



CITY OF RAPID CITY

Public Works

300 Sixth Street

Rapid City, SD 57701-2724

Telephone: 605-394-4165

Fax: 605-394-6636

February 23, 2007

Marcia Elkins, Growth Management Director
City of Rapid City
300 Sixth St.
Rapid City, SD 57701

RE: 11-6-19 for Red Rock Water Storage Reservoir, Project No. W03-11184. Planning Commission file number 04SR016 – Red Rock Estates

Dear Ms. Elkins:

The purpose of this letter is to communicate Public Work's intentions to resubmit sheet C1 of 31 of the Red Rock Water Storage Reservoir drawings for an 11-6-19 review. This sheet has been modified from the original drawing that was submitted for 11-6-19 review. The purpose of resubmitting this drawing is to address stipulations #2 and #3 from the previous 11-6-19 review, attached.

Stipulation #2 required access around the reservoir to be paved. We are resubmitting this sheet, which shows the elimination of the gravel access to the top of the reservoir. The Water Division only anticipates driving on this access once every three to five years. Therefore access to the top of the reservoir can be achieved over the turfed area.

Stipulation #3 required providing a van accessible handicapped-parking stall. We request this stipulation be reconsidered as this site is not open to the public and City personnel that access the site, per their job description, do not require a van accessible handicapped parking. The ADA review that was done through the Building Permit process demonstrated that meeting the ADA requirements for this type of facility was not required.

Public Works appreciates your assistance and guidance on addressing these items. If you have any questions, please let me know.

Sincerely,

CITY OF RAPID City of Rapid City

Stacey P. Titus, P.E.
Project Manager



EQUAL HOUSING
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03-980
RECEIVED MAY 18 2004

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
April 22, 2004

MEMBERS PRESENT: Gary Brown, Ida Fast Wolf, Kathryn Henning, Jeff Hoffmann, Scott Nash, Mel Prairie Chicken and Jeff Stone

STAFF PRESENT: Vicki Fisher, Karen Bulman, Todd Tucker, Patsy Horton, Bill Knight, Kurt Huus, Sig Zveinieks, Dave Johnson, Joel Landeen and Nadine Bauer

Chairperson Hoffmann called the meeting to order at 7:00 a.m.

Hoffmann reviewed the Non-Hearing Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Non-Hearing Consent Agenda for individual consideration.

Staff requested that Item 10 be removed from the Non-Hearing Consent Agenda for separate consideration. A member of the audience requested that Item 7 be removed from the Non-Hearing Consent Agenda for separate consideration.

Brown moved, seconded by Nash and unanimously carried to recommend approval of the Non-Hearing Consent Agenda Items 1 through 11 in accordance with the staff recommendations with the exception of Items 7 and 10. (7 to 0 with Brown, Fast Wolf, Henning, Hoffmann, Nash, Prairie Chicken and Stone voting yes and none voting no)

---NON HEARING ITEMS CONSENT CALENDAR---

8. No. 04SR016 - Red Rock Estates

A request by Alliance of Architects and Engineers for the City of Rapid City to consider an application for an **11-6-19 SDCL Review to authorize a allow for water storage reservoir** on the unplatted portion of the SW1/4 of Section 29, T1N, R7E and the E1/2 of Section 30, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located along Red Rock Estates and Selador Ranches.

Planning Commission recommended that the **11-6-19 SDCL Review to authorize a allow for water storage reservoir** be approved with the following stipulations:

1. **Prior to initiation of construction, a building permit shall be obtained, and a Certificate of Occupancy shall be obtained prior to occupancy of the building;**
2. **Prior to issuance of a Building Permit, a revised site plan showing all access to and around the reservoir being paved shall be submitted**
3. **Prior to issuance of a Building Permit, a revised site plan showing two paved parking stalls, one being a van accessible handicapped stall, shall be submitted;**

4. All applicable Uniform Fire Codes shall be continually met;
5. Prior to the construction of any fencing in excess of six feet in height, a fence height exception shall be obtained;
6. Prior to issuance of a Building Permit, drainage and grading plans must be submitted showing any increase runoff calculations and drainage routes; and,
7. Prior to issuance of a Building Permit, the City of Rapid City must acquire an utility easement for the subject property or ownership of the subject property.



MEMO

Date: February 21, 2007

To: Stacey Titus, PE

From: Curt Huus

Subject: Red Rock Reservoir – 11-6-19 Review

This memo is in response to your request to address comments for the resubmittal for the 11-6-19 review. Comments are related to the requirement to signing and striping for handicap parking and pavement of the access road from the parking area to the north hatch. My explanations follow:

- The current plans were approved for ADA compliance as submitted. There does not need to be a dedicated handicap parking spot at this location since the access to the parking lot is closed via two separate locked gates. One of the gates is located at the access road entrance of off Prestwick Drive and the other is located at the end of the access road into the parking lot.
- The access road from the parking lot to the north hatch will be used minimally throughout the life of the reservoir. The only users will be an occasional maintenance vehicle. The road can only be accessed through a locked gate at the west end of the paved parking lot.

I hope this covers the exceptions to the original 11-6-19 review and will aid in the preparation of the application. The next submittal deadline is this Friday (February 23) for hearing at the Planning Commission meeting on March 22 and City Council approval on April 2. If you have questions or comments, please call or email me.