Commission.

**STAFF REVIEW:**

Staff has reviewed the SDCL 11-6-19 and has noted the following considerations:

**Design Features:** The construction plans identify the construction of a 15 inch gravity sewer main and an eight inch force sewer main. The main(s) will be located in the same trench with an approximate four foot separation. Staff is recommending that prior to the start of construction, all necessary changes be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings must be returned to the Development Service Center Division.

**Floodplain Development Permit/404 Permit:** Portions of the subject property are located in the federally designated 100 year floodplain. In addition, wetlands exist within portions of the property. As such, staff is recommending that prior to the start of construction, a Floodplain Development Permit and/or a 404 Permit be obtained as needed.

Staff is recommending that the SDCL 11-6-19 Review be approved with the stipulations as identified above.