

STAFF REPORT  
May 4, 2006

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**No. 06SR018 - 11-6-19 SDCL Review to extend a public utility**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	D. LaFrance for Black Hills Area Habitat for Humanity
REQUEST	<b>No. 06SR018 – SDCL 11-6-19 Review to extend a public utility</b>
EXISTING LEGAL DESCRIPTION	the south side of public right-of-way (East Monroe Street) between Waterloo and Racine Streets, adjacent to Block 19, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .24 acres
LOCATION	407 and 409 E. Monroe Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/10/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

**Staff recommends that the SDCL 11-6-19 Review to extend a public utility be approved with the following stipulation:**

- 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.**

GENERAL COMMENTS: This staff report has been revised as of April 25, 2006. All revised and/or added text is shown in bold print. This item was continued at the April 20, 2006 Planning Commission meeting to allow the applicant time to submit the required information. On April 21, 2006 the applicant submitted the required information. Staff also noted that the City of Rapid City and the Black Hills Area Habitat for Humanity have recently entered into an agreement to share water main construction costs for the area legally described above.

This staff report has been revised as of April 10, 2006. All revised and/or added text is

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shown in bold print. The applicant has submitted a SDCL 11-6-19 Review to construct an 8" water main from Waterloo Street to Racine Street in the East Monroe Street right-of-way.

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 water main will be a public utility located in the public right-of-way requiring that the proposed water main construction be reviewed and approved by the Rapid City Planning Commission.

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

Design Features: Staff noted that a water main plan and profile was not submitted as part of the application. Prior to Planning Commission approval, a complete set of construction drawings must be submitted for review and approval.

**On April 21, 2006, the applicant submitted a set of construction drawings for review and approval. 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.**

Fire Code: Staff noted that the applicant must insure fire hydrants are located at each intersection and minimum fire flows of 1,000 gallons per minute at 20 psi are available.

**On April 21, 2006, the applicant submitted a set of construction drawings for review and approval. Staff noted that a fire hydrant will be installed mid-block, as the distance between existing hydrants on Waterloo Street and Racine Street is approximately 530 feet.**

Staff is recommending that the SDCL 11-6-19 Review to extend a public utility be continued to the April 20, 2006 Planning Commission meeting to allow the applicant time to submit the required information as outlined above. As of April 10, 2006 the required information has not been submitted.

This item was continued on April 6, 2006 to the April 20, 2006 Planning Commission Meeting to allow the issues as identified above to be addressed.

**This item was continued on April 20, 2006 to the May 4, 2006 Planning Commission Meeting to allow the issues as identified above to be addressed.**

**Staff is recommending that the SDCL 11-6-19 Review to extend a public utility be approved with the above stated stipulation.**