

STAFF REPORT  
March 11, 2008

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**No. 08FV003 - Fence Height Exception to allow eleven feet high fence with barbed wire strand**      **ITEM**

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GENERAL INFORMATION:

APPLICANT	David Eatherton for Premier Aviation, LLC
AGENT	Kadrmass, Lee and Jackson
PROPERTY OWNER	Rapid City Regional Airport
REQUEST	<b>No. 08FV003 - Fence Height Exception to allow eleven feet high fence with barbed wire strand</b>
EXISTING LEGAL DESCRIPTION	All of Section 17 less a portion of Rapid City Airport Subdivision No. 6, unplatted, Section 17, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 632.14 acres
LOCATION	Rapid City Regional Airport
EXISTING ZONING	Airport District
SURROUNDING ZONING	
North:	Airport District
South:	Airport District
East:	Airport District
West:	Airport District
PUBLIC UTILITIES	Public
DATE OF APPLICATION	2/8/2008
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Fence Height Exception to allow a fence height of 11 feet with three strands of barbed wire in lieu of six feet as allowed by Chapter 15.40 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS:

The applicant has submitted an application for an exception to the fence height requirement to allow an 11 foot fence with three strands of barbed wire in lieu, of a six foot fence, around a security area of the Rapid City Regional Airport. An 11 foot fence with barbed wire is required by the Federal Aviation Administration under Title 14 of the Code of Federal Regulations, Part 139 for security and animal control of the runway and security area. Under 15.40.050 of the Rapid City Municipal Code, the City Council may approve exceptions to the

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height requirements if it is determined that the exception is not contrary to public interest and the exception will not be injurious to the surrounding neighborhood. The applicant is proposing to locate the fence around two proposed aircraft hangars.

The property is the Rapid City Regional Airport located north of East South Dakota Highway 44 and south of Longview Road. The property currently consists of an airport facility including terminals, existing hangars, paved parking areas, paved taxiways and a paved runway. On July 26, 2007, the Planning Commission approved an 11-6-19 review (#07SR041) to allow the construction of an apron area with a connecting taxiway to serve future hangars near the old terminal building of the Rapid City Regional Airport. On July 16, 2007, the City Council approved a Fence Height Exception request (#07SV004) to allow an 11 foot fence, in lieu of a six foot fence, around the apron area. In addition, the applicant has also submitted an SDCL 11-6-19 request (#08SR009) to allow the relocation of the asphalt taxiways, of the existing storm sewer, of a gas service line, of a security fence and construction of two hangars. The property is currently zoned Airport District.

**STAFF REVIEW:**

Staff has reviewed the Fence Height Exception request as it relates to the applicable provision of the Rapid City Municipal Code and has noted the following considerations:

**BUILDING PERMIT:**

Staff noted Section 15.40.060 of the Rapid City Municipal Code states that a building permit is required for all fences over six feet in height. Prior to installation of any fence over six feet in height, the applicant is required to obtain a building permit from the Growth Management Department.

**SIZE AND HEIGHT:**

The proposed fence will be constructed with chain link and 11 feet in height with three-strand, barbed wire outriggers. The purpose of the fence is for the security of the airport and to keep wildlife off the runways, which may be a hazard for incoming and outgoing aircraft traffic.

**DESIGN FEATURES:**

The proposed fence will be constructed of chain link and 11 feet in height with three-strand, barbed wire outriggers. The fence will be installed with a four foot skirt of chain link material attached at the bottom that will be buried at a 45 degree angle on the outside of the fence. The skirt is to be installed to prevent animals from digging under the fence and will reduce the chance of washouts along the fence. This design with the four foot skirt will also greatly increase airport security and safety.

Staff has reviewed the request for an exception to allow an 11 foot high fence height and has determined that the exception is not contrary to the public interest and will not be injurious to the neighborhood. The proposed fence is similar to existing fencing in the area, and is intended to keep unauthorized personnel from having access to the proposed hangars and the airport taxiways and runways in general. The increase in fence height will increase the safety and security at the Rapid City Regional Airport. As such, Staff

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recommends that the exception to allow an 11 foot fence with barbed wire outriggers be approved.