

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

PROJECT Moon Meadows

DATE: 5/10/2016 SUBMITTED BY: Mike Stetson, KTM Design Solutions, Inc.

PIN #: 60876 / 11238 mikes@ktmdsi.com, (605) 791-5866

LEGAL DESCRIPTION: SW1/4 of the NW1/4 less Lot H1, Lot H2, and less ROW, located  
Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; SE1/4 of the NE1/4 East of  
Highway 16, located Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION \_\_\_\_\_ STD / CRITERIA / REG Criteria \_\_\_\_\_

DESCRIPTION OF REQUEST: Waive the requirements to install improvements along U.S. Highway 16,  
including curb and gutter, sidewalk, a second water main north of Moon Meadows Drive, dual water mains south of  
Moon Meadows Drive and sewer south of Moon Meadows Drive along U.S Highway 16.

**JUSTIFICATION:**

(Please use back of sheet if additional room is needed) U.S. Highway 16 is a state highway designed to SDDOT  
standards. Requiring that the street be improved as it abuts the subject property will create a discontinuous  
street section. During construction of the existing water main and sanitary sewer located within Moon Meadows  
Drive stub outs were installed to provide service to the adjacent lots.

SUPPORTING DOCUMENTATION: ☐ Yes ☒ No

PROPERTY OWNER'S SIGNATURE\*\*: [Signature] DATE: 5-11-16

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

FOR STAFF ONLY

STAFF COMMENTS: see attached staff memo dated 5/27/16.

STAFF RECOMMENDATION: Approve with contingencies. See attached  
staff memo dated 5/27/16.

REVIEWED BY: [Signature] DATE: 5/27/16

AUTHORIZATION:

[Signature] ☒ APPROVED ☐ DENIED  
5-31-16

COMMUNITY PLANNING DIRECTOR

DATE  
☐ DENIED

[Signature] ☒ APPROVED\* 5/31/16

PUBLIC WORKS DIRECTOR\* DATE

16EX072 \*Approval Automatically Becomes A "Denied" in the event  
"STAFF Recommendation - Contingencies" are not met AS PART OF PLAT.

ASSOCIATED FILE#: 16PL013

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

Revised 08/3/12  
**RECEIVED**  
**MAY 12 2016**



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

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Public Works Department  
**Engineering Services Division**

300 Sixth Street

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

Web: [www.rcgov.org](http://www.rcgov.org)

June 1, 2016

KTM Design Solutions  
Mike Stetson  
528 Kansas City Street, Suite 4  
Rapid City, SD 57701

Re: Exception File No. 16EX072

Dear Mike Stetson:

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



EQUAL OPPORTUNITY EMPLOYER



# 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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### **EXCEPTION REQUEST MEMORANDUM**

Project: Moon Meadows

Submitted by: KTM Design Solutions, Mike Stetson, [mikes@ktmdsi.com](mailto:mikes@ktmdsi.com), (605) 791-5866

Re: Request to waive the requirements to install improvements along US Hwy 16 including curb, gutter, sidewalk, a water main north of Moon Meadow Drive, dual water mains south of Moon Meadows Drive and sewer south of Moon Meadows Drive.

#### **STAFF COMMENTS:**

Subdivision improvements including pavement, curb, gutter, sidewalk, street light conduit, water main and sewer main are triggered during the platting process for all adjacent roadways. The plat has frontage to Hwy 16 for approximately 1300'. US Hwy 16 is a principal arterial street on the City's major street plan and currently exists with right-of-way in excess of 100' and pavement in excess of 36' wide with turn lanes and street light conduit that were recently installed and no other improvements. Curb and gutter is not needed as ditches are utilized for drainage.

Utilities need to be extended across the full frontage of each parcel being served so that utilities are available for neighboring properties. A corridor for utilities to extend from Moon Meadows to the south has been established at the access and utility easement located on the east boundary of the proposed plat. Mainline stubs for both water and sewer extension have been provided at the Moon Meadows Drive and access and utility easement intersection to extend utilities to the south. Utility services need to be extended to serve the neighboring properties south of the proposed plat. If utilities are provided through the access and utility easement and Sammis Road, as needed to provide service to the properties to the south of the Moon Meadows proposed plat then water and sewer mains Hwy 16 are not needed at this time. Reference exceptions #16EX075 for improvements in the access and utility easement and #16EX076 for improvements in Sammis Trail.

#### **STAFF RECOMMENDATION:**

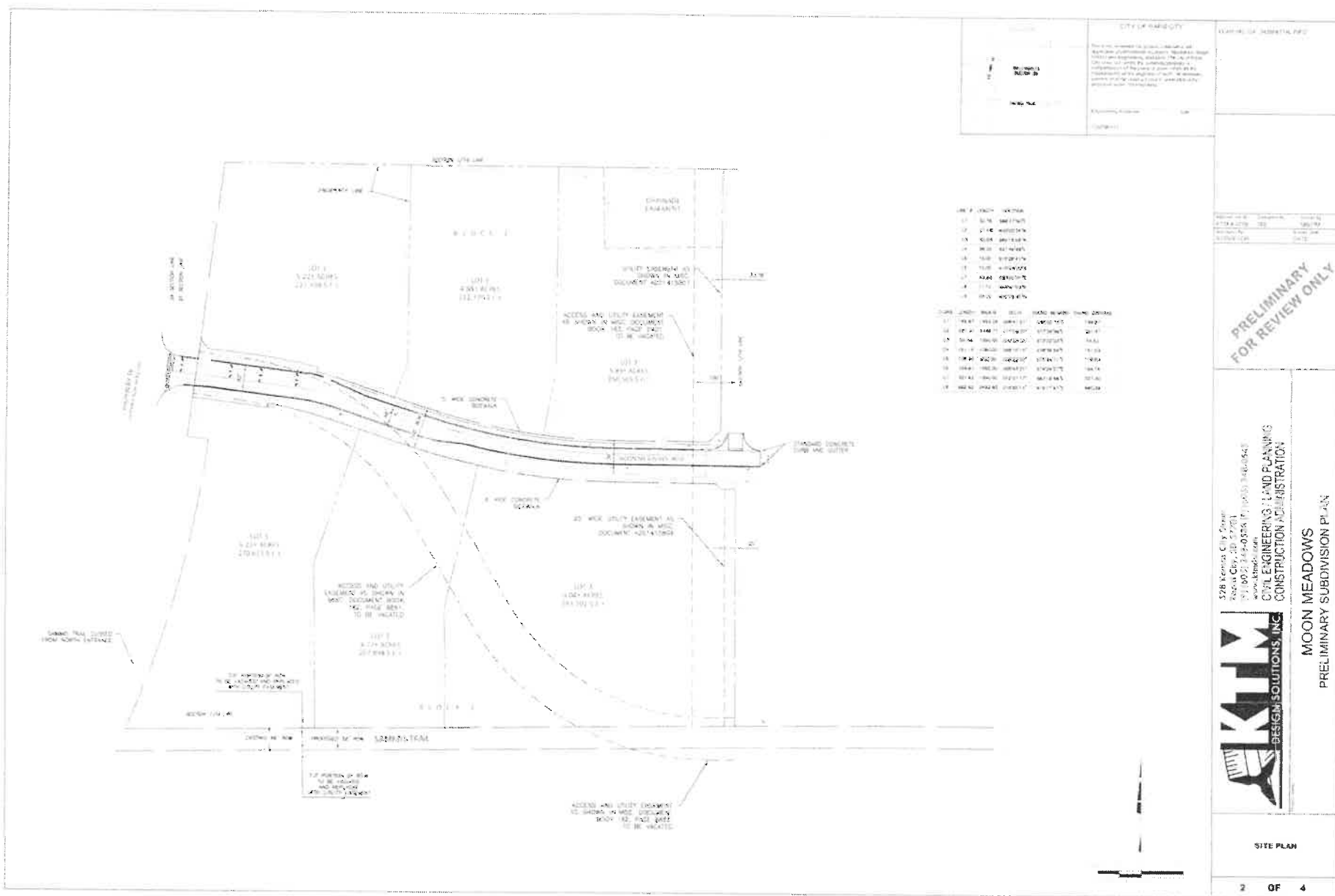
Approve, contingent upon utilities being constructed in the access and utility easement on the east side of the plat boundary and in Sammis Trail, as needed to provide utilities to the properties to the south of the Moon Meadows proposed plat. If utilities are not extended in the access and utility easement and Sammis Trail, then utilities shall be provided in Hwy 16.

REVIEWED BY: Nicole Lecy DATE: May 27, 2016

FILE #: 16EX072

RELATED FILE: 16PL013

16P L013





## Legend

- Roads**
  - Interstate
  - US highway
  - SD highway
  - County highway
  - Main road
  - Minor arterial
  - Collector
  - Ramp
  - Paved road
  - Unpaved road
  - FS Highway
  - Driveway
  - Paved Alley
  - Unpaved Alley
  - Unimproved road
  - Trail
  - Airport Runway
  - Not yet coded
- Township/Section Lines**
  - 0
  - 7
- Tax Parcels**
- Lot Lines**
  - <Null>
  - Lot Line
  - Parcel Line
- ☐ **County Line**
- Sewer Manholes**
  - StandardManhole, Public
  - DropManhole, Public
  - StandardManhole, Private
  - DropManhole, Private
- Sewer Lift Stations**
- Sewer Forced Main**
- Sewer Gravity Mains**
  - Collector, Public
  - InvertedSiphon, No
  - Trunk, Public
  - Interceptor, Public
  - Collector, Private
  - Trunk, Private
- Water Storage**
- Water Pump Stations**
- Water System Valves**
  - <all other values>
  - Hydrant
  - Isolation
  - Zone Separation
  - Other
  - Unknown
- Water Hydrants**
  - Flush Hydrant
  - Fire Hydrant
- Non RC Hydrants**
- Water Control Valves**
  - AirRelease
  - AltitudeValve
  - DoubleCheck
  - SimpleCheck
- Pressurized Water Mains**



Scale: 1: 5,081

## Map Notes:

**DISCLAIMER:** This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in the constant state of maintenance, correction, and update. This document does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.