PROJECT: LAND LOCKED Property Access

DATE: 7/29/16

SUBMITTED BY: TYLER SCHAD / VIP properties

PIN #: 2032351001 tylerschad@hotmail.com / 605-430-3710

LEGAL DESCRIPTION: SW 1/4 of the SW 1/4, LESS LOT A, Sec 32, T2N, R7E, BHM

EXCEPTION REQUESTED: SECTION [Chap 1b] STD / CRITERIA [REG] Ordinance

DESCRIPTION OF REQUEST: Not to be required to install curb and gutter, sidewalks, street light conduit, water main, sewer main, and to only asphalt the first 50 feet of row in Section Line.

JUSTIFICATION: (Please use back or sheet if additional room is needed) The property does not have any curb or gutter, it also does not have any sidewalks or street lights. There are not public utilities anywhere close. Everyone in the neighborhood is on private systems. --SEE BACK OF PAGE--

SUPPORTING DOCUMENTATION: ☐ Yes ☐ No

PROPERTY OWNER'S SIGNATURE**: Jenna Fitzgerald

DATE: 8/3/2016


STAFF COMMENTS:

STAFF RECOMMENDATION: Approve, contingent upon the property owner entering into a Covenant Agreement with the City with stipulations as noted in the attached memo dated 8/17/2016.

REVIEWED BY: [Signature] DATE: 8/17/2016

AUTHORIZATION: ☐ APPROVED ☐ DENIED

COMMUNITY PLANNING DIRECTOR

[Signature] 8-17-16

PUBLIC WORKS DIRECTOR

[Signature] 8/17/16

FILE #: 16EX127 For Staff Comments

ASSOCIATED FILE#: —

ENGINEERING

SERVICES

AUG - 5 2016
Most driveways are gravel in Pine Dale. I will asphalt the first 50 ft - 20 ft wide. I will continue a 20 ft wide gravel road to a "T" shaped turn around for any traffic that missed the "No Outlet" sign. I will maintain gravel in section line.
August 18, 2016

VIP Properties
Tyler Schad
Rapid City, SD  57701

Re: Exception File No. 16EX127

Dear Tyler Schad:

Enclosed please find a copy of the original exception request that was filed with the assigned file number and the decision details.

In the event that an exception request is denied, the Director of Public Works or the Director of Community Planning will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. In order to appeal the denial the applicant shall file a written request of appeal to the Director within ten (10) working days of the denial. The appeal will be placed on the next Public Works Committee agenda, which will then go to The City Council for final consideration.

If you have any questions or need additional information, please contact our office at 605-394-4154.

Sincerely,

Susan Donat
Susan Donat
Administrative Secretary

Enclosure
EXCEPTION REQUEST MEMORANDUM

Project: Access to Pin # 2032351001 in Pennington County off Pinedale Circle in Rapid City
Submitted by: Tyler Schad, VIP Properties, tylerschad@hotmail.com, 605-430-3710

Re: Exception to not construct curb, gutter, sidewalks, street light conduit, water main, sewer main and asphalt only in the first 50' with gravel in the balance within Section Line Right-of-Way.

STAFF COMMENTS:

The Section Line Right-of-Way is a local street in 66' of section line right-of-way with no improvements today. A minimum 52' wide right-of-way is required for a local street with 26' of pavement, curb, gutter, sidewalk, street light conduit, water and sewer. The access is proposed for a single family residence located in Pennington County outside of Rapid City limits, however this portion of the Section Line is located within City limits. There is a deep draw that exists approximately 220' from the Pinedale Circle Right-of-Way with the Section Line that makes it difficult for other properties to the west to utilize this section line for access. Providing asphalt pavement in the first 50' meets the City's minimum paving requirements for access to residential properties. 20' wide pavement meets the minimum requirements for a local street with no parking. There is no public water or sewer mains within Pinedale Circle adjacent to the Section Line, nor are there public water or sewer mains adjacent to the property in any direction. A residential building permit is anticipated from Pennington County, of which sidewalks are not triggered in adjacent right-of-ways for County permits. There are no existing sidewalks within Pinedale Circle. Additional improvements from what is proposed in the Section Line Right-of-Way do not appear to be warranted at this time.

STAFF RECOMMENDATION:

Approve, contingent upon the property owner entering into a Covenant Agreement with the City with the following conditions:

1. The property owner of Pin # 2032351001 accepting maintenance responsibilities of all of the proposed improvements within the Section Line Right-of-Way including drainage culverts, asphalt and gravel.
2. The access is only used to serve a single family residence on Pin # 2032351001. Any future subdivision of Pin # 2032351001 will allow this exception to be re-evaluated and additional improvements may be necessary.

Please note that due to the large amount of fill material identified on the preliminary construction plans submitted with the exception request application, City Staff will require that a Haul Road Agreement be entered into with the City permits for this project for the City streets impacted by this amount of truck traffic. Final engineered construction plans will be required to obtain City permits for the proposed improvements.

REVIEWED BY: Nicole Lecy
FILE #: 16EX127

DATE: August 17, 2016
RELATED FILE: -