

STAFF REPORT  
July 27, 2006

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**No. 06SR058 - SDCL 11-6-19 Review to allow a water and sewer extension**      **ITEM 70**

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GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	<b>No. 06SR058 - SDCL 11-6-19 Review to allow a water and sewer extension</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SW1/4 SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.08 acres
LOCATION	At the western terminus of Yucca Drive
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 water and sewer
DATE OF APPLICATION	6/28/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow a water and sewer extension be approved with the following stipulations:

1. Prior to Planning Commission approval, a miscellaneous document shall be recorded with the Register of Deeds office creating a utility easement for the proposed sanitary sewer and water main; and,
2. Prior to the start of construction, a right-of-way permit shall be obtained and a traffic control plan shall be submitted for review and approval.

GENERAL COMMENTS: The applicant has submitted a SDCL 11-6-19 Review to extend the existing six inch water main and eight inch sanitary sewer in the Yucca Drive right-of-way onto the subject property.

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,

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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:

Water System: Staff noted that the applicant shall verify that the proposed connection is to the water main and not the existing hydrant lead and the existing hydrant shall remain in place. Staff also noted that a utility easement is required to access the public water main on private property. Prior to Planning Commission approval, a miscellaneous document shall be recorded with the Register of Deeds office creating a utility easement for the proposed water main.

Wastewater System: Staff also noted that a utility easement is required to access the public sanitary sewer main on private property. Prior to Planning Commission approval, a miscellaneous document shall be recorded with the Register of Deeds office creating a utility easement for the proposed sanitary sewer main.

Fire Safety: Fire Department staff noted that the proposed fire hydrant is in an acceptable location.

Right-of-Way Permit: Staff noted that prior to construction a right-of-way permit shall be obtained and a traffic control plan shall be submitted for review and approval.

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