

STAFF REPORT
October 26, 2006

No. 06SR070 - 11-6-19 SDCL Review to install a structure on top of a City-owned water tower **ITEM 16**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 06SR070 - 11-6-19 SDCL Review to install a structure on top of a City-owned water tower
EXISTING LEGAL DESCRIPTION	Lot B of NE1/4 NW1/4, Section 23, Platted, TIN, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	approximately 9.8 acres
LOCATION	4660 South Highway 16
EXISTING ZONING	General Agriculture
SURROUNDING ZONING	
North:	General Agriculture
South:	General Agriculture
East:	General Agriculture
West:	General Agriculture
PUBLIC UTILITIES	City water
DATE OF APPLICATION	10/9/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to install a structure on top of a City-owned water tower be approved with the following stipulations:

1. A building permit must be obtained for the proposed alteration; and,
2. Prior to issuance of a building permit all plans shall be stamped and signed by a Registered Professional Engineer per SDCL 36-18A.

GENERAL COMMENTS: A SDCL 11-6-19 Review request has been submitted to allow for the installation of a twenty foot lighted star for the holiday season on top of an existing water tower. The water tower is located east of South Highway 16 and north of Enchantment Road. The property is currently zoned General Agriculture.

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

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location and extent thereof shall have been submitted to and approved by the Planning Commission". The property is publicly owned requiring that the proposed structure be reviewed and approved by the Rapid City Planning Commission as a part of a SDCL 11-6-19 Review.

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

Building Permits: Staff noted that a building permit must be obtained for the proposed alteration. Staff also noted that prior to issuance of a building permit all plans shall be stamped and signed by a Registered Professional Engineer per SDCL 36-18A.

Fire Safety/ ESCC: Staff noted that proposed structure should not interfere with the existing emergency and wireless communication antennas located on the water tower.

Federal Aviation Administration: Staff ran the Airspace Analysis program for the water tower and it was determined that the structure clears all air space surfaces and would not require that Form 7460-1 be filed with the Federal Aviation Administration for review and approval. Staff also noted that the Federal Aviation Administration was contacted about the proposed structure and that they did not have an issue with the lighted star being placed on top of the water tower.

Staff recommends that the SDCL 11-6-19 Review to install a structure on top of City-owned water tower be approved with the previously stated stipulations.