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

PROJECT: Bean Business Center

DATE: 9/24/18

SUBMITTED BY: (Include Name, Company Name, Email Address & Phone Number)
Perry Hanson
oom@numa.com 605-351-8571

PIN #: 61198

LEGAL DESCRIPTION: Lot 1 Lot 1 La Grand Sale

EXCEPTION REQUESTED: SECTION 13.02.300 STD / CRITERIA / REG Ordinance

DESCRIPTION OF REQUEST: Use individual water meters in each suite. 5 total spaces in strata multi.

JUSTIFICATION:
(Please use back of sheet if additional room is needed) Each suite will be occupied by separate tenants. Tenants should pay their own water bills. Being every tenant amount of water can be drastically different.

SUPPORTING DOCUMENTATION: [ ] Yes  [ ] No

PROPERTY OWNER'S SIGNATURE**: [ ]

DATE: 9/25/18

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

FOR STAFF ONLY

STAFF COMMENTS: Install per IOCM Detail 3-7A (Multi-Unit, Single Owner/Parcel). See attached email from City Operations.

STAFF RECOMMENDATION: Deny

REVIEWED BY: [ ]

DATE: 9/28/18

AUTHORIZATION:

[ ] APPROVED  [ ] DENIED

COMMUNITY PLANNING DIRECTOR

DATE: 9-28-18

PUBLIC WORKS DIRECTOR

DATE 9-28-18

FILE #: 18-EX107

ASSOCIATED FILE#: C18P17-1637

DEV17-1385

Copy to Utility Maintenance: ___  Copy to Water: ___  Copy to Waste Water: ___  Copy to Streets: ___  Copy to Traffic: ___  Copy to Construction: ___
September 28, 2018

Boom Construction, Inc.
Daene Boomsma
550 N 5th Street
Rapid City, SD 57701

Re: Exception File No. 18EX108

Dear Daene Boomsma:

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
September 28, 2018

Daene Boomsma
Boon Construction, Inc.
550 N. 5th Street
Rapid City, SD 57701

Re: Request for Exception to install five individual water meters in a strip mall under one ownership. Associated with CIBP17-1637
City File #18EX107, Related Files DEV17-1385

Dear Daene,

The Request for Exception to Rapid City Municipal Code (RCMC) 13.08.300 and Figure 3-7A of the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to install five individual water meters in a strip mall under one ownership is denied.

RCMC 13.08.300 One per service maximum—Auxiliary meters.
Except as otherwise provided in § 13.08.370, the supply of water through each separate service must be recorded by 1 meter and remote reading device only, for which only 1 bill will be rendered by the city. This meter shall be provided by the City of Rapid City and remains the property of the City of Rapid City. If additional or auxiliary meters are desired for recording the subdivision of each supply, they must be furnished and set by the owner or consumer at his or her own expense, and he or she must assume all responsibility of maintaining and reading the same.

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. The City Council has final approval of exception requests. In order to appeal the denial the applicant shall file a written request of appeal to the Public Works Director within 10 working days of the denial. Please contact the Public Works Engineering Department if you desire to appeal.

Sincerely,

City of Rapid City

[Signature]

Dan Kools, P.E., P.L.S., CPESC
Project Engineer
Dan,

Operations met and discussed the Exception Request.

Operations does not support approving the exception and recommends denial. The services should be installed per detail 3-7A (Multi – Unit, single Owner/Parcel)

Thanks for allowing us to provide comment.

Stacey P. Titus, P.E.
Operations Management Engineer

All,

Please see attached Design Exception Request and plan exhibit. This was discussed in EDRT yesterday and the direction I was given was to get the opinion of Operations.

The applicant is requesting to have five individual water services, each with its own meter for a five unit strip mall currently under construction. The individual services were installed without approved plans; the original approved plan had one fire service and one domestic service for the entire building. One of our inspectors happened to drive by and observed the installed layout as shown on the attached plan. Each service has its own curb stop.

Stacey, Ted and myself met with Daene Boomsma in August and indicated that IDC&M and Ordinance 13.08.300 does not allow this. Daene indicated he would like each tenant to pay their own water bill and does not want to install and maintain a master meter and read the individual meters for each unit. So he has applied for this Exception.

Please give me you feedback when you have a chance.

Thank you,

Dan Kools, P.E., P.L.S., CPESC
City of Rapid City
FIGURE 3-7A

TYPICAL WATER SERVICE LINE LAYOUTS

MULTI-UNIT, SINGLE OWNER/PARCEL,
CONDOMINIUMS ARE INCLUDED IN THIS CLASSIFICATION

MULTI-UNIT, MULTI-STORY SINGLE OWNER/PARCEL,
TWO STORIES, SIX UNITS

PROPERTY LINE

TO IRRIGATION SYSTEM

(1) TYP.

CURB STOP (TYP.)

PROPERTY LINE (P/L)

WATER MAIN

RIGHT OF WAY

PROPERTY LINE

W

UTILITY ROOM

TO IRRIGATION SYSTEM

PROPERTY LINE (P/L)

MULTI-UNIT, MULTIPLE OWNERS/PARCELS, MULTIPLE METERS
TOWNHOMES ARE INCLUDED IN THIS CLASSIFICATION

P/L

P/L

P/L

P/L

TO IRRIGATION SYSTEM

(2)

(3)

NOTES:

(1) ACCESS EASEMENT IS REQUIRED FOR CURB STOPS LOCATED ON PRIVATE PROPERTY CONNECTED TO METER.

(2) METER FOR STRUCTURE (BILLING AND ACCOUNT OWNER'S RESPONSIBILITY).

(3) IRRIGATION SYSTEMS FOR COMMON AREAS SHALL BE METERED INDIVIDUALLY. IF METER NOT LOCATED IN STRUCTURE, THEN LOCATE IN ABOVE GROUND IRRIGATION ENCLOSURE.