

STAFF REPORT  
June 9, 2005

---

**No. 05VR004 - Vacation of Section Line Highway**

**ITEM 20**

---

GENERAL INFORMATION:

PETITIONER	Scott Landguth for Pete Lien and Sons
REQUEST	<b>No. 05VR004 - Vacation of Section Line Highway</b>
EXISTING LEGAL DESCRIPTION	The west 857.64 feet of Section Line Highway lying between the SW1/4SE1/4 of Section 17, T2N, R7E and the NW1/4NE1/4 of Section 20, T2N, R7E, all lying in BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.95 acres
LOCATION	At the northwest corner of Universal Drive and North Highway 79
EXISTING ZONING	Heavy Industrial District and General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Commercial District (Pennington County)
South:	Heavy Industrial District (Pennington County)
East:	Low Density Residential District - General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	4/28/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Vacation of Section Line Highway be continued to the June 23, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

**(Update, May 31, 2005. All revised and/or added text is shown in bold print.) This item was continued at the May 26, 2005 Planning Commission meeting at the applicant's request.** The applicant has submitted a Vacation of Section Line Highway request to vacate the western 857 feet of the section line highway located along the south lot line of the subject property. In addition, the applicant has submitted a Preliminary Plat of the subject property to reconfigure the three lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along S.D. Highway 79 and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the balance of the section line highway located along the south lot line of the subject

STAFF REPORT  
June 9, 2005

---

**No. 05VR004 - Vacation of Section Line Highway**

**ITEM 20**

---

property. (See companion items 05PL072 and 05SV027.)

The subject property is located in the northwest corner of the intersection of Universal Drive and S.D. Highway 79. The property was the previous site of the grey hound dog racing track. Currently, a portion of the facility is still located on the property.

STAFF REVIEW:

On May 18, 2005, the applicant requested that this item be continued to the June 9, 2005 Planning Commission meeting. As such, staff is recommending that the Variance to the Subdivision Regulations be continued as requested. **On May 31, 2005, the applicant requested that this item be continued to the June 23, 2005 Planning Commission meeting. In particular, the applicant has indicated that additional time is needed to review alternate access to an adjacent property. As such, staff is recommending that the Variance to the Subdivision Regulations be continued as requested.**