

STAFF REPORT
May 10, 2007

No. 07SR023 - SDCL 11-6-19 Review to allow the extension of a watermain at the Rapid City Regional Airport. ITEM 49

GENERAL INFORMATION:

PETITIONER	Kadrmass, Lee & Jackson for Rapid City Regional Airport
REQUEST	No. 07SR023 - SDCL 11-6-19 Review to allow the extension of a watermain at the Rapid City Regional Airport
EXISTING LEGAL DESCRIPTION	Lots 2 and 3 of Rapid City Airport No. 4, Section 6, T1N, R9E; Lot 1 of Rapid City Airport No. 4, Section 5, T1N, R9E; Lots 4 and 5 of Rapid City Airport No. 4, Section 7, T1N, R9E; Lots 3, 4 and 7 of Rapid City Airport No. 1, Section 8, T1N, R9E; Lots 1 and 2 of SW1/4, Lot 1 of the SW1/4 SE1/4, Section 8, T1N, R9E; all of Section, less portion of Rapid City Airport No. 6, Section 17, T1N, R9E; Lot P-2 (also in Section 20) and Lot T (also in Section 20) Rapid City Airport No. 6, T1N, R9E; Lots 1 and Lot 2 of Rapid City Airport No. 3, Section 9, T1N, R9E; N1/2 less portion of Rapid City Airport No. 6, Section 20, T1N, R9E; Lot P-1 of Rapid City Airport No. 6, Section 20, T1N, R9E; Lot 2 of Rapid City Airport No. 5, Section 20, T1N, R9E; W1/2 NW1/4, NW1/4 SW1/4, portion of SW1/4 SW1/4, Tract G, H & I, Section 20, T1N, R9E; Lots 3, 4, 5, 5A and Lot 6 of Rapid City Airport No. 5, Section 21, T1N, R9E; Lots 7 and 8 of Rapid City Airport No. 5, Section 28, T1N, R9E; a Tract of land in the NW1/4 NW1/4, Section 16, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 1,714 acres
LOCATION	Rapid City Regional Airport
EXISTING ZONING	Airport District
SURROUNDING ZONING	
North:	Airport District
South:	Airport District
East:	Airport District
West:	Airport District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/29/2007

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REVIEWED BY

Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review request to allow the extension of a watermain at the Rapid City Regional Airport be approved with the following stipulations:

1. Prior to Planning Commission approval, a water system analysis shall be submitted for review and approval;
2. Prior to Planning Commission approval, a Master Plan of the Rapid City Regional Airport water system shall be submitted for review and approval;
3. Prior to Planning Commission approval, revised construction plans shall be submitted for review and approval identifying the required number of fire hydrants; and,
4. Prior to Planning Commission approval, a Special Exception to the City of Rapid City Standard Specifications shall be submitted for review and approval allowing flush type fire hydrants.

GENERAL COMMENTS: **This staff report has been revised as of May 1, 2007. All revised and/or added text is shown in bold print.** The applicant has submitted a request for an 11-6-19 SDCL Review to extend the existing watermain system on the airside of the Airport to allow firefighters access to water on the airfield.

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". As previously indicated, the proposed construction will be located on 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

Water System: Staff noted that the water system plans indicate a looped watermain system with a proposed twelve inch watermain connecting to the existing six inch watermain. Staff recommends that prior to Planning Commission approval, the applicant submit a water system analysis and master plan demonstrating existing and proposed flow rates for the water system. In addition, Fire Department staff indicated that additional fire hydrants will be required for the proposed system. As such, staff recommends that prior to Planning Commission approval, revised plans shall be submitted for review and approval identifying the required number of fire hydrants.

Special Exception: A Special Exception to the City of Rapid City Standard Specifications is required to allow flush type fire hydrants. Staff recommends that prior to Planning Commission approval, a Special Exception to the City of Rapid City Standard Specifications

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shall be submitted for review and approval allowing flush type fire hydrants.

This item was continued to the May 10, 2007 Planning Commission meeting to allow the applicant to submit the required information. As of May 1, 2007 the required information has not been submitted. Staff recommends that the SDCL 11-6-19 Review request to allow the extension of a watermain at the Rapid City Regional Airport be approved with the above stated stipulations.