May 27, 2016

KTM Design Solutions
Attn: Mike Stetson, mikes@ktmdsi.com
(605) 791-5866

Re: Request to waive the requirements to install a 26’ wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer in Sammis Trail; and vacate existing 66’ wide right-of-way and create a utility and access easement that would be realigned along the south property line.
Associated with Moon Meadows
City File # 16EX0076, Related Files 16PL013

Dear KTM Design Solutions,

The request to waive the requirements to install a 26’ wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer in Sammis Trail; and vacate existing 66’ wide right-of-way and create a utility and access easement that would be realigned along the south property line is denied.

Subdivision improvements including pavement, curb, gutter, sidewalk, street light conduit, water main and sewer main are triggered during the platting process for all adjacent roadways. The plat has frontage to Sammis Trail for approximately 1300’ and provides access to four parcels. Staff see Sammis Trail as a permanent street connection to these properties. Sammis Trail exists in 66’ of right-of-way with 20’ wide gravel surfacing and no other improvements. Sammis Trail shall be constructed to commercial street standards. However, staff may support that the road be constructed to local street standards, depending on how the property to the south is intended to develop.

Staff is willing to consider shifting Sammis Trail to the south, as requested. However we would like to see a master plan for how it will serve the property to the south and the anticipated density of the property to the south, if known. Any shifting of Sammis Trail shall meet street design standards as far as any horizontal curves to accommodate any change in the alignment. A letter from one of the adjacent property owners to the south was included with the exception request submitted materials. This property owner shall be consulted with to discuss his intent for future development.

To vacate right of way, a vacation of right of way application process through the City’s planning department is appropriate for review and consideration of such a request. All adjacent, affected property owners and utility companies would need to sign off on the proposed vacation request.

CITY OF RAPID CITY
RAPID CITY, SOUTH DAKOTA 57701

Public Works Department
Engineering Services Division
300 Sixth Street
Telephone: (605) 394-4154     FAX: (605) 355-3083
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Based on a review of the information submitted, Staff is not in support of vacating this right-of-way as we see Sammis Trail as a permanent street connection to the properties to the south.

For sewer, the Rapid City Infrastructure Design Criteria Manual Section 3.5.5 states “Sewer mains shall be extended across the full frontage of each parcel to be served, except… when the City determines that no possibility exists that the main will need to be extended to serve adjacent property.” If an exception to sewer in Sammis Trail is being sought, an analysis of the sewer service basin based on the existing sewer main invert at the Moon Meadows Drive and access easement intersection should be provided to the City for consideration, including how properties south of Sammis Trail will be provided with sewer. Sewer should be extended to the as far as possible for adjacent properties. Even though sewer service for the proposed Moon Meadows development comes from the sewer main in Moon Meadows Drive, the property owner is still responsible to extend sewer across the full frontage of their property so that it is available to service neighboring properties.

For water, the Rapid City Infrastructure Design Criteria Manual Section 3.5.4 states “Water mains shall be extended across the full frontage of each parcel to be served.” Water main looping is an essential component to provide redundancy within a water distribution system. A water main loop from Sammis Trail to the existing water main a water main in Hwy 16 would provide redundancy for the area to allow water to be feed from two directions will be needed at some point. Even though water service for the proposed Moon Meadows development comes from the water main in Moon Meadows Drive, the property owner is still responsible to extend water main across the full frontage of their property so that it is available to service neighboring properties.

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

Nicole Lecy, Project Engineer