

STAFF REPORT
July 26, 2007

No. 07SR041 - SDCL 11-6-19 Review to allow public improvements on public property **ITEM 21**

GENERAL INFORMATION:

PETITIONER	Kadrmass, Lee and Jackson, Inc. for Rapid City Regional Airport
REQUEST	No. 07SR041 - SDCL 11-6-19 Review to allow public improvements on public property
EXISTING LEGAL DESCRIPTION	All of Section 17, less Rapid City Airport Subdivision No. 6, Section 17, 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	6/8/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow public improvements on public property be **approved**.

GENERAL COMMENTS: **This staff report has been revised as of July 17, 2007. All revised and/or added text is shown in bold print. This item was continued at the July 5, 2007 Planning Commission to allow the Public Works Committee and City Council to take action on the Fence Height Exception (#07FV004).** The applicant has submitted a request for an 11-6-19 SDCL Review to construct an apron area with a connecting taxiway to serve future hangars near the old terminal building of the Rapid City Regional Airport. The proposed construction will consist of pavement installation, storm sewer installation, watermain modifications, lighting modifications, and perimeter security fencing. The applicant has also submitted a Fence Height Exception (#07FV004) to allow a fence height of 11 feet with three stands of barbed wire in lieu of 6 feet as required by Chapter 15.40 of the Rapid City Municipal Code.

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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:

Building Permits: A building permit shall be obtained prior to any construction and a certificate of completion shall be obtained upon completion. Staff also noted that plans shall be sealed and signed by a Registered Professional Engineer or Architect in accordance with SDCL 36.

Fence: The proposed fence will be constructed of chain link, 11 feet in height with three strand barbed wire out riggers. The fence will be installed with a four foot skirt of chain link material attached at the bottom that will be buried at a 45 degree angle on the outside of the fence. The skirt is to be installed to prevent animals from digging under the fence and will reduce the chance of washouts along the fence. This design with the four foot skirt will also greatly increase airport security and safety.

Section 15.40.060 of the Rapid City Municipal Code states that, a building permit is required for all fences over 6 feet in height. Staff also noted that a Fence Height Exception is required per Section 15.40 of the Rapid City Municipal Code to allow the installation of a fence over six feet in height. As previously indicated, the applicant has submitted a Fence Height Exception (#07FV004) that will be considered at the July 10, 2007 Public Works Committee meeting. Staff recommends that the SDCL 11-6-19 Review to allow public improvements on public property be continued to the July 26, 2007 Planning Commission meeting to allow the Public Works Committee and City Council to take action on the Fence Height Exception (#07FV004).

On July 16, 2007, City Council approved a Fence Height Exception to allow a fence height of 11 feet with three strands of barbed wire in lieu of six feet as required by Chapter 15.40 of the Rapid City Municipal Code.

Drainage: Staff noted a drainage plan prepared by a Registered Professional Engineer was submitted for review and approval. In addition, a grading plan for all improved areas was submitted for review and approval. The drainage plans appear to comply with all requirements of the Rapid City Drainage Criteria Manual and City of Rapid City Standard Specifications for Public Works Construction.

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Sewer: Staff noted that sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines were submitted for review and approval. The sewer plans appear to comply with all requirements of the Rapid City Standard Specifications for Public Works Construction.

Water: Staff noted that water plans prepared by a Registered Professional Engineer showing the extension of water mains were submitted for review and approval. The water plans appear to comply with all requirements of the Rapid City Standard Specifications for Public Works Construction.

Staff recommends that the SDCL 11-6-19 Review to allow public improvements on public property be continued to the July 26, 2007 Planning Commission meeting to allow the Public Works Committee and City Council to take action on the Fence Height Exception.

This item was continued to the July 26, 2007 Planning Commission meeting to allow the Public Works Committee and City Council to take action on the Fence Height Exception (#07FV004). On July 16, 2007 City Council approved a Fence Height Exception to allow a fence height of 11 feet with three strands of barbed wire in lieu of six feet as required by Chapter 15.40 of the Rapid City Municipal Code.

Staff recommends that the SDCL 11-6-19 Review to allow public improvements on public property be approved.