

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

PROJECT Steele - Lot 3 of S & S Subdivision

DATE: 7-12-13 SUBMITTED BY: Fisk Land Surveying & Consulting Engineers, Inc.

PIN #: 1925400014 PO Box 8154, Rapid City, SD 57709

LEGAL DESCRIPTION: NW 1/4 SE 1/4 SE 1/4 of Section 25, T2N, R6E, BHM, Pennington County, SD

EXCEPTION REQUESTED: SECTION Figure 2.1 & 3.1 STD / CRITERIA / REG _____

DESCRIPTION OF REQUEST: To waive the requirement to install sidewalk, curb, gutter, street light, conduit, water main and sewer main on Sun Ridge Road and Pushing Place and to allow a chip seal surface as pavement.

JUSTIFICATION:

Request to waive sidewalk will be forwarded to City Council in accordance with RCMC 12.09.050
(Please use back of sheet if additional room is needed) Previous Subdivision Variances and Exceptions (12EX110) have been granted in this location. Required road and utility improvements would create discontinuous road sections and no central sewer or water facilities are available or anticipated in this area. The developer is willing to consent to a Waiver of Right to Protest for future improvements on these street sections. The proposed additional use/density is only one unit which will result in a minimal impact on this road section/location.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: James D Steele DATE: 7-19-13

**Or Agent, if previously designated by the owner in writing.

FOR STAFF ONLY

STAFF COMMENTS: street is currently constructed as a rural section w/o utilities.

Remote location, rough topography and distance to existing utilities will substantially limit the extension of public utilities to this area. City has received numerous complaints from property owner regarding condition of street and unsuitability of chip seal surfacing.

STAFF RECOMMENDATION: Approve request to not construct curb, gutter, street light conduit, sewer & water mains. Deny request to allow chip seal surfacing as pavement.

REVIEWED BY: [Signature] DATE: 7-31-13

Approval contingent on applicant providing work for future improvements.
AUTHORIZATION:

[Signature]
COMMUNITY PLANNING DIRECTOR

APPROVED
IN PART

DENIED
IN PART

8/1/2013
DATE

RECEIVED

[Signature]
PUBLIC WORKS DIRECTOR*

APPROVED
IN PART

DENIED
IN PART

8-1-13
DATE

JUL 19 2013

ENGINEERING SERVICES

FILE #: 13EX180

Revised 08/3/12

ASSOCIATED FILE#: 13PL077

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

Copy to Utility Maintenance: _____ Copy to Water: _____ Copy to Waste Water: _____ Copy to Streets: _____ Copy to Traffic: _____ Copy to Construction: _____



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

July 31, 2013

James Steele
2927 Evergreen Drive
Rapid City, SD 57702

Re: Request for Exception to allow Chip Seal Surfacing to serve as Pavement
Proposed Lot 3 of S and S Subdivision
NW ¼ SE ¼ SE ¼ S25, T2N, R6E, B.H.M., Rapid City, Pennington County, SD

Dear Mr. Steele,

The Request for Exception to the City of Rapid City Infrastructure Design Criteria Manual to allow a Chip Seal Surface to serve as pavement on Sun Ridge Road for the referenced project is denied.

The City has received numerous complaints regarding the poor condition of the existing chip sealed surfacing on Sun Ridge Road. As you are aware, the chip seal surfacing in this area is in poor condition; is nearly impossible to repair and maintain and is not of adequate strength or durability to withstand constant traffic and heavy vehicles. The City is in agreement with your request to not install curb and gutter, street light conduit or sewer and water mains in this section of Sun ridge Road but believes the surfacing of the street needs to be improved. At this time, the City is agreeable to maintaining this street as a rural section and will accept patching and an asphalt overlay to improve the street to design standards.

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. Please contact the Public Works Engineering Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

City of Rapid City

Ted Johnson, P.E.
Project Manager

Cc: Fisk Land Surveying
Files



EQUAL HOUSING
OPPORTUNITY

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CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department
Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

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August 2, 2013

Fisk Land Surveying & Consulting Engineers, Inc.
Janelle Finck
PO Box 8154
Rapid City, SD 57709

Re: Exception File No. 13EX180

Dear Janelle Finck:

Enclosed please find a copy of the original exception request that was filed with the assigned file number and the decision details.

In the event that an exception request is denied, the Director of Public Works or the Director of Community Planning will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. In order to appeal the denial the applicant shall file a written request of appeal to the Director within ten (10) working days of the denial. The appeal will be placed on the next Public Works Committee agenda, which will then go to The City Council for final consideration.

If you have any questions or need additional information, please contact our office at 605-394-4154.

Sincerely,

Susan Donat

Susan Donat
Administrative Secretary

Enclosure



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OPPORTUNITY

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