TO: Public Works Committee and City Council

FROM: Brandon Quiett, PE

DATE: February 28, 2020


The subject property, was 50.78 acres in 2019 (tax ID 63320), and after platting, is 49.36 acres in 2020 (new tax ID 70391). The property is mostly forested land located in the northern portion of the City, and has an active building permit for a residence. The property primarily drains to the Haines Avenue Drainage Basin with a small portion draining to the Boxelder Creek Drainage Basin. The owner of the subject property is KTLD CO, LLC.

In approximately 2008, a detention facility downstream of the subject property was constructed as a subdivision requirement for the adjacent Rockinon Ranch Subdivision. In 2019, Kateland Development, LLC, the owner of the downstream detention facility paid to reconfigure the facility to allow for an additional developable lot. The cost to reconfigure this detention facility is the applicant’s justification for the abatement. William Freytag is the registered agent for both LLC’s.

Staff has the following two (2) part recommendation:

1) Staff recommends denial of the requested abatement of $982.12. Rapid City’s Stormwater Drainage Utility fee is assessed on all property within the city limits, and modifications to the downstream detention facility were not required by or initiated by the City of Rapid City.

2) The City’s stormwater assessment is a current year assessment and is based, in part, on the size of a property. The applicant’s 50.78 acre property was platted at the end of 2019, to a 49.36 acre parcel. Staff does support an abatement of $27.47, because the size of the property will likely be 49.36 acres for all of 2020.