CITY of RAPID CITY  
Work Session Agenda Information  
Item Number: WS

<table>
<thead>
<tr>
<th>Work Session Meeting Date: 02/24/2021</th>
<th>1st Council Meeting Date: 03/01/2021</th>
</tr>
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<tbody>
<tr>
<td>Department: Public Works</td>
<td>2nd Council Meeting Date:</td>
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<tr>
<td>Staff Contact: Roger Olsen</td>
<td>Petitioner: Fisk Land Surveying &amp; Consulting (Janelle Finck)</td>
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<tr>
<td>Location: Lot 1 of Ridgeland Heights Subdivision #2</td>
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Agenda Placement:
- [ ] Presentation (Informational)
- [ ] Discussion Item (Non Consent)
- [X] Regular Business (Consent)
- [ ] Regular Business (Non Consent)

Agenda Title:
Request from Fisk Land Surveying & Consulting Engineers for an Exception to allow more than 40 dwelling units with one point of access. Per Section 2.6 of the Infrastructure Design Criteria Manual (IDCM), a single access can only serve 40 dwelling units unless an Exception is approved by City Council.

Explanation:
Ridgeland Heights Subdivision #2 is approximately 2.5 miles outside the City limits but is within the 3 mile Rapid City Platting area. Per Section 2.6 of the Infrastructure Design Criteria Manual (IDCM), a single access can only serve 40 dwelling units unless an exception is approved by City Council. Schroeder Road already exceeds 40 units (currently 75) and therefore requires an Exception to allow any additional development. If this Exception is approved it will allow Lot 1 of Ridgeland Heights Subdivision #2 to be divided into 3 residential lots raising the number of lots using one access to 77. City staff supports this exception with the stipulation that the requestor must obtain an approved variance from the County Board of Adjustment to waive the County’s 40 dwelling requirement (Section 204 F of the County requirements) prior to final plat.

Staff Recommendation: APPROVE with stipulation as noted.

Funding Source & Fiscal Impact (if applicable):

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<tr>
<th>Fund</th>
<th>Cost Center</th>
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- [ ] Budgeted  
- [ ] Not Budgeted

Attachments & Links:

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<tr>
<th>Exception Request</th>
<th>Site Vicinity Map</th>
<th>Site Location Map</th>
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- [ ]
REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

PROJECT: Proposed Lots A - C of Lot 1 of Ridgeland Heights No. 2 Subd. - Ian & Brad Estes

DATE: 1-28-21

SUBMITTED BY: Janelle Finck - Fisk Land Surveying & Consulting Engineers
(Include Name, Company Name, Email Address & Phone Number)

PIN #: 1935376003

janelle@fisklandsurveying.com (p) 605-348-1538

LEGAL DESCRIPTION: Existing - Lot 1 of Ridgeland Heights No. 2 Subdivision
Proposed - Lots A - C of Lot 1 of Ridgeland Heights No. 2 Subdivision
Located in the SW 1/4 of Section 35, T2N, R6E, BHM, Pennington County, SD

EXCEPTION REQUESTED: SECTION 2.6 STD / CRITERIA / REG

DESCRIPTION OF REQUEST: To allow a single access to serve ☐ units in lieu of 40.

JUSTIFICATION:
The proposed platting would increase density by 2 residences. In general, this area is fairly open, with limited areas of forestation. The owners are willing to enter into covenant agreements to provide wildfire mitigation plans and install sprinkler systems in any new residential construction.

SUPPORTING DOCUMENTATION: Yes ☑ No ☐

PROPERTY OWNER’S SIGNATURE**: [Signature] DATE: 11/29/21

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

STAFF COMMENTS:

STAFF RECOMMENDATION:

REVIEWED BY: DATE:

AUTHORIZATION:

☐ APPROVED ☐ DENIED

COMMUNITY PLANNING DIRECTOR

☐ APPROVED DATE ☐ DENIED

PUBLIC WORKS DIRECTOR

FILE #: 21PL005

ASSOCIATED FILE#: 21PL008

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

Revised 07/14
FEB 02 2021
ENGINEER SERVICES