

STAFF REPORT

June 7, 2007

No. 07SR033 - SDCL 11-6-19 Review to extend a water main in the ITEM 41 public right-of-way

GENERAL INFORMATION:

PETITIONER	Renner & Associates for Pete Lien & Sons
REQUEST	No. 07SR033 - SDCL 11-6-19 Review to extend a water main in the public right-of-way
EXISTING LEGAL DESCRIPTION	Lien Street west of Deadwood Avenue and adjacent to the balance of Block 2 of the NW1/4 of the NW1/4, Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.17 Acres
LOCATION	Lien Street west of Deadwood Avenue
EXISTING ZONING	Heavy Industrial District - Light Industrial District
SURROUNDING ZONING	
North:	Heavy Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and private sewer
DATE OF APPLICATION	5/8/2007
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to extend a water main in the public right-of-way be approved with the following stipulation:

1. Prior to Planning Commission approval, all red line comments shall be addressed and the red lined drawings shall be returned to the Growth Management Department for review and approval.

GENERAL COMMENTS:

The applicant has submitted an SDCL 11-6-19 Review to construct approximately 380 feet of 10 inch water main along Lien Street. The proposed project is located south of Lien Street and west of Deadwood Avenue.

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

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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: Staff reviewed the proposed water main project and noted that a fire hydrant is required to be located at the end of the proposed water main. In addition, the deflections in the proposed water main are not allowed and that high deflection couplings should be used if needed. Staff noted that red line comments addressing required revisions and changes have been made on the plans. Staff recommends that the comments be addressed and the red lined drawings be returned to the Growth Management Department prior to approval by the Planning Commission.

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