October 19, 2021

Mayor Allender and Members of the Common Council
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Variance From The Requirement to Install Sidewalks
   Proposed Lots 1 and 2 of Hulm Subdivision
   Owners: Terrance and Mardonna Hulm Living Trust

Mayor Allender and Council Members:

On behalf of owners Terrance and Mardonna Hulm, we are submitting this Variance request to waive the requirement to install sidewalks along 225th Street as part of an application to divide an existing 40 acre parcel with a single family residence into two lots to allow for an additional family residence.

The proposed lots are located 1 +/- miles northwest of the municipal limits of Rapid City. They are east of N Elk Vale Road on the easterly terminus of 225th Street (just south of the Meade/Pennington County line). The proposed two lots are 19+ acres each and are rural residential in character. 225th Street is constructed with a typical rural road/street section – gravel roadway surfaces, gravel shoulders and ditch sections in lieu of curb and gutter with storm sewers. Minor road improvements (widening of the gravel road surface) will be completed as part of this action.

The nearest public sidewalks are located 3.1+ miles west (direct line) in Rapid City north of Country Road in the Prairie Meadows Subdivision. Sidewalks adjoining this property would be isolated and not connective to any other sidewalk system.

Based on the rural character of this area, the absence of sidewalks in this development and the significant distance to existing sidewalks, we are asking for your support and approval of this Variance request to waive sidewalk installation along 225th Street for proposed Lots 1 and 2 of Hulm Subdivision.

This variance request is submitted as allowed for by Section 12.08.060C of the Rapid City Municipal Code.

Sincerely,
KTM DESIGN SOLUTIONS, INC.

Janelle L. Finck
Survey Department Manager

jlf
encl