

STAFF REPORT
November 21, 2007

No. 07SR047 - SDCL 11-6-19 Review to construct a public electric utility substation. ITEM 7

GENERAL INFORMATION:

APPLICANT/ AGENT	Jim Pahl for West River Electric Assn.
PROPERTY OWNER	West River Electric Assn.
REQUEST	No. 07SR047 - SDCL 11-6-19 Review to construct a public electric utility substation.
EXISTING LEGAL DESCRIPTION	Lot WR of the NE1/4 NE1/4, Section 15 T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.333 acres
LOCATION	3383 Reservoir Road
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitation Service
DATE OF APPLICATION	8/24/2007
REVIEWED BY	Jonathan Smith / Todd Peckosh

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to construct a public electric utility substation be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

(Update November 14, 2007. All revised text is shown in bold.) On November 6, 2007 the applicant submitted data identifying that a 7.5 feet horizontal clearance is needed for vehicular travel when wires, conductors, cables or other rigid live parts adjacent to buildings or installations is present. Staff has noted that turning radius data for the vehicles accessing the site has not yet been submitted as previously agreed to by the applicant. Staff recommends that this item be continued to the December 6, 2007 Planning Commission meeting to allow the applicant to submit turning radius data.

(Update October 31, 2007). On October 16, 2007 staff met with the applicant to discuss this

STAFF REPORT
November 21, 2007

No. 07SR047 - SDCL 11-6-19 Review to construct a public electric utility substation. ITEM 7

item and the associated Vacation of Easement request (#07VE028). The applicant stated that they need the additional approach location near the northern boundary of the property to accommodate the initial movement of a transformer onto the site and the initial location of a power pole on the site, as well as the replacement of those two pieces of equipment should they need to replacement in the long term.

The applicant agreed to submit additional turning radius data to document the need for the additional access approach due to conflicts with existing electrified equipment on site. As of this writing this information has not been submitted for review and approval. In addition staff has noted that an Exception to the Street Design Criteria manual is also needed to allow three approach locations on the site. Staff recommends that this item be continued to the November 21, 2007 Planning Commission meeting to allow the applicant to submit additional information.

(Update October 16, 2007. All revised text is shown in bold). This item was continued to the October 4, 2007 Planning Commission meeting at the request of the applicant. Staff will be meeting with the applicant on October 23, 2007. Staff will provide an update to the Planning Commission at the October 25, 2007 meeting.

(Update September 25, 2007. All revised text is shown in bold). On September 17, 2007 the applicant submitted an updated, scaled site plan of the property. The site plan identifies a security chain link fence surrounding the property, property lines, structures, surface material, as well as proposed and existing approaches.

Staff has noted that a Vacation of a Non-Access Easement request (#07VE028) to vacate a 105 foot Non-Access Easement along Reservoir Road has been filed in conjunction with this SDCL 11-6-19 request. The plat document identifies the property as Lot WR of Paul Subdivision (#05PL237). Lot WR abuts Reservoir Road, which is classified by the Street Design Criteria Manual as a minor arterial street. The applicant's site plan currently identifies two approach locations that do not meet the minimum spacing requirements of 150 feet. The 150 feet spacing between approaches applies for an approach along a minor arterial street in which traffic can access from both direction and has a speed limit of 35 miles per hour.

Staff has noted these approach locations do not meet the minimum spacing requirement and that vehicular circulation within the site could be improved by altering the locations of the proposed electric substations on the site. For this reason staff recommends that the SDCL 11-6-19 request to construct a public electric utility substation be denied.

The applicant has submitted a SDCL 11-6-19 Review to construct a public electric utility substation. The property is located at the southwest intersection of Longview Road and Reservoir Road. Currently an existing electric substation is located on the southern portion of the property. The northern portion of the property is being used for storage of electrical equipment. The applicant plans to construct another electric substation on the northern portion of the property. The property is not located within the municipal boundaries of the City of Rapid City; however, the property is located within the City of Rapid City's Three Mile Platting Jurisdiction. The property is currently zoned Limited Agriculture District by Pennington County.

STAFF REPORT
November 21, 2007

No. 07SR047 - SDCL 11-6-19 Review to construct a public electric utility substation. ITEM 7

South Dakota Codified Law 11-6-19 states: Whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and thenceforth, 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 as defined in § 11- 6-26, until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission.

STAFF REVIEW:

Staff has reviewed the South Dakota Codified Law 11-6-19 Review and noted the following considerations:

SITE PLAN:

Staff has noted that the site plan submitted by the applicant is not sufficient for a thorough review. Staff recommends that prior to Planning Commission approval the applicant submit for review and approval a scaled site plan which identifies property lines, easements, structures, fences, landscaping, surface material, driveways, proposed and existing approaches, as well as existing and proposed contours.

FLOODPLAIN:

Staff has noted that the property is not located within the 100 year federally designated flood plain boundary.

SURFACE MATERIAL:

The applicant has submitted documentation stating that the surface material beneath and surrounding the proposed electric utility substation shall be gravel spread three to six inches in depth. The applicant has indicated that the protective gravel surface material can greatly reduce the shock current at the substation.