



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

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Staff Review of Proposed Acquisition of Enchanted Hills Commons Area

General Issues

1. Plat (or legal description), area and current zoning

Staff recommends that the north portion of the commons area not be included in any transfer of land to the City. It may be appropriate to replat that area into the adjacent lots to incorporate the commons area into the lots. Staff recommends that Lot 16 be replatted to include the fenced in area currently encroaching into the commons area. The replatted portions of the commons should be rezoned to Low Density Residential District.

2. Public meeting held to seek input on proposal

A public meeting should be scheduled and held in the neighborhood

3. Property boundary identified and free of encroachments

When looking at an aerial photo it appears that the fence on Lot 16 encroaches into the commons area. The commons area access between Lots 12 and 13 is being used as a storage area.

4. Record search (easements, covenants, agreements, liens)

Black Hills Power and Light has an easement adjacent to the east property line of the commons area. There is a major drainage easement following the bottom of the canyon.

5. Environmental Assessment (if necessary)

An environmental assessment should not be necessary. The proposed use will not cause any environmental hazards.

6. Public use restrictions (reservations or dedicated parklands)

Representatives of the Homeowners Association have indicated that the Homeowners Association does not want any residential development in the commons area proposed for transfer to the City.



EQUAL OPPORTUNITY EMPLOYER

Park Issues

7. Proposed use and community need

The property could be used for open space with minor trails developed for public access. A picnic shelter and restrooms may be constructed in the future if use of the property dictates that need. The DOT property adjacent to Catron Boulevard must be acquired to provide a parking area for the park.

This property may fulfill a need for additional open space in the City.

8. Public support of the proposed use

Unknown at this time

9. Liability issues

If the dense timber should catch fire, the fire may expand onto adjacent properties, possibly causing the City to be liable for damages. The water itself in the pond may be a source of liability. There are steep slopes and cliffs throughout the property, which may cause the City some liability if someone would fall.

10. Current use of the property (authorized or unauthorized)

The property is currently used as open space.

The police department reported that they have not received complaints concerning inappropriate use of the area.

11. Current condition vs. intended use evaluation

Currently open space. There is very little development potential until acquisition of DOT property would occur. The DOT property is needed to provide an access point for the public. Intended use is compatible with current use.

12. Improvement and maintenance costs

Costs have not been estimated. Some needed improvements are trails, restrooms, parking, timber thinning and routine clean-up.

13. Impact on Tax Base

Taxes in the amount of \$612 was paid on the total commons area for 2004. This revenue would be lost to all of the taxing entities, not just the City if the property were transferred to the City of Rapid City. Some minor increase in tax revenue may occur as a result of the replatting of portions of the commons area into existing lots as suggested previously.

14. Development time line

The proposed development time line is anticipated to be 6 to 20 years depending on DOT land availability to insure adequate access is available to the site.

15. Accessibility (public, maintenance, ADA)

No current parking area exists. On street parking in Enchanted Hills is the only parking currently available. The streets are narrow and are not designed for on-street parking. Acquisition of private property, BHP&L property and/or DOT property would need to occur to insure access is available to accommodate increased use. These properties would appear to offer the best access to the commons area.

16. Geotechnical evaluation (if necessary)

There appears to be a limited need to complete a full geotechnical evaluation based the on current condition and the intended use. There are some erosion concerns on the very steep slopes located on the canyon edge.

17. Current flora/fauna condition

Patches of dense timber currently cover the property. The existence of noxious weeds and pine beetle is unknown.

Infrastructure Issues

18. Water, sewer, street availability

There are water mains in the right-of-ways in Enchanted Hills. If a structure needing water and sewer were constructed, it would probably be located in the lower portion of the property. Currently there are not any water or sewer mains available to the lower portion of the property.

19. Drainage Issues

There is a small ditch extending above and below the pond. There is a potential for localized flooding during heavy rains. The pond may be used as a detention pond to control flooding downstream of the pond.

20. Floodway, floodplain

The commons area is not in an identified floodway or floodplain.

Safety Issues (fire, emergency)

21. Adjacency to structures

Good clearance is currently provided from the structures to tree lines.

22. Wildfire mitigation

Near term attention is needed. The fire department will assess the area.

Staff Recommendations/ Concerns

A public meeting should be scheduled to determine if there is community support of acquiring this land. Currently, access to this property is inadequate for any kind of intensive public use. Walk-in access from Enchanted Hills is the only access currently available. Adequate off-street parking is not currently available. This land will currently function similar to how Mary Hall Park did until the recent improvements were initiated in Mary Hall Park.