



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Mary Bosworth, Project Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: mary.bosworth@rcgov.org

MEMORANDUM

TO: Public Works Committee

FROM: Ted Johnson
Engineering Project Manager
Growth Management Department

DATE: September 10, 2009

RE: Request to Waive Requirement to Install Sidewalk per City Ordinance 12.16.080
Lot 9 of Block 3, Schamber Subdivision, NE ¼ NW ¼ S9, T1N, R7E

A request was submitted on September 8, 2009 requesting that the requirement to install sidewalk per City of Rapid City Ordinance 12.16.080 be waived. This request is associated with a building permit for a proposed townhouse.

The City of Rapid Street Code of Ordinances, 12.16.080 New or Relocated Residential Buildings states *"The construction of a permanent sidewalk fronting or abutting all streets, highways and avenues shall be accomplished by the builder, owner or developer of all new or relocated residential or commercial buildings within the city..."* The requested waiver would allow the proposed townhouse to be built without the installation of sidewalks on Monte Vista Drive.

The lot is located approximately mid-block between Canyon Lake Drive and Minnekahta Dr. Property in this area is currently classified as Low Density Residential. The current street pavement section along Monte Vista Drive is approximately twenty-two (22) feet wide from back of curb to back of curb. Property pins located on site are within one (1) foot of the back of curb at both the north and south corner of the parcel and installation of sidewalk within the street right-of-way is not possible. Currently there are no sidewalks on either side of Monte Vista Dr. A large tree is located adjacent to the back of curb near the middle of the property and numerous other obstructions, including mailboxes, street signs and street light poles, are adjacent to the back of curb along this street, and throughout this subdivision.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Public Works Committee

September 10, 2009

Page 2

It appears that installation of sidewalk along this property would result in a discontinuous sidewalk section. Additionally, the sidewalk would have to be installed on private property in an easement or additional right of way dedicated.

Staff Recommendation:

Staff recommends that the request to waive the requirement to install sidewalk along Monte Vista be approved, contingent on the applicant providing a Waiver of Right to Protest future sidewalk installation and improvements in the future.