

STAFF REPORT

May 8, 2003

No. 03AN003 – Resolution of Annexation

ITEM 19

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 03AN003 – Resolution of Annexation
EXISTING LEGAL DESCRIPTION	The balance of Tract A in the E1/2 SW1/4 and the W1/2 SE1/4, Lot 2 of Tract A of the NE1/4 SW1/4, Lot H1 in Tract A in the E1/2 SW1/4 and the W1/2 SE1/4, Lot H1 in Lot 1 of the Well Addition in the SW1/4, Lot H1 in the N1/2 SE1/4 NW1/4, Lot H2 in the N1/2 SW1/4 NE1/4 lying south and west of SD Highway 44 and railroad right-of-way, Lot H5 in the NE1/4 NW1/4 lying south and west of SD Highway 44, and Lot H2 in the NW1/4 NE1/4 lying south and west of SD Highway 44 and railroad right-of-way, the 100 foot South Dakota Railroad Authority right-of-way lying adjacent and north of Lot H2 in the NW1/4NE1/4 and Lot H5 in the NE1/4NW1/4 and Lot H2 in the N1/2SW1/4NE1/4, all located in Section 9, T1N, R8E, BHM, Pennington County, South Dakota; and, Lot H1 amending the original plat of Lot H1 as recorded in Book 9 Hwy of Plats – Page 54 – dated January 5, 1998 in the N1/2NW1/4 of Section 16, T1N, R8E, BHM, Pennington County, South Dakota; and, Lot H1 amending the original plat of Lot H1 as recorded in Book 9 Hwy of Plats – Page 52 – dated January 5, 1998 in the S1/2NW1/4 of Section 16, T1N, R8E, BHM, excepting therefrom the following described land: the west 210 feet of the north 600 feet of the NE1/4SE1/4NW1/4 and the east 190 feet of the north 600 feet of the NW1/4SE1/4NW1/4 of said Section 16; the balance of the S1/2NE1/4SE1/4NW1/4 of said Section 16; and the SW1/4SW1/4SW1/4NW1/4 of said Section 16, Pennington County, South Dakota; and, Lot H1 in the NE1/4SE1/4 of Section 17, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximate 133.4682 acres
LOCATION	South of SD Highway 44, west of Jolly Lane Drive and east of SD Highway 79
EXISTING ZONING	Suburban Residential District (County)/Limited Agriculture District (County)

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SURROUNDING ZONING

North:	General Agriculture District (City)/Light Industrial w/PD (City)/General Commercial District (County)
South:	General Agriculture District (City)/General Commercial District (City)/Limited Agriculture District (County)
East:	General Agriculture District (City)/General Commercial District (City)/Limited Agriculture District (County)
West:	Suburban Residential District (County)/Limited Agriculture District (County)

PUBLIC UTILITIES N/A

DATE OF APPLICATION 02/28/2003

REPORT BY Karen Bulman

RECOMMENDATION: Staff recommends that the property listed in the attached Resolution of Annexation, an area of 133.4682 acres more or less, be approved for annexation to the City of Rapid City, contingent on payment of the necessary reimbursement to the Rapid Valley Volunteer Fire District.

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 133.4682 acres and is located south of SD Highway 44, west of Jolly Lane Road and east of SD Highway 79. The enclosed "Annexation Study: Southeast Connector Annexation Area" provides extensive information regarding this annexation request. The Resolution of Intent to Annex Southeast Connector Area was approved by the City Council on April 7, 2003.

STAFF REVIEW: As discussed in the enclosed Annexation Study, Staff has performed an extensive review of this proposed annexation. There have been no amendments to the content of the resolution relative to the services to be provided.

The annexation area is presently located in the Rapid Valley Fire Protection District. Under SDCL 34-31A-35, a municipality is obligated to compensate Rural Fire Districts when annexations diminish their tax base. The Rapid Valley Volunteer Fire Department has indicated on August 28, 2002 that there is an outstanding debt and determined the dollar amount due is approximately \$553.55. Due to the length of time that has passed, a new invoice will be submitted with an amended dollar amount upon 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 Annexation be approved.

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