

STAFF REPORT  
January 4, 2007

---

**No. 06SR087 - SDCL 11-6-19 Review to construct a 14 inch water main**      **ITEM 18**

---

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06SR087 - SDCL 11-6-19 Review to construct a 14 inch water main</b>
EXISTING LEGAL DESCRIPTION	Beginning on the north side of East Saint Charles Street approximately 300' west of the intersection of East Saint Charles Street and South Valley Drive; thence east along East St. Charles approximately 300' to the east side of S. Valley Drive and E. St. Charles intersection; thence north along the east side of South Valley Drive for approximately 220' to the south side of Hwy 44; thence 1,186' southeast (parallel to Hwy. 44) to the proposed Hwy. 44 crossing location, thence a south to north directional bore 85' in length crossing Hwy 44 to the north side of the Hwy 44 Right-of-Way; thence southeast approximately 1,062' (to the former East Saint Patrick Street overpass); thence northeast along the east side of Lancer Drive for approximately 1,865' crossing Concourse Drive; thence northeast to north along the west side of Elk Vale Road Right-of-Way for approximately 3,247' to Homestead Street
PARCEL ACREAGE	Approximately 26.34 acres
LOCATION	Adjacent to SD Highway 44 and Elk Vale Road
EXISTING ZONING	Light Industrial District - General Commercial District - General Commercial District (Pennington County) - Low Density Residential District
SURROUNDING ZONING	
North:	Light Industrial District - General Commercial District - General Commercial District (Pennington County) - Low Density Residential District
South:	Light Industrial District - General Commercial District - General Commercial District (Pennington County) - Low Density Residential District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	12/6/2006

STAFF REPORT  
January 4, 2007

---

**No. 06SR087 - SDCL 11-6-19 Review to construct a 14 inch water main** **ITEM 18**

---

REVIEWED BY

Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct a 14 inch water main be approved.

GENERAL COMMENTS:

The applicant has submitted an SDCL 11-6-19 Review to construct 14 inch water main loop from Elk Vale Road to East Saint Charles Street. The proposed project is a City of Rapid City project located in public right-of-way starting near the intersection of East Saint Charles Street and South Valley Drive and extending to the intersection of Elk Vale Road and Homestead Street.

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 more than an acre of land is being disturbed and that an Air Quality Permit is required prior to construction.

Right-of-Way Permits: Staff noted that the proposed construction will occur along streets under the jurisdiction of both the City of Rapid City and the State of South Dakota. The appropriate Right-of-Way Permits must be obtained prior to construction.

Floodplain Development Permit: Staff noted a portion of the project is located in the 100 year floodplain and a Floodplain Development Permit must be obtained prior to construction.

Water main: Public Works staff has reviewed the proposed water main project and noted that construction plans have been reviewed and approved. Staff also noted that a geotechnical report has been reviewed and approved for the trenching, backfill, and corrosion protection.

Fire Safety: Rapid City Fire Department staff noted that fire hydrants shall be located as per the 2003 International Fire Code.

Staff recommends that the SDCL 11-6-19 Review be approved for the construction of a 14 inch water main.