

STAFF REPORT
November 6, 2008

No. 08SR091 - SDCL 11-6-19 Review to authorize the acceptance of a private main as a public water main **ITEM 44**

GENERAL INFORMATION:

APPLICANT	Rob Hengen Hills Materials Company
AGENT	FMG, Inc.
PROPERTY OWNER	Hills Materials
REQUEST	No. 08SR091 - SDCL 11-6-19 Review to authorize the acceptance of a private main as a public water main
EXISTING LEGAL DESCRIPTION	Lot 6R of Mann Subdivision located in the SE1/4, Lot C located in the NE1/4 SE1/4 less Lot 1 and Lot D of the NE1/4 SE1/4, all located in Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Approximately 200 feet west of the intersection of 32nd Street and West Chicago Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District (Planned Commercial Development)
East:	Light Industrial District
West:	Light Industrial District - General Commercial District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	10/9/2008
REVIEWED BY	Jared Ball / Ted Johnson

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to authorize the acceptance of a private main as a public water main be approved if the redlined comments are addressed and the applicant has obtained adequate easements along all affected property lines prior to Planning Commission approval.

GENERAL COMMENTS: The location of the water main is north of West Chicago Street approximately 200 feet west of the intersection of 32nd Street. The adjacent property to the north is zoned Light Industrial District. The adjacent property to the south is currently zoned General Commercial district with a Planned Commercial Development. The adjacent property to the east is currently zoned Light Industrial District, and the adjacent properties to

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the west are currently zoned Light Industrial District and General Commercial District. The applicant is proposing the authorization and acceptance of approximately 460 feet of an 8 inch PVC private water main as a public water main.

STAFF REVIEW: Staff has reviewed the request to authorize the acceptance of a private main as a public water main and noted the following considerations:

Easements: The applicant has submitted draft easement documents and exhibits as part of this application. Prior to Planning Commission approval of the acceptance of the water line, the applicant must obtain adequate easements along all affected property lines. In addition, the applicant must obtain access easements to the shutoff valves on the service line. The executed easements must be submitted for review and approval.

Construction Plans: The plans that were submitted with this application must be revised to include explicit labels of public and private mains for all segments of the water line. The applicant must also submit complete construction plans for any additional work or modifications to the proposed public water main. In addition, the construction of the valve vault must comply with city standards and safety requirements. Prior to Planning Commission approval, the applicant must address all redlined comments and submit them for review and approval prior to Planning Commission approval.

Soil Conditions: The application that was submitted for this project did not include an analysis of current soil conditions in the area. Prior to the issuance of a building permit, the applicant must submit information on soil conditions and corrosion protection for the proposed 8 inch water main.

Building Permit: Prior to construction of the valve vault, the applicant must obtain a building permit.

City Council: The applicant should be aware that upon approval of the Planning Commission to authorize the acceptance of the private main as a public water main, the applicant must obtain City Council approval to accept the water main as a public line.

Staff will recommend that the SDCL 11-6-19 Review to authorize the acceptance of a private main as a public water main be approved if the additional required information is submitted for review and approval prior to Planning Commission approval.