

STAFF REPORT  
May 4, 2006

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**No. 06SR028 - SDCL 11-6-19 Review to extend public water**

**ITEM 12**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers, Inc. for Denny Wegner c/o Scull Construction
REQUEST	<b>No. 06SR028 - SDCL 11-6-19 Review to extend public water</b>
EXISTING LEGAL DESCRIPTION	Wildwood Drive right-of-way located adjacent to Lots 20, 23A, 23B and 24R, Una Del Acres No. 2, Section 21, T1N, R7E, BHM, Rapid City, South Dakota
PARCEL ACREAGE	Approximately .477 Acres
LOCATION	400 feet east and south of the intersection of Wildwood Drive and Una Del Drive
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 water and private on-site wastewater
DATE OF APPLICATION	5/4/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. Prior to the start of construction, an erosion control plan demonstrating repair and stabilization of disturbed areas shall be submitted for review and approval;
2. Prior to the start of construction, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department; and,
3. Prior to the start of construction, a Right-of-way Permit shall be obtained;

GENERAL COMMENTS:

The applicant has submitted an SDCL 11-6-19 Review to construct approximately 400 feet of water main within the Wildwood Drive right-of-way. In particular, the applicant is proposing to the water main from the intersection of Una Del Drive and Wildwood Drive, east to serve a proposed new residence on Lot 2 of M & B Subdivision.

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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 utility extension is a public improvement and the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvements 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:

**Construction Plans:** The construction plans show the extension of an eight inch water main along the south side of Wildwood Drive as identified above. Staff is recommending that prior to the start of construction, all necessary changes be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings must be returned to the Growth Management Department.

**Erosion Control Plan:** An erosion control plan demonstrating repair and stabilization of disturbed areas must be submitted for review and approval. Staff is recommending that prior to the start of construction, the erosion control plan be submitted for review and approval as identified.

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