



**DREAM DESIGN INTERNATIONAL, INC.**  
**CIVIL, STRUCTURAL, AND LAND DEVELOPMENT ENGINEERS**

June 21, 2006

City of Rapid City  
Public Works Department  
300 Sixth Street  
Rapid City, SD 57701

**RE: Appeal of the Denial of the Exception Request for Maximum Cul-De-Sac Length**

The owner of the property residing at 2151 Skyline Ranch Road is proposing to subdivide the 10 acre parcel located at that address into three lots. As a part of that request, an exception to the Street Design Criteria was requested for the maximum cul-de-sac length. As stated in the manual, "In moderate, high, or extreme fire hazard areas, cul-de-sacs shall not exceed 500 feet in length." The lots along Skyline Ranch Road currently exist of parcels of land ranging in size from approximately 3 acres to approximately 10 acres. Skyline Ranch Road is a private road. The intersection of Tower Road and Skyline Ranch Road is approximately 2200 feet from the point at which the owner accesses his property. The intersection of Tower Road is the point where the cul-de-sac is measured based on the Street Design Criteria Manual. As such, Skyline Ranch Road is currently classified as a collector.

The current zoning of the property is park/forest. This zoning allows a minimum lot size of 3 acres. This appeal is being made in order for the owner to split his existing property into three lots. There is no reasonable alternative to this exception, as the existing condition exceeds the minimum requirements. An additional exception was requested to eliminate the requirement to construct intermediate fire-truck turnarounds. This exception was also denied. Based on that denial, an intermediate turnaround will need to be constructed. The staff comment was that intermediate turnarounds be provided. Based on this recommendation, and the requirement to construct a turnaround, this exception should be granted.

The attached files show the proposed plat and an aerial view of the property and the existing road used to access the property.

Sincerely,

Michelle Schweitzer  
Project Coordinator



# CITY OF RAPID CITY

PW662706-01

RAPID CITY, SOUTH DAKOTA 57701-5035

## Growth Management Department

300 Sixth Street

RECEIVED

JUN 19 2006

Bob Dominical, Project Manager, DSCC  
Growth Management Department  
city web: [www.rcgov.org](http://www.rcgov.org)

Phone: 605-394-4157  
Fax: 605-394-6636  
e-mail: [bob.dominicak@rcgov.org](mailto:bob.dominicak@rcgov.org)

## MEMORANDUM

TO: Dream Design International, Inc.

CC: Dirk Jablonski, Public Works Director  
Marcia Elkins, Growth Management Director

FROM: Bob Dominicak, Development Service Center Coordinator

DATE: June 14, 2006

RE: Seljeskog Subdivision, 06PL082, 06SV035  
PIN 3715426007  
Request for Exception

The Request For Exception for an exception to the requirement for maximum cul-de-sac length is denied. The Street Design Criteria Manual Section 5.2.2 requires that cul-de-sacs shall not exceed 1200 feet in length. Section 5.2.3 requires intermediate turnarounds. This area is within a high fire hazard area and Section 5.2.4 requires that that a cul-de-sac not exceed 500 feet in length. Turnarounds may be circular, T- or Y-shaped, but T- and Y-shaped turnarounds shall not serve more than four dwellings. Driveways may also serve as turnarounds if they are built to fire code standards for fire truck access and turnaround.

Any applicant that disputes the denial of an exception may appeal such denial. The appeal will be placed on the next Public Works Committee agenda. The City Council will have final approval of whether or not to grant an exception that has been appealed.

Robert H. Dominicak, P.E., L.S.  
Project Manager, DSCC



EQUAL OPPORTUNITY EMPLOYER

**REQUEST FOR EXCEPTION TO  
RAPID CITY DESIGN STANDARD AND CRITERIA**

PW062706-01

**RECEIVED**

PROJECT Seljeskog Subdivision

MAY 26 2006

DATE: 05-26-06 SUBMITTED BY: Dream Design International Rapid City Growth  
PIN #: 3715426007 Management Department

LEGAL DESCRIPTION: SW1/4 SE1/4 SE1/4 NE1/4; SE1/4 SW1/4 SE1/4 NE1/4;  
NW1/4 NE1/4 NE1/4 SE1/4; NE1/4 NW1/4 NE1/4 SE1/4 OF SECTION 15, T1N, R7E, B.H.M.  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 5.2.2 STANDARD/CRITERIA Criteria

DESCRIPTION OF REQUEST: Request an exception to the maximum cul-de-sac length.

JUSTIFICATION: Skyline Ranch Road currently exceeds the maximum length for a  
cul-de-sac.

SUPPORTING DOCUMENTATION: ☐ Yes ☐ No

STAFF COMMENTS: Because this is a high wildfire potential area, I recommend  
intermediate turnarounds. See comments from associated turnaround exception.

STAFF RECOMMENDATION: Unless a statement is on the plat signifying that the  
driveways are to be designed as FD turnarounds I recommend denial. Est  
Concur with denial, RCD

BY: Evelyn Fisher

DATE: 6/13/06

AUTHORIZATION:

Robert J. Dominica  
GROWTH MANAGEMENT DIRECTOR

6/14/06  
DATE

DEVELOP  
PUBLIC WORKS DIRECTOR

6/16/06  
DATE

FILE #: 06EX011

PW062706-01

**REQUEST FOR EXCEPTION TO**  
**RAPID CITY DESIGN STANDARD AND CRITERIA**

**PROJECT** Seljeskog Subdivision

**DATE:** 05-26-06    **SUBMITTED BY:** Dream Design International

**PIN #:** 3715426007

**LEGAL DESCRIPTION:** SW1/4 SE1/4 SE1/4 NE1/4; SE1/4 SW1/4 SE1/4 NE1/4;  
NW1/4 NE1/4 NE1/4 SE1/4; NE1/4 NW1/4 NE1/4 SE1/4 OF SECTION 15, T1N, R7E, B.H.M.  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

**EXCEPTION REQUESTED: SECTION** 5.2.2    **STANDARD/CRITERIA** Criteria

**DESCRIPTION OF REQUEST:** Request an exception to the maximum cul-de-sac length.

**JUSTIFICATION:** Skyline Ranch Road currently exceeds the maximum length for a  
cul-de-sac.

**SUPPORTING DOCUMENTATION:**    ☐ Yes    ☐ No

**STAFF COMMENTS:** \_\_\_\_\_

**STAFF RECOMMENDATION:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**AUTHORIZATION:**

\_\_\_\_\_  
**GROWTH MANAGEMENT DIRECTOR**

\_\_\_\_\_  
**DATE**

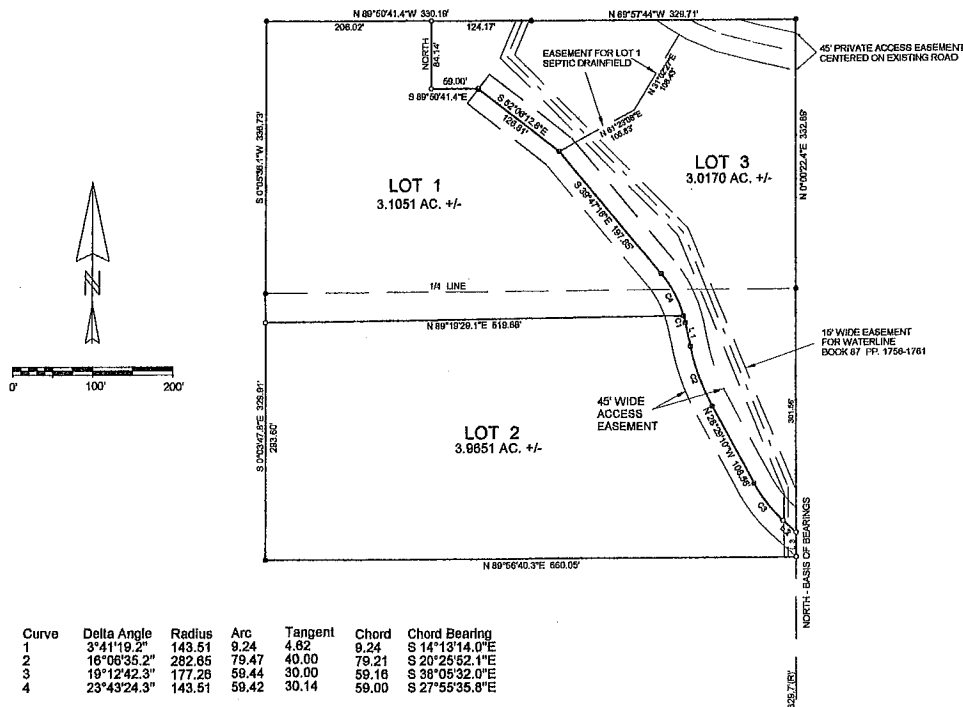
\_\_\_\_\_  
**PUBLIC WORKS DIRECTOR**

\_\_\_\_\_  
**DATE**

**FILE #:** \_\_\_\_\_

**LOTS 1, 2 AND 3 OF SELJESKOG SUBDIVISION**  
 LOCATED IN SE1/4NE1/4 AND NE1/4SE1/4 OF SECTION 15, T1N, R7E, B.H.M.  
 RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

PW062706-01



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	3°41'19.2"	143.51	9.24	4.82	9.24	S 14°13'14.0"E
2	16°06'35.2"	282.85	79.47	40.00	79.21	S 20°25'52.1"E
3	19°12'42.3"	177.28	59.44	30.00	59.16	S 38°05'32.0"E
4	23°43'24.3"	143.51	59.42	30.14	59.00	S 27°55'35.8"E

Line	Bearing	Distance
1	S 12°22'34.4"E	29.65'
2	S 47°41'54.2"E	21.80'
3	S 0°00'00.0"E	30.43'

Minor Drainage and Utility Easements:  
 8' on the interior side of all lot lines.

**LEGEND**

- Found Survey Monument - 1019 Cap
- Set 5/8" Rebar with Plastic Cap marked "Hanson #0251"
- Set MagNail in asphalt.
- (M) Measured This Survey
- (R) Survey Information of Record

Prepared by:  
 Hanson Surveying & Mapping  
 832 Horaca Mann Drive  
 Rapid City, SD 57701  
 605-388-9652  
 May 27, 2006

**CERTIFICATE OF OWNERSHIP**  
 State of South Dakota, County of Pennington

We, Edward & Margaret Seljeskog do hereby certify that we are the owners of the tract of land shown and described hereon, that said land is free from any encumbrance and that I did authorize and do hereby approve the survey and within plat of said land, and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plat as public right-of-way is hereby dedicated to public use and public utility use as such forever.

In witness whereof, I have set my hand and seal.

OWNERS: \_\_\_\_\_  
 Edward Seljeskog                      Margaret Seljeskog

On the \_\_\_\_\_ day of \_\_\_\_\_, 2006 before me, a Notary Public, personally appeared the above signed persons described in the foregoing instrument, and acknowledge to me that they signed the same.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF GROWTH MANAGEMENT DIRECTOR**

I, Growth Management Director of the City of Rapid City, have reviewed this plat and have found it to conform to the subdivision requirements of Chapter 18.08.030 of the Rapid City Municipal Code and as such I have approved this as a Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006

Growth Management Director of the City of Rapid City

**CERTIFICATE OF FINANCE OFFICER**

I, Finance Officer of the City of Rapid City, do hereby certify that the Growth Management Director of the City of Rapid City, has approved this Final Plat as shown.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

**CERTIFICATE OF FINANCE OFFICER**

I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the within described lands, are fully paid according to the records of my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Finance Officer of the City of Rapid City

**CERTIFICATE OF SURVEYOR**  
 State of South Dakota, County of Pennington

I, Michael R. Hanson, Registered Land Surveyor No. 6251 of the state of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey.

In witness whereof, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Registered Land Surveyor: \_\_\_\_\_

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**  
 State of South Dakota, County of Pennington

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Director of Equalization of Pennington County

**CERTIFICATE OF COUNTY TREASURER**  
 State of South Dakota, County of Pennington

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands, are fully paid according to the records of my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Treasurer of Pennington County

**CERTIFICATION OF REGISTER OF DEEDS**  
 State of South Dakota, County of Pennington

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
 Book \_\_\_\_\_ Page \_\_\_\_\_

Register of Deeds

By: \_\_\_\_\_ Fee: \_\_\_\_\_

**CERTIFICATE OF STREET AUTHORITY**

The location of the proposed property lines abutting the State Highway or the County Road or the City Street as shown hereon, is hereby approved. Any change in the location of the proposed access shall require additional approval.

Street or Highway Authority

PW062706-01

**Pennington County - Rapid City GIS**

Export

Print

Close

Reformat

LAYER: Parcel Boundary (features: 0 - 1)

## Feature: 1

**Feature Attribute Table:**

Parcel ID Number (PIN)	3715426007
MULTIPIN	
PIN7	49132.0
PROPERTY ADDRESS	2151 SKYLINE RANCH RD
LEGAL	SW1/4SE1/4SE1/4NE1/4; SE1/4SW1/4SE1/4NE1/4; NW1/4NE1/4NE1/4SE1/4; NE1/4
BLOCK	
TOWNSHIP	1.0
TWP DIR	N
RANGE	7.0
RNG DIR	E
SECTION	15.0
ACRES	10.0
OWNER	EDWARD L SELJESKOG
OWNER2	MARGARET
OWNER'S ADDRESS	2151 SKYLINE RANCH RD
OWNER, CITY	RAPID CITY
OWNER, STATE	SD
ZIP	57701
ZIP2	8943
GRANTOR, LAST	
GRANTOR, FIRST	
OTHER GRANTORS	
DISTRICT	4D RC
VFD	
MONTH	01
DAY	08
YEAR	96
BOOK	61
PAGE	4093.0
DEED TYPE	WD
LAND VALUE	200000.0
N/A STRUCTURES	1085400.0
AG STRUCTURES	0.0
TOTAL VALUE	1285400.0

## Pennington County - Rapid City GIS

Close



**DISCLAIMER:** This GIS data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Rapid City and Pennington County make no warranties, express or implied, as to the use of the data. The implied warranties of merchantability or fitness for a particular purpose are specifically disclaimed. The requester acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update. This document does not represent a legal survey of the land. There are no restrictions on distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice be legible on the print. The User agrees to recognize and honor in perpetuity the copyrights, and other proprietary claims for the GIS Product File(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.



Pennington County - Rapid City GIS

PrintClose



- Legend**
- Roads
    - Not classified
    - Interstate
    - US Highway
    - SD Highway
    - County Highway
    - Main Road
    - Minor Arterial
    - Collector
    - Ramp
    - Paved Road
    - Unpaved Road
    - Unimproved Road
    - Trail
    - other
    - Not yet coded
  - City Contour Lines
  - INDEX
  - INTERMEDIATE
  - Township/Section lines
  - SECTION
  - TOWNSHIP
  - Parcel Boundary
  - Lot Lines
  - COUNTY
  - LOT LINE
  - PARCEL LINE
  - ROAD ROW
  - RR ROW
  - SECTION
  - TOWNSHIP
  - WATER LINE
  - PLSS Sections
  - County Line
  - City Boundaries
  - Rapid City
  - Box Elder
  - New Underwood
  - Wasta
  - Wall
  - Quinn
  - Hill City
  - Keystone
  - Aerial Photography

**DISCLAIMER**  
DISCLAIMER: This GIS data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Rapid City and Pennington County make no warranties, express or implied, as to the use of the data. The implied warranties of merchantability or fitness for a particular purpose are specifically disclaimed. The requester acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update. This document does not represent a legal survey of the land. There are no restrictions on distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice be legible on the print. The User agrees to recognize and honor in perpetuity the copyrights, and other proprietary claims for the GIS Product File(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.



X:\400-449\420\Drawings\exhibits\X-HB11.dwg, layout 3, 5/21/2006 3:51:53 PM, 1:2



LOTS 1, 2 AND 3 OF SELJESKOG SUBDIVISION  
LOCATED IN SE1/4NE1/4 AND NE1/4SE1/4 OF SECTION 15, T1N, R7E, B.H.M.  
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

SITE PLAN

EXISTING DRIVEWAY  
HOUSE  
LOT 1  
3.1051 AC +/-  
WELL  
GARAGE  
GARDEN  
LOT 2  
3.9651 AC +/-  
EXISTING DRIVEWAY  
138'

LOT 3  
3.0170 AC +/-

EXISTING WATER LINE  
PROPOSED PROPERTY LINE

EXISTING EASEMENT

EXISTING PROPERTY LINE

870.00'  
N 86°00'00" E

590.00'  
S 59°40'00" E

540.00'  
N 76°30'00" E

100' 50' 0 100' 200'  
SCALE: 1" = 200'

PW062706

DREAM DESIGN  
INTERNATIONAL, INC.  
PROFESSIONAL STRUCTURAL & CIVIL ENGINEERING CONSULTANTS  
528 KANSAS CITY ST., SUITE 4, RAPID CITY, SD 57701  
PH. 605-346-0638 FAX 605-346-0545 EMAIL: engineers@dreamdesigninc.com

PROJECT #:	06-0420
DESIGNED BY:	
DESIGN DATE:	
DRAWN BY:	
SURVEYED BY:	
SURVEY DATE:	

EXHIBIT B  
SELJESKOG  
METES AND BOUNDS