

June 9, 2007

Mr. Travis Tegethoff
 Growth Management Department
 City of Rapid City
 300 Sixth Street
 Rapid City, SD 57701

**RE: 11-6-19 SDCL Review Applications
 Rapid City Regional Airport**

Dear Travis:

On behalf of the Rapid City Regional Airport you will find the following 11-6-19 SDCL Review Application and *Request for Exception to Rapid City Design Standard / Criteria / Regulations* for review and approval by the Growth Management Department and Planning Commission:

- Midfield Development – Phase 1
 Taxiway and Apron

In addition to seeking your Department's approval regarding planning and zoning issues, the project development of both projects is concurrently under review by the Federal Aviation Administration and the South Dakota Department of Transportation Office of Aeronautics pertaining to their respective criteria. Upon their concurrence, a set of engineer sealed plans will be produced and a copy of these documents will be provided to you at that time.

If you should have any questions or need additional information pertaining to either of the applications, please feel free to contact either Mr. Ken Simmons at Rapid City Regional Airport at telephone number 394-4195 or myself at telephone number 721-5553.

Sincerely,
KADRMAS, LEE & JACKSON, INC.



Rod Senn, PE

Enc.

cc: K. Simmons - RAP

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**11-6-19 SDCL REVIEW
MIDFIELD DEVELOPMENT – PHASE 1
RAPID CITY REGIONAL AIRPORT**

DESCRIPTION OF REQUEST

The Rapid City Regional Airport requests approval from the Planning Commission in regards to the 11-6-19 SDCL review for the *Midfield Development Phase 1 – Apron and Taxiway*.

During the past several years, the Airport has seen an increased interest in the building of general aviation hangars and the leasing of areas for hangars under development. Currently there are no locations for the development of larger private hangars, greater than 60' x 60', in the areas developed for general aviation. Recently the Airport has received numerous inquiries about hangar space. The Airport is currently moving into the final phases of a Master Plan which have researched these issues and have targeted the Midfield Area for future general aviation development. The Midfield Area can generally be defined as the area of the old terminal building and the associated parking lots. The Airport is currently negotiating with two individuals who intend to construct one 115' x 100' hangar and one 100' x 100' hangar later this year which cannot be located in current areas due to their size and thus the driving demand for the Phase 1 of the Midfield Development. Phases 2 or 3 could be on either side of this Phase depending on the type of facilities driving the demand in the future.

Phase 1 will consist of the construction of an apron area with a connecting taxiway to the existing apron near the Fightertown Complex. Construction activities will consist of concrete pavements, aggregate bases, storm sewer installations, watermain modifications, lighting modifications, perimeter security fencing, pavement markings and miscellaneous items.

The old terminal (not disturbed by this project) and the related parking lot, not impacted by this project, will be left in place for use by the entities utilizing the old terminal building for office and warehouse purposes. The 10,000 square foot building is currently home to approximately 8,000 square feet of office space as well as 2,000 square feet of warehouse storage for air cargo operators. Based on the building usage and Rapid City Parking Ordinance, a minimum of 41 parking stalls must be associated with the old terminal building. After the removal of the portion of the existing parking for the Midfield Development, a minimum of 125 parking stalls will be available.