



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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July 20, 2010

Marcia Elkins
Growth Management Department
City of Rapid City
300 6th Street
Rapid City, SD 57701

Ref: Plat of Lots 1, 2 and 3 of Fish Hatchery Subdivision – Variance Requests

Dear Ms. Elkins:

The City of Rapid City (City) requests the following variances with regard to the Plat of Lots 1, 2 and 3 of Fish Hatchery Subdivision. The proposed plat is a subdivision of Lots F-2 and Lot R Revised of Fish Hatchery Subdivision located in the south half of Section 8, T1N, R7E, BHM.

Proposed Lots 2 and 3 of Fish Hatchery Subdivision will remain the property of the State of South Dakota. Lot 1 of Fish Hatchery Subdivision, Lot F-3 of Fish Hatchery Subdivision and Lot F-4 of Fish Hatchery Subdivision are being acquired by the City of Rapid City from the South Dakota Game, Fish and Parks (SDGFP). Additionally, the City is acquiring Tract H of the NE1/4SW1/4 from Mr. James Kinney. The acquisition of the listed property is for construction of the Jackson Springs Water Treatment Plant and Raw Water Pump Station.

The requested variances for the Plat of Lots 1, 2 and 3 of Fish Hatchery Subdivision include:

- 1) **Sidewalk:** It is requested that the sidewalk along the north side of Jackson Boulevard from Cleghorn Canyon Road to Chapel Lane not be required. Curbside sidewalk exists along the south side of Jackson Boulevard along the entire frontage of the parcels being platted. Little or no room exists on the north side of Jackson Boulevard between the curb and a nearly vertical rock face. A picture showing the Jackson Boulevard right-of-way is provided as Attachment 1.

Additionally, the City's bike path system extends along Rapid Creek through existing Lot R Revised from Chapel Lane to the existing Jackson Springs Pump Station. It then extends from the pump station west to Jackson Boulevard on the west side of Cleghorn Canyon.

- 2) **Jackson Boulevard Water:** It is requested that additional water main construction along the frontage of the project not be required. Under City Project WTP09-1836 (Jackson Springs Water Transmission Mains), two 20-inch steel water mains are being constructed from Park Drive to Cleghorn Canyon along the entire frontage of proposed Lots 1 and 2. Upon completion of the project, the Cleghorn Springs State Fish Hatchery (Lot 2) will be being



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provided water service from the high level system for the office and rearing buildings via a new 6-inch PVC fire line and a new 2-inch copper service line will provide water for the Visitor's Center. Lot 3 (Lot R Revised) contains the bike path and Rapid Creek. There is no developable property within this lot. An overall view of the Jackson Springs Water Transmission Main project is provided as Attachment 2.

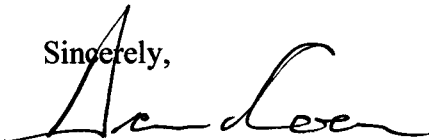
- 3) **Jackson Boulevard Sanitary Sewer:** It is requested that sanitary sewer main construction in Jackson Boulevard not be required. The Cleghorn Canyon neighborhood, the State Fish Hatchery as well as properties to the west of the proposed plat are served by the Rapid Canyon Sanitary District sanitary sewer. That portion of the Rapid Canyon sanitary sewer extending from Chapel Lane through Lot 3 (Lot R Revised) along Rapid Creek and ending at the Jackson Springs Water Treatment Plant will be acquired by the City during completion of the WTP construction. A figure showing the existing sanitary sewer is provided in Attachment 3.
- 4) **Jackson Boulevard Right-of-Way:** The paved width of Jackson Boulevard is 48 feet, as demonstrated in the plan sheet from the 1964 SDDOT Jackson Boulevard reconstruction plans provided in Attachment 4. Additionally, the pavement width (excluding curb and gutter) was verified during design survey for the Jackson Springs Water Transmission Mains and Water Treatment Plant projects.

The existing Jackson Boulevard (Highway 44) right-of-way has a varying width from 75 feet to 131.5 feet. An e-mail from the SDDOT stating that no additional right-of-way is necessary with this plat is contained in Attachment 4. Therefore, it is requested that a variance for right-of-way width be granted for this plat.

- 5) **Access to Adjacent Properties:**
 - a. **Tract G of NW1/4SW1/4:** A 24-foot wide access easement has been provided on the plat to provide legal access to Tract G. This easement has been provided along the east bank of Cleghorn Canyon. A 66-foot wide access easement is not practical as this parcel is undevelopable due to both the Rapid Creek and Cleghorn Canyon floodways and because Cleghorn Canyon splits the triangular lot making it unusable.
 - b. **Tract H of NE1/4SW1/4:** This lot is being acquired by the City of Rapid City and will have access via adjacent City property.
 - c. **Lot F-3 of Fish Hatchery Subdivision:** This lot is being acquired by the City of Rapid City from the Game, Fish and Parks as part of the purchase agreement that also includes Lot 1 of Fish Hatchery Subdivision and Lot F-4 of Fish Hatchery Subdivision. Access to the lot will be via adjacent City property.

Thank you for your consideration of this matter. If you have questions or comments, please call me.

Sincerely,



Dan Coon, PE
Project Manager

