

Variance request to waive requirement for street improvements:

There will be no new streets or roads as a result of this re-plat. Lot 89 has access directly off Nemo Road. Nemo Road is a rural section of county highway (principal arterial) with a 100' right-of-way with a 40' wide paved surface. Any changes to this section of road would create a discontinuous pavement section. The applicant will be asking for a variance to the requirement for curb, gutter, sidewalk, street light conduit, water and sewer along Nemo Road.

The driveway access is more than 1000' from any other driveway or road access point along this side of Nemo Road. Line of sight for the access is in excess of that in either direction. See attached map (attachment 3) showing distance to adjacent drive ways.

Variance request to waive requirement to provide dry sewer:

The home is serviced by a Class I Wastewater Treatment Plant manufactured by Ecological Tanks, Inc. (Model AS 500). This treatment plant is designed for residential use and is certified based on provisions in ANSI/NSF Standard 40. Although not required with this type of system, and as an additional measure, a trench type drain field has been installed to dissipate the treatment discharge. The trench system has been designed and sized as if a normal septic system is being installed.

Approval for this system was obtained from both Pennington County Planning Department as well as the State of South Dakota Department of Natural Resources.

The applicant is requesting a variance to install a dry sewer in anticipation of a future City extended sewer system. The City's utility master plan does show that the Northwest Box Elder Sewer Extensions could ultimately reach this remote area; however that would be very unlikely for the extended future.

This home sits at the very end of the planned sewer extension. Although this extension has been conceptually outlined, to have any realistic information to determine if it is possible to build or where the line might be located a more advanced feasibility study would be required. It would cost upwards of \$50,000 to perform the study and much more if a preliminary design is required. Should the City eventually provide that level of detail, then it might be possible to locate where the dry sewer might go.

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Rapid City
Management Department