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August 23, 2023

Mayor Salamun 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 AR and B of Lutheran Subdivision (23PL067)
Owners: Charles & Loretta Hammerquist and Sout Six Properties, LLC
501 and 583 Valley Drive

Mayor Allender and Council Members:

On behalf of Charles and Loretta Hammerquist and Bradley Madsen of South Six Properties, LLC we are submitting this Variance request to waive the requirement to install sidewalks along the west side of Valley Drive abutting their proposed platting.

The proposed lots are located in southeast Rapid City on the west side of Valley Drive (south of E Anamosa Street and north of Highway 44 E). Valley Drive as it abuts these properties is a rural street section – with gravel surfacing of varying width and ditch sections in lieu of curb and gutter. These properties were developed in the County and annexed into Rapid City in 2008. Per the attached aerial, the installation of sidewalk would be difficult and problematic with the current street section.

This request comes to you as part of a platting request. There are encroachments between these 2 parcels (a building and drainfield) that were discovered during a recent survey. The plat seeks to correct those encroachments by adjusting/modifying the lot lines between these 2 lots with no increase in density.

These types of lot line modifications are generally accomplished through the Lot Line Adjustment Plat process which does not require the installation of sidewalks. However, in this circumstance we are precluded from utilizing that process since one of the parcels is an aliquot (unplatted) description.

There is currently no sidewalk on the ½ + mile of Valley Drive north of E Highway 44. There is sidewalk to the east in Diamond Ridge Boulevard but that development does not currently connect to Valley Drive.

Additionally, we would like to note that the street and utility improvements for this segment of Valley Drive will be included in the development of Phase 9 of the adjoining Shepherd Hills South Subdivision. That Preliminary Subdivision Plan (23PL059) was approved by Planning Commission on August 10 and by City Council on August 21. Improvements and modifications to the road alignment are contemplated as part of that project and the installation of sidewalks prior to that development would be premature and would generally result in the sidewalk needing to be removed and reconstructed to match the new street section.

CIVIL ENGINEERING LAND PLANNING CONSTRUCTION ADMINISTRATION