

STAFF REPORT
March 5, 2009

No. 09SR011 - SDCL 11-6-19 Review to install a sanitary sewer force main in public right-of-way **ITEM 33**

GENERAL INFORMATION:

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|----------------------------|---|
| APPLICANT | North Street Fire Station, LLC |
| AGENT | Ferber Engineering Co., Inc. |
| PROPERTY OWNER | N/A |
| REQUEST | No. 09SR011 - SDCL 11-6-19 Review to install a sanitary sewer force main in public right-of-way |
| EXISTING LEGAL DESCRIPTION | Adjacent to the balance of Lot 1 of Silver Strike Subdivision, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2 Acres |
| LOCATION | North of the current terminus of Tish Boulevard |
| EXISTING ZONING | General Commercial District - Light Industrial District |
| SURROUNDING ZONING | |
| North: | Light Industrial District |
| South: | General Commercial District |
| East: | General Commercial District - Light Industrial District |
| West: | General Commercial District - Light Industrial District |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 2/6/2009 |
| REVIEWED BY | Travis Tegethoff / Karley Halsted |

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to install a sanitary sewer force main in public right-of-way be approved if the following additional information is submitted:

1. Prior to Planning Commission approval, all redline comments made on the construction plans shall be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department; and,
2. Prior to Planning Commission approval, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval.

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GENERAL COMMENTS:

The applicant has submitted SDCL 11-6-19 Review to install a sanitary sewer force main in public right-of-way to the proposed fire station on Tish Boulevard.

On December 1, 2008, the City Council approved a Preliminary Plat (#08PL138) for the property adjacent to Tish Boulevard on the west with the following stipulations:

1. Prior to City Council approval of the Preliminary Plat application, all red lined comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department;
2. Prior to Final Plat approval, a different road name shall be submitted for review and approval for East North Street;
3. Prior to Preliminary Plat approval by City Council, a cost estimate for the subdivision improvements reflecting the project phasing shall be submitted for review and approval;
4. Prior to Preliminary Plat approval by City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval;
5. Prior to Preliminary Plat approval by City Council, revised construction plans identifying the phasing plans shall be submitted for review and approval;
6. Upon submittal of a Final Plat application, surety for the lift station and force main improvements or alternative gravity sewer service and any required subdivision improvements that have not been completed shall be posted and subdivision inspection fees be paid as required;
7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,
8. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.

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". As previously indicated the proposed construction is on publicly owned land requiring that the Planning Commission review and approve the proposed construction.

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:

Sanitary Sewer: Staff noted that sewer plans prepared by a Registered Professional Engineer

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showing the extension of sanitary sewer mains, manholes and service lines were submitted for review and approval meeting the minimum requirements of the Rapid City Subdivision Regulations as part of the Preliminary Plat (#08PL138) application. However, the plans did not include the lift station and force main necessary to serve Lot 2. The applicant posted surety for the design of the lift station and the force main to allow the gravity sewer option to be explored. The applicant has now submitted plans to construct a force main with individual grinder pumps in accordance with City Standards that will provide service to approximately 21 acres in the area since there are not any plans in the near future to connect to a gravity sewer system or construct a regional lift station. A dry gravity sewer main is currently being constructed and this force main will be abandoned once development occurs to the east and gravity sewer is installed in the area. Staff has reviewed the construction plans and is recommending that prior to Planning Commission approval, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to approval by the Planning Commission, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

Staff finds that the location and extent of the proposed utility is in compliance with the adopted Comprehensive Plan and adopted regulations. As such, staff recommends that the SDCL 11-6-19 Review to install a sanitary sewer force main in public right-of-way be approved if the above noted information is submitted.