

STAFF REPORT  
March 27, 2008

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**No. 08SR009 - SDCL 11-6-19 Review to allow the construction of structures and utilities on public property**      **ITEM 43**

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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. 08SR009 - SDCL 11-6-19 Review to allow the construction of structures and utilities on public property</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 SDCL 11-6-19 Review to allow the construction of structures and utilities on public property be approved.**

GENERAL COMMENTS:

**(Update March 18, 2008. All revised and/or added text is shown in bold). The associated Fence Height Exception (#08FV003) request was approved by the Public Works Committee on March 11, 2008 and was approved by the City Council on March 17, 2008. Staff recommends that the SDCL 11-6-19 Review to allow the construction of structures and utilities on public property be approved.**

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---

The applicant has submitted a SDCL 11-6-19 review request to authorize the relocation of asphalt taxiways, storm sewer, a gas service line and a security fence at the Rapid City Regional Airport. In addition, the applicant is proposing to construct two hangars. The property is currently zoned Airport District.

On July 26, 2007, the Planning Commission approved an 11-6-19 SDCL 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. The applicant has also submitted a Fence Height Exception (#08FV003) to allow a fence height of 11 feet with three stands of barbed wire in lieu of six feet as required by Chapter 15.40 of the Rapid City Municipal Code.

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 will be located on publicly owned land requiring that the Planning Commission review and approve the proposed construction.

**STAFF REVIEW:**

Staff has reviewed the applicant's request and noted the following considerations:

**SITE IMPROVEMENTS:**

The applicant has submitted construction plans designed by a Professional, Registered Engineer identifying the relocation of storm sewer, a gas service line and asphalt taxiways. In addition, the applicant is proposing to construct two "T" type hangars. One hangar measures 54 feet by 229 feet and will house eight aircraft and support facilities. The second hangar measures 54 feet by 229 feet and will house seven aircraft. Both hangars are proposed to be located on the northern portion of the airport facility in close proximity to other aircraft hangars. The site construction plans have been reviewed and approved. The proposed location of the hangars appears to be appropriate and not to conflict with the long term development of the airport, the airport cross over road or other improvements planned.

**BUILDING PERMITS:**

A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained upon completion of the two hangars. Staff also noted that plans shall be sealed and signed by a Registered, Professional Engineer or Architect in accordance with SDCL 36.

**FENCE:**

The proposed fence will be constructed of chain link, 11 feet in height with three strand barbed wire out riggers. 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.

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---

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 will also increase airport security and safety.

Section 15.40.060 of the Rapid City Municipal Code states that, a building permit is required for all fences over 6 feet in height. Staff also noted that a Fence Height Exception is required per Section 15.40 of the Rapid City Municipal Code to allow the installation of a fence over six feet in height. As previously indicated, the applicant has submitted a Fence Height Exception (#08FV003) that is scheduled to be heard by the Public Works Committee on March 11, 2008, and the City Council on March 17, 2008.

Staff finds that the applicant's proposal is consistent with other development at the Rapid City Regional Airport and is appropriate for the area. Staff recommends that the SDCL 11-6-19 review to allow the relocation of storm sewer, a gas service line, and asphalt taxiways, as well as, the construction of two hangars be continued to the March 27, 2008 Planning Commission meeting to allow the associated Fence Height Exception to be heard by the Public Works Committee.