



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

June 22, 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 Fire Access Turnaround

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 requirement to provide fire access turnarounds.

There are currently several locations along Skyline Ranch Road where emergency vehicles can turn around, including the driveway of the property for which the exception is being sought and several cross streets. Any additional turnaround locations are unnecessary for the size and nature of this development.

Sincerely,

Michelle Schweitzer
Project Coordinator



RW662706-02

CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department
300 Sixth Street

RECEIVED

JUN 19 2006

Bob Dominical, Project Manager, DSCC
Growth Management Department
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e-mail: 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 to install a turnaround is denied. The Street Design Criteria Manual 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**

PW062706-02

RECEIVED

PROJECT Seljeskog Subdivision

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

MAY 26 2006

PIN #: 3715426007

Rapid City Growth
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 5.2.3 STANDARD/CRITERIA Criteria

DESCRIPTION OF REQUEST: Request an exception to the requirement to provide a
Turnaround.

JUSTIFICATION: Additional paving required to install a turnaround will detract from the
rural setting of the subdivision.

SUPPORTING DOCUMENTATION: ☐ Yes ☐ No

STAFF COMMENTS: A turnaround shall be provided somehow, possibly the driveways could
be used as a fire turnaround, but how could we ensure it was built to FD Standards.
Area is high fire hazard, turnarounds are required per SDCM 5.2.4,

STAFF RECOMMENDATION: Unless a statement is on the plat signifying that the
driveways are to be designed as FD Turnarounds I recommend denial, WSP
Recommend denial, RCD.

BY: Eily Jih

DATE: 6/13/06

AUTHORIZATION:

Rafael H. Dominica

GROWTH MANAGEMENT DIRECTOR

6/14/06
DATE

denied
PUBLIC WORKS DIRECTOR

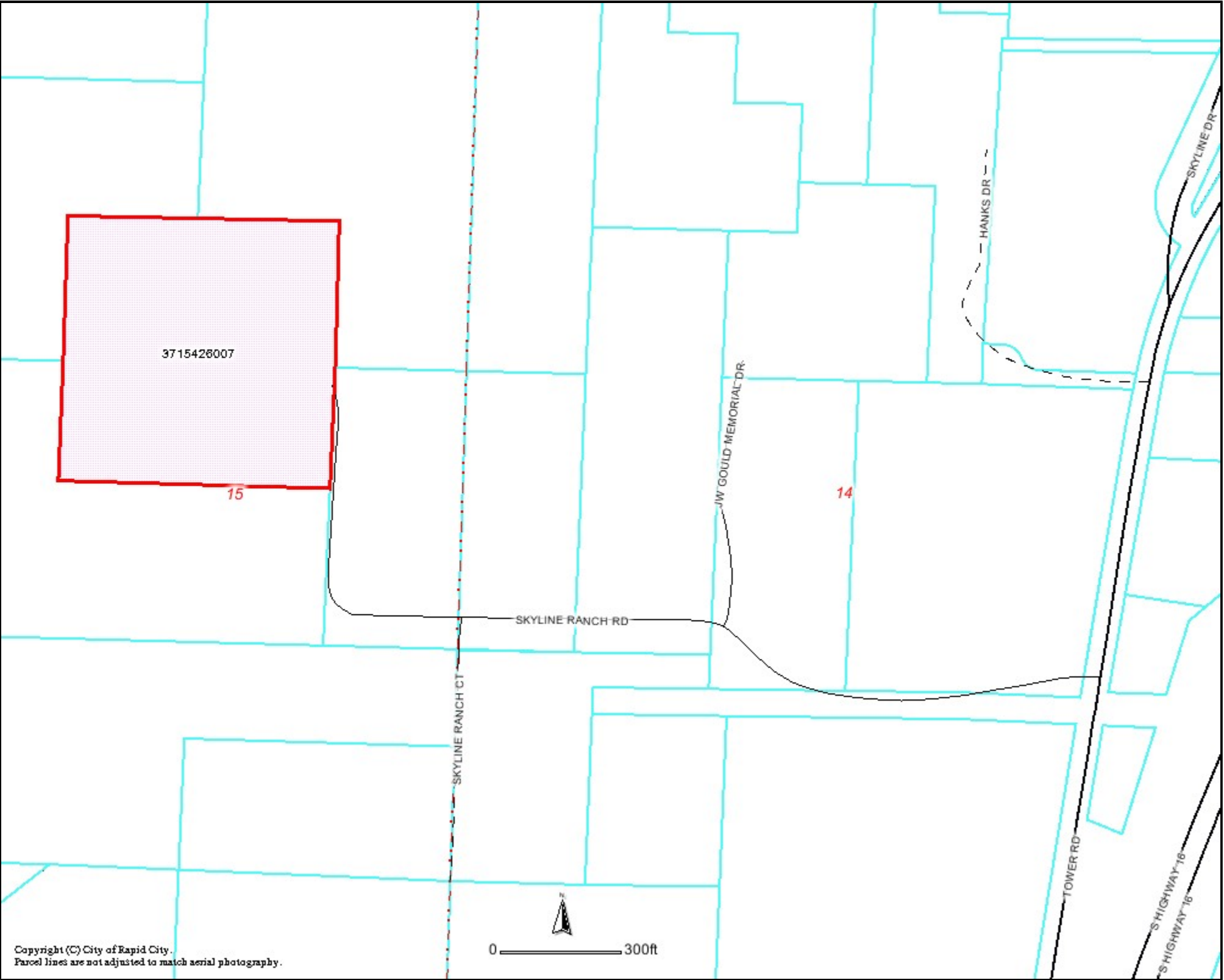
6/16/06
DATE

FILE #: 06EX 010

Pennington County - Rapid City GIS

PW062706-02

[Print Close](#)



Legend

SELECTION

- 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
- 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

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