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: April 20, 2013

RE: **Appeal the denial of exception 13EX063 - waive the requirement to design and install a sanitary sewer trunk main as identified in the "Sheridan Lake Road Sanitary Trunk Sewer Extension Project"**

The SW1/4 of the SW1/4 and the SE1/4 of the SW1/4 Lying South of Lot H2 and Lot P2 excepting there from the east 480' of the SE1/4 of the SW1/4 and excepting there from Moon Meadows Estates and Less Right-of-way, all located in Section 28, T1N, R7E, BHM, Pennington County, South Dakota

On March 26th 2013, seven (7) exception requests were submitted to the Public Works department to waive the requirement for subdivision improvements related to the proposed Dunsmore Subdivision. The developer's proposed subdivision plan is to divide a 40 acre parcel of land into four (4) lots, with each lot approximately 10 acres in size. All seven exception requests were denied by Staff on April 12, 2013. On April 15, 2013, the applicant 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: The property in question is located outside of the City limits within the City's three (3) mile platting jurisdiction, in Pennington County. This property is bordered by four (4) principal arterial streets identified on the City's Major Street plan: Sheridan Lake Road on the north, Dunsmore Road on the west, Moon Meadows Drive on the south, and a proposed principal arterial street on the east. The Sheridan Lake Road area has been within the top three regions of single family residential growth within the Rapid City metropolitan area for the past five years. Approximately 1/3 of the western portion of this property is identified as commercial in the City's future land use plan.

Within the City of Rapid City the majority of new public infrastructure comes through the enforcement of the Subdivision regulations in Chapter 16 of Rapid City Municipal Code. When subdividing property the developer is required to construct improvements as identified in the City's comprehensive plan in order to accommodate the street and infrastructure needs for future growth and development.

Rapid City Public Works Committee
Dunsmore Subdivision
Appeal of exception denial

13EX063 – Waive the requirement to design and install a sanitary sewer trunk main as identified in the "Sheridan Lake Road Sanitary Trunk Sewer Extension Project".

CETEC Engineering prepared a report with the "Sheridan Lake Road Sanitary Trunk Sewer Extension Project" that delineated the gravity sanitary sewer sub-basins that the large diameter sewer main within Sheridan Lake Road will service. The proposed Dunsmore Subdivision property was identified within basin number 4 (see attached map). The sanitary sewer main that is required to serve this development will also serve upstream future development. If the main is not installed at this time it could be an obstruction to development within the gravity sewer sub-basin.

Due to the western portion of this site being identified as commercial in the future land use plan, it would be prudent to acquire the sanitary sewer main in preparation for the anticipated future commercial uses, and to limit the installation of onsite septic systems in close proximity to a public sewer main. Allowing onsite septic systems would be contrary to the large infrastructure investment that the City provided with the Sheridan Lake Road trunk sewer main.

Staff Recommendation: **Staff recommends denial of the appeal to install the lower portion of the sanitary sewer main in order to acquire the infrastructure needed to serve upstream development, and to achieve the goals of the substantial investment the City made with the Sheridan Lake Road trunk sewer project.**