



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

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June 18, 2010

Brian Baxter & Tammie Morin
9151 Clarkson Road
Rapid City, SD 57702

Re: Request for Exception to 40 Unit Rule
Lots 1 and 2 of the proposed Baxter Subdivision
SW ¼ SE ¼ SW ¼ Section 31, T1N, R7E, B.H.M, Rapid City, Pennington County,
South Dakota

To whom it may concern

The Request for Exception to waive the 40 Dwelling Unit Rule and allow a single access street to serve eighty-one (81) lots is denied. The City of Rapid City, by resolution dated August 21, 2000, approved an amendment to the Rapid City Street Design Criteria which limits the number of dwelling units served by a single street access to no more than forty (40) dwelling units. A second street access shall be provided when more than forty dwelling units are exclusively accessed from a street. This requirement is to ensure adequate emergency and public access is provided to all developments. The SW ¼ SE ¼ SW ¼ of Section 31, (Lots 1 and 2 of the proposed Baxter Subdivision) currently take access exclusively from Clarkson Road along with numerous other lots adjacent to Clarkson. Additionally, there does not appear to be any plans to provide a second street access to this area.

Additional development in this area and along Clarkson Road will affect traffic volumes and usage which could easily block or prevent emergency access and services within this area and which may result in significant property damage or loss of life.



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Baxter Subdivision
June 18, 2010
Page 2

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. Please contact the Growth Management Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

Ted Johnson
Engineering Project Manager
Growth Management Department

Cc: Dream Design Int., Inc.
File 10PL041, 10SV014