

STAFF REPORT
October 23, 2008

No. 08SR044 - SDCL 11-6-19 Review to construct a water main

ITEM 40

GENERAL INFORMATION:

APPLICANT	OS Development, Inc.
AGENT	Ted Schultz for CETEC Engineering Services, Inc.
PROPERTY OWNER	GDS Investments, Inc.
REQUEST	No. 08SR044 - SDCL 11-6-19 Review to construct a water main
EXISTING LEGAL DESCRIPTION	The E1/2 SE1/4, Section 15 and the NE1/4 NE1/4, Section 22, T1N, R8E, BHM, Pennington County, South Dakota
LOCATION	Adjacent to Reservoir Road and south of the intersection of Reservoir Road and East Highway 44 approximately 2.1 miles
EXISTING ZONING	Right-of-way
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	General Agriculture District - Medium Density Residential District - Limited Agriculture District - Neighborhood Commercial District - Low Density Residential District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	5/14/2008
REVIEWED BY	Jared Ball / Ted Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a water main be **continued to the November 6, 2008** Planning Commission meeting.

GENERAL COMMENTS: **(Update: October 10, 2008. All revised and/or added text is shown in bold.) This item was continued to the October 23, 2008 Planning Commission meeting as the required revised redline comments, water main easement, cost share agreement, storm water management plan and geotechnical report had not been submitted. As of this writing, the required information has not been submitted. Staff recommends that this item be continued to the November 6, 2008 Planning Commission meeting at the applicants request.** The applicant is proposing to construct a 14 inch water main from the intersection of South Dakota Highway

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44 and Reservoir Road south 2.1 miles along the west side of Reservoir Road. The intended use of the water main is to provide an extension of the City Water Utilities to serve portions of the Morningstar Subdivision. The project will be constructed on properties zoned Limited Agricultural District in Pennington County, General Agricultural District in Pennington County, General Agricultural District, Medium Density Residential District, Neighborhood Commercial District and Low Density Residential District. The applicant is proposing to construct a 14 inch water main from the intersection of South Dakota Highway 44 and Reservoir Road south 2.1 miles along the west side of Reservoir Road. The intended use of the water main is to provide an extension of the City Water Utilities to serve portions of the Morningstar Subdivision.

Staff met with the applicant on June 17, 2008 to discuss the project. During the meeting staff and the applicant reviewed the redline comments and additional information that will be required prior to Planning Commission approval.

STAFF REVIEW:

Staff has reviewed the SDCL 11-6-19 Review request to construct a water main and noted the following considerations:

Redline Comments: Prior to Planning Commission approval, the applicant must submit revised plans and final construction plans addressing all redline comments for review and approval. In addition, the redline drawings must be returned to the Growth Management Department.

Water Main: The alignment of the proposed water main along Reservoir road should be installed as much as possible at a consistent distance parallel to the center line of Reservoir Road at a depth that will not conflict with future sewer installation. As such, prior to Planning Commission approval the applicant must submit revised plans showing the depth and alignment of the proposed water main and Reservoir Road for review and approval. The plans that were submitted did not identify valves being provided on the high side of the main and adjacent to hydrants. Prior to Planning Commission approval the applicant must submit revised plans identifying the required valves on the high side of the water main and adjacent to all fire hydrants as per City Design Standards for review and approval.

Road alignment: The final intersection alignment of Reservoir Road and South Dakota Highway 44, upon completion of the South Dakota Highway 44 reconstruction project will be different than what was submitted on the original plan. As such, prior to Planning Commission approval the applicant must submit revised plans showing the new alignment of the intersection of Reservoir Road and South Dakota Highway 44 for review and approval.

Water Main Easement: The proposed water main will require easements from the owners along Reservoir Road. Prior to Planning Commission approval the applicant must submit recorded copies of all Permanent Water Main Easements required for the proposed water main.

Cost Share Agreement: The proposed plan identifies oversized lines for the water main. Prior to Planning Commission approval the applicant must obtain a cost/share oversize agreement with the City for the construction of oversized lines.

Storm Water Management Plan: The plans that were submitted for this project did not include a

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Storm Water Management Plan, an Erosion and Sediment Control Plan or a Post-Construction Storm Water Quality Plan in accordance with the Storm Water Quality Manual. The applicant shall submit a Storm Water Management Plan to include an Erosion and Sediment Control Plan and a Post-Construction Storm Water Quality Plan in accordance with the Storm Water Quality Manual for review and approval. Prior to construction an Erosion and Sediment Control Permit must be obtained.

Geotechnical Report: The plans that were submitted referenced a Geotechnical Report in the plan notes, but no report was submitted. Prior to Planning Commission approval the applicant must submit a Geotechnical Report for review and approval.

Joint Restraining Devices: The plans that were submitted for this project indicate the use of mechanical joint restraining devices in applications other than allowed in standard City specifications. As such, prior to Planning Commission approval the applicant must submit plans indicating that approved restraining devices will be used or obtain an exception.

Required Permits: Several permits are required for this project. Verification for the required permits was not submitted with the application for this project. Prior to Planning Commission approval the applicant must provide documentation that the required permits have been obtained from; The United States Corps of Engineers, South Dakota Department of Transportation, South Dakota Game Fish and Parks, South Dakota Department of Environment and Natural Resources, and a Rapid City Air Quality Permit.

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a water main be continued to the November 6, 2008 Planning Commission meeting at the applicant's request.