

STAFF REPORT
August 10, 2006

No. 06SR046 - SDCL 11-6-19 Review to install a dirt jump park on public property **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Black Hills Mountain Bike Association
REQUEST	No. 06SR046 - SDCL 11-6-19 Review to install a dirt jump park on public property
EXISTING LEGAL DESCRIPTION	A portion of Tract 17, less Lot H1, Rapid City Greenway Tract, Sections 34 and 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15 acres
LOCATION	1520 West Omaha Street
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Flood Hazard District - General Agriculture District
East:	Flood Hazard District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/5/2006
REVIEWED BY	Travis Tegethoff / Bob Dominicak

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to install a dirt jump park on public property be denied without prejudice at the applicant's request.

GENERAL COMMENTS: **This staff report has been revised as of August 1, 2006. All revised and/or added text is shown in bold print.** The applicant is requesting approval of a SDCL 11-6-19 Review to construct a dirt jump park on public property. The property is located at the north end of Mountain View Road in Founders Park.

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

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Commission". As previously indicated, the subject property 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 request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Building Permit: Staff noted that a grading permit shall be obtained prior to construction.

Air Quality Permit: Staff noted that an Air Quality Permit shall be obtained prior to construction. Staff also noted that Continuous Operations Permit will be required for the dirt jump park.

Parking: Staff noted that no parking plan was submitted by the applicant. Staff also noted that since some events may result in spectators and some of the users of the facility may live a distance from the park that requires a vehicle to transport their bike to the facility parking is required. Prior to Planning Commission approval, a parking plan shall be submitted for review and approval.

Signage: Staff noted that no signage was indicated on the plans. Staff also noted all signage shall be located outside of the 100 year floodplain and a sign permit is required for signs greater than five square feet. Prior to Planning Commission approval, a revised site plan showing the location and type of signage shall be submitted for review and approval or a separate SDCL 11-6-19 Review shall be submitted in the future for signage.

Fire Safety: Staff noted that access should be provided to ensure emergency vehicles can access the site if needed. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing adequate emergency vehicle access.

Grading Plan: Staff noted that a grading plan prepared by a Registered Professional Engineer shall be submitted for review and approval. Staff also noted that geotechnical information addressing slope stability and grading recommendations and an erosion control plan prepared by a Registered Professional Engineer demonstrating repair and stabilization of the graded areas shall be submitted for review and approval. Prior to Planning Commission approval, a grading plan, geotechnical information and an erosion control plan shall be submitted for review and approval.

Drainage System: Staff noted that drainage information prepared by a Registered Professional Engineer including calculations and demonstrating how flows from the graded areas will be discharged into the creek shall be submitted for review and approval. Staff also noted that the applicant shall verify the size of the structure required for the drainage crossing. Calculations shall also be submitted for review and approval of the structural foundation design for the CMP Structural Plate Arch drainage crossings. Prior to Planning Commission approval, a drainage plan and calculations shall be submitted for review and approval.

Flood Plain: Staff noted that a Flood Plain Development Permit shall be obtained prior to construction. Staff also noted that prior to construction the applicant shall confirm that outlet

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to Rapid Creek, the grading, and the drainage crossing construction complies with the Nationwide General Permit and NPDES rules or apply for a 404 permit.

Street System: Staff noted that the location of the park improvements shall be coordinated with proposed location of Mountain View Road. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval showing the location of the proposed street relative to the proposed park improvements.

On June 8, 2006 this item was continued to the June 22, 2006 Planning Commission Meeting to allow the applicant to submit the required information. On June 22, 2006 this item was continued to the July 6, 2006 Planning Commission Meeting to allow the applicant to submit the required information. On July 6, 2006 this item was continued to the July 27, 2006 Planning Commission Meeting to allow the applicant to submit the required information. As of July 17, 2006 the required information has not been submitted. Staff would also note that this item has been continued numerous times and if the required information is not brought forward prior to the August 10, 2006 Planning Commission Meeting staff would recommend that this item be denied without prejudice at that time. **On July 27, 2006 this item was continued to the August 10, 2006 Planning Commission Meeting to allow the applicant to submit the required information. The applicant indicated they are currently reviewing the items addressed in the staff report and would request that this application be denied without prejudice at this time.**

Staff recommends the SDCL 11-6-19 Review be denied without prejudice at the applicant's request.