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

PROJECT: Hillsview Estates Subdivision

DATE: 7/24/19

SUBMITTED BY: Daene Boomsma, Broker Fund Dividend, LLC
(Include Name, Company Name, Email Address & Phone Number)
PIN #: 3803200003
daene@boominc.net, (605) 381-5707

LEGAL DESCRIPTION: Located in GOVT Lot 1, Section 3, T1N, R8E, B.H.M., Rapid City,
Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 3.5.4, 3.5.5, 2.0 STD / CRITERIA / REG Criteria

DESCRIPTION OF REQUEST: Do not construct public dual water mains within Reservoir Road.
Do not construct sewer main within Reservoir Road. Do not construct 36-foot wide pavement, curb,
gutter, sidewalk, handicap ramps, and street light conduit within Reservoir Road

JUSTIFICATION: Proposed Lots abutting Reservoir Road will access from interior streets, with the rear lot line along Reservoir Road. Existing lots to the East of Reservoir Road currently access from existing Ennen Drive, with the rear lot lines along Reservoir Road. Proposed and existing lots will not take water and sewer service from Reservoir Road.

SUPPORTING DOCUMENTATION: □ Yes □ No

PROPERTY OWNER’S SIGNATURE**
**Or Agent, if previously designated by the Owner in writing.

DATE: 7/26/19

STAFF COMMENTS: See attached letter.

STAFF RECOMMENDATION: Partially approved, partially denied.

REVIEWED BY: DATE: 8/14/19

AUTHORIZATION:
□ APPROVED □ DENIED

COMMUNITY PLANNING DIRECTOR
□ APPROVED □ DENIED 8-19-19

PUBLIC WORKS DIRECTOR

FILE #: 19EX119
ASSOCIATED FILE#: 19PL063

Copy to Utility Maintenance: Copy to Water: Copy to Waste Water: Copy to Streets: Copy to Traffic: Copy to Construction:
August 14, 2019

Broker Fund Dividend LLC
Daene Boomsma
550 N 5th Street
Rapid City, SD 57701

Re: Exception File No. 19EX119

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,

Kelly Langenbau

Kelly Langenbau
Administrative Secretary

Enclosure
August 14, 2019

Daene Boomsma
Broker Fund Dividend, LLC
550 North 5th Street
Rapid City, SD 57701

Re: Request for Exception to waive the requirement to install dual water mains, sewer main, 36 foot wide pavement, curb, gutter, sidewalk, handicapped ramps and street light conduit within the Reservoir Road right-of-way. Associated with Hillsview Estates Subdivision
City File # 19EX119

Dear Daene,

The Request for Exception to Sections 2, 3.5.4 and 3.5.5 of the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to waive the requirement to install dual water mains, sewer main, 36 foot wide pavement, curb, gutter, sidewalk, handicapped ramps and street light conduit within the Reservoir Road right-of-way is partially approved, partially denied.

Reservoir Road is classified as a principal arterial in the City's Major Street Plan. The road is in substandard condition and has generated many complaints from nearby homeowners who use the road for access. Note that the City cannot require a developer to install a second, dual water main. The City supports not making improvements to the east side of the right-of-way at this time. However, the applicant will be responsible to improve the west side of the right-of-way, including 24 feet of pavement, curb, gutter, accessible handicap ramps, grading for sidewalk, and any associated utilities necessary for the proposed development.

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

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