



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Brandon Quiett, Engineering Project Engineer

DATE: May 30, 2013

RE: **Appeal the denial of exceptions 13EX116, 13EX117, 13EX123**

Layout Plat for two (2) proposed lots in Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Located on the east side of Dyess Avenue, south of Wausau Supply Company

The Rapid City Public Works Department has reviewed and denied three (3) subdivision exception requests for road and utility improvements associated with a Layout Plat along Dyess Avenue (see attached). On May 24, 2013, the property owner notified City staff of their desire to appeal the denial to City Council pursuant to the City of Rapid City Municipal Code Chapter 16.08010.F.

BACKGROUND: Dyess Avenue is designated as a minor arterial street requiring a minimum of 36' of pavement, curb and gutter, water, sanitary sewer, street light conduit, and sidewalk. Staff has denied the applicant's request to waive the requirement to install sanitary sewer, an additional 16' of pavement, and curb & gutter. Staff has approved the applicant's request to not install subdivision related sidewalks and street light conduit.

JUSTIFICATION FOR DENIAL: Currently Dyess Avenue is a relatively narrow (approximately 20' wide) roadway, with roadside ditches, and a public water main along the east side. Dyess Avenue is rapidly becoming an industrial corridor and the roadway was not designed to handle the heavy truck traffic that will be associated with the industrial development. Since the roadway is anticipated to deteriorate prior to its full design life, it seems prudent to begin acquiring these roadway and utility improvements as the land is being subdivided.

Sanitary sewer improvements are necessary to limit the number of onsite sewage systems within the City limits. The city recommends that sanitary sewer be extended to the northern property line, but is not required when the development is more than 400' from a City sewer main. With proper design and

construction, a “dry” sewer can be installed, and could connect to adjacent improvements once additional development occurs.

Staff Recommendation: appeal of 13EX116: Staff recommends denial of the appeal to waive the requirement to install 16’ of additional pavement along Dyess Avenue within the limits of the proposed plat. However, if the appeal is approved, staff recommends the stipulation that a Waiver of Right to Protest (WORP) be signed.

Staff Recommendation: appeal of 13EX117: Staff recommends denial of the appeal to waive the requirement to install curb and gutter along Dyess Avenue within the limits of the proposed plat. However, if the appeal is approved, staff recommends the stipulation that a Waiver of Right to Protest (WORP) be signed.

Staff Recommendation: appeal of 13EX123: Staff recommends denial of the appeal to waive the requirement to install sanitary sewer along Dyess Avenue within the limits of the proposed plat. However, if the appeal is approved, staff recommends the stipulation that a Waiver of Right to Protest (WORP) be signed.