No. 08SR022 - SDCL 11-6-19 Review to allow the installation of an emergency generator on public property   **ITEM 52**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
AGENT	Tim Kobes for Rapid City Fire Department
PROPERTY OWNER	City of Rapid City
REQUEST	**No. 08SR022 - SDCL 11-6-19 Review to allow the installation of an emergency generator on public property**
EXISTING LEGAL DESCRIPTION	Lots A and B of Tract 3 of Rapid City Greenway Tract, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.0 acres
LOCATION	2902 Park Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water/ Sewer
DATE OF APPLICATION	2/29/2008
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION:
Staff recommends that the SDCL 11-6-19 Review to allow the installation of an emergency generator on public property be approved.

GENERAL COMMENTS: The applicant is requesting approval of a SDCL 11-6-19 Review to allow the installation of an emergency generator on public property. The property is located at 2902 Park Drive south of Western Drive, east of Park Drive and north of Morning View Drive. The property is currently zoned Low Density Residential. The property to the north is located in a Flood Hazard District. The property to the south is located in a Low Density Residential District. The property to the east is located in a Low Density Residential District and the property to the west is located in a Low Density Residential District. The properties

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to the south, east and west are occupied by residential dwellings. A golf course is located on the property to the north.

The applicant is proposing to install an emergency generator that is capable of supplying emergency electrical power to the fire station. The proposed generator will sit on a 14 inch thick concrete pad located behind the apparatus bays located on the north east side of the fire station. The total dimensions of the pad will be approximately 4 feet by 8 feet. The proposed generator will be within an enclosure that is an earth tone color.

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 generator is being constructed on public property 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 request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Noise Level: The Fire Station is located within a Low Density Residential District and the amount of noise heard by the neighbors is a concern. Prior to Planning Commission approval the applicant shall submit revised site plans providing adequate landscaping or other means to ensure that the amount of noise produced by the generator does not exceed 65 db at the property line.

Equipment testing: As previously noted, the fire station is located in a Low Density Residential District and the amount of noise produced by equipment is a concern. Prior to Planning Commission approval the applicant shall submit a letter to be reviewed and approved by staff that estimates how often and when the generator will be tested and used.