



STAFF REPORT

September 26, 2002

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**No. 02AN008 - Resolution of Intent to Annex**

**ITEM 57**

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of land 100 in width adjacent and parallel to the northern boundary of Highway I-90 right-of-way, all located in Section 22, T2N, R7E, BHM, Pennington County, South Dakota; SW1/4 NW1/4 and the W1/2 SW1/4, Section 23, T2N, R7E, BHM, Pennington County, South Dakota; NW1/4 NW1/4 and that part of the SW1/4 NW1/4 lying north of Interstate I-90 right-of-way, Section 26, T2N, R7E, BHM, Pennington County, South Dakota; NE1/4 NE1/4 and the NW1/4 NE1/4 and the SE1/4 NE1/4 and the NE1/4 NW1/4 and the NW1/4 NW1/4 lying north of Highway I-90 right-of-way, Section 27, T2N, R7E, BHM, Pennington County, South Dakota; That portion of the Section line highway lying north of Interstate 90 known as Deadwood Avenue lying within 33 feet either side of the north-south section line between the Southeast quarter of Section 21 and the Southwest quarter of Section 22 and including the 17 foot wide dedicated right-of-way adjacent to Lot 1R Revised of Summit Industrial Park located in the NW1/4 SW1/4 of Section 22, T2N, R7E, BHM, Pennington County, South Dakota; That portion of the Section line highway known as Deadwood Avenue lying within 33 feet either side of the north-south section line between the Northeast quarter of Section 21 and the Northwest quarter of Section 22, T2N, R7E, BHM, Pennington County, South Dakota; That portion of the Section line highway known as Deadwood Avenue lying within 33 feet either side of the north-south line between the Southwest quarter of Section 15 and the Southeast quarter of Section 16, T2N, R7E, BHM, Pennington County, South Dakota.

PARCEL ACREAGE	Approximately 1031.73 acres
LOCATION	North and east of US Interstate 90 and Deadwood Avenue within Sections 16, 21, 22, 23, 26, and 27
EXISTING ZONING	Limited Agriculture District/Light Industrial District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District/Light Industrial District/General Commercial District
East:	Suburban Residential District/General Agriculture District
West:	General Agriculture District (County)

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PUBLIC UTILITIES                      On-site water and septic systems

DATE OF APPLICATION                07/26/2002

REPORT BY                              Karen Bulman

RECOMMENDATION:    Staff recommends that the Resolution of Intent to Annex be approved.

GENERAL COMMENTS:    This request has been made by the City of Rapid City for a City-initiated annexation as allowed under South Dakota Codified Law (SDCL) 9-4. The annexation territory contains approximately 1031 acres and is located north and east of US Interstate 90 and Deadwood Avenue. The enclosed "Annexation Study: Deadwood Avenue/North Annexation Area" provides extensive information regarding this annexation request.

The Planning Commission previously approved the Resolution of Intent to Annex at the August 22, 2002 meeting. Legal notification of the official hearing by the City Council was sent by certified mail to the property owners. However, the property owners did not receive this notification until after the August 22, 2002 Planning Commission meeting. Therefore, Staff recommended that this item be heard again at the September 26, 2002 Planning Commission meeting so the property owners would be able to provide testimony to the Planning Commission. A second legal notice was sent by certified mail to the property owners on September 12, 2002.

STAFF REVIEW:    Pursuant to SDCL 9-4, when the City initiates an annexation, a study must be conducted to determine the need for the contiguous territory and to identify the resources necessary to extend the municipal boundaries. A public hearing will take place before the City Council to adopt the Resolution of Intent to Annex. Within 60 days of the adoption of the Resolution of Intent to Annex, the City Council must hold a public hearing and consider and/or adopt the Resolution of Annexation.

As discussed in the attached Annexation Study, staff has performed an extensive review of this proposed annexation. Staff is of the opinion that the annexation conforms to the goals established by the City for annexing land, as well as all provisions of State Statute, and is recommending that the Resolution of Intent to Annex be approved.