

## ORDINANCE NO. 5687

### AN ORDINANCE TO REVISE THE REQUIREMENTS OF SIDEWALK CONSTRUCTION WITHIN 2 YEARS OF THE FINAL PLAT APPROVAL BY AMENDING SECTION 16.16.090 OF THE RAPID CITY MUNICIPAL CODE.

WHEREAS, Rapid City has adopted a comprehensive plan and zoning regulations pursuant to the authority granted to it in Chapter 11-4 of the South Dakota Codified Laws; and

WHEREAS, Chapter 16.16 of the Rapid City Municipal Code regulates the Required Improvements; and

WHEREAS, the subdivider/developer is responsible for constructing all corner ramps and all sidewalks on lots which no building permit is anticipated (drainage lots, utility lots or other common lots) within 2 years from the date the final plat has been approved; and

WHEREAS, the Common Council of the City of Rapid City has determined that it is in the City's best interests to require the construction of a sidewalk connecting the corner ramps and to require the construction of all sidewalks required as part of the subdivision regulations within any applicable extraterritorial area within 2 years from the date the final plat has been approved by amending Section 16.16.090 of the Rapid City Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that, Section 16.16.090 of the Rapid City Municipal Code be and hereby is amended to read as follows:

#### 16.16.090 Sidewalks.

Sidewalks shall be constructed on both sides of all public or private streets in conformity with the design standards set forth in the Street Design Criteria Manual, standard specifications and Title 12 of this code unless an exception or variance has been granted. The responsibility for constructing sidewalks shall be divided as follows:

- A. The subdivider/developer will be responsible for constructing all corner ramps, ~~and a sidewalk connecting the corner ramps,~~ all sidewalks on lots which no building permit is anticipated (drainage lots, utility lots or other common lots) and all sidewalks within the city's extraterritorial jurisdiction as established by state law and city ordinance. The subdivider/developer will be required to have the above sidewalks installed within 2 years from the date the final plat has been approved.
- B. All other sidewalks will be installed at the time a building permit for the lot is obtained. If at the time of final inspection, a sidewalk which conforms to City specifications has not been installed, no certificate of occupancy will be issued. If a person or entity holding a residential contractor license builds a house or other building on a parcel and does not comply with this section more than 1 time in a year the City shall require that they post a bond or other form of surety to guarantee the completion of sidewalks on all other projects on which they are working. If they fail to post a bond or other suitable surety then City Building Official or their designee may order that work be stopped until such time as the sidewalk is installed or the surety has been posted.

Any person or entity that is required to post surety pursuant to this paragraph may, after having corrected the problems which resulted in them being required to post surety, request that the City Council consider their subsequent actions and remove the requirement that they post surety on future projects. If a majority of the City Council votes to remove the requirement they post surety then the person/entity will no longer be required to post surety unless there is a subsequent violation.

(Ord. 5157, 2006: Ord. 3112 (part), 1994: prior code Appendix B (Art. V, §10))

CITY OF RAPID CITY

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Mayor

ATTEST:

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Finance Officer

(SEAL)

First Reading:

Second Reading:

Published:

Effective: