

STAFF REPORT
December 7, 2006

No. 06SR081 - SDCL 11-6-19 Review to construct a 14 inch water main **ITEM 23**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06SR081 - SDCL 11-6-19 Review to construct a 14 inch water main
EXISTING LEGAL DESCRIPTION	Lot 2 of New Park Subdivision, located in the NW1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 26.34 acres
LOCATION	At the northern terminus of Bunker Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Mobile Home Residential District - Low Density Residential II District
South:	General Agriculture District
East:	Public District - Low Density Residential II District - Medium Density Residential District (Planned Residential Development)
West:	Low Density Residential District - General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/9/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct a 14 inch water main be approved with the following stipulation:

1. Prior to Planning Commission approval, 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;
2. Prior to Planning Commission approval, a geotechnical report shall be submitted for review and approval; and,
3. If more than an acre of land is disturbed, an Air Quality Permit shall be obtained prior to construction.

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GENERAL COMMENTS:

The applicant has submitted an SDCL 11-6-19 Review to construct approximately 1,200 feet of 14 inch water main along Bunker Drive. The proposed project is located south of Gladys Street and north of Mall Drive.

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:

Air Quality Permit: Staff noted that if more than an acre of land is disturbed an Air Quality Permit is required prior to construction.

Water main: Public Works staff reviewed the proposed water main project and noted that a geotechnical report is required for the trenching, backfill, and corrosion protection. Staff also noted that temporary and permanent easements need to be identified. Red line comments addressing required revisions and changes have been made on the plans. Staff recommends that prior to Planning Commission approval, the applicant submit a geotechnical report for review and approval and all necessary changes shall be made to the construction plans as identified on the red lined drawings.

Staff is recommending that the SDCL 11-6-19 Review be approved with the previously stated stipulations.