

STAFF REPORT  
January 24, 2008

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**No. 07SR061 - SDCL 11-6-19 Review to allow the extension of a water main on public property** **ITEM 38**

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GENERAL INFORMATION:

APPLICANT/AGENT	J Scull Construction
PROPERTY OWNER	Frontier Holdings
REQUEST	<b>No. 07SR061 - SDCL 11-6-19 Review to allow the extension of a water main on public property</b>
EXISTING LEGAL DESCRIPTION	Creek Drive Right-of-Way adjacent to Lot 1H Bice Subdivision, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.773 acres
LOCATION	1180 Creek Drive
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City
DATE OF APPLICATION	12/14/2007
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the extension of a water main on public property be approved with the following stipulation:

1. Prior to Planning Commission approval, a revised drawing showing a 12 inch water main in lieu of an 8 inch water main shall be submitted for review and approval.

GENERAL COMMENTS:

**This staff report has been revised as of January 16, 2008. All revised and/or added text is shown in bold print. This item was continued to the January 24, 2008 Planning Commission meeting at the applicant's request. No additional information has been submitted. Staff recommends that this item be approved with the above stipulation.**

The applicant has submitted a request for an 11-6-19 SDCL Review to allow an extension of approximately 221 feet of water main along Creek Drive to provide water service and fire flow to

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the property. The proposed project is located east of Creek Drive and south of Centre 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 proposed SDCL 11-6-19 Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Fire Safety:

The water line as proposed is 8 inches. Staff has noted that the line needs to be upsized to 12 inches in order to provide adequate fire flow.

Air Quality:

Staff noted that if more than an acre of land is disturbed an Air Quality Permit is required prior to construction.

Right-of Way Permit:

A Right-of Way Permit must be obtained prior to any construction in the public right-of-way.

**Staff recommends that the SDCL 11-6-19 Review to allow the extension of a water main on public property be approved with the above stipulation.**