

STAFF REPORT  
January 26, 2010

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**No. 09VE018 - Vacation of Sanitary Sewer Easement**

**ITEM**

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GENERAL INFORMATION:

APPLICANT	South Dakota Game Fish and Parks
AGENT	Ferber Engineering Co., Inc.
PROPERTY OWNER	South Dakota Game Fish and Parks
REQUEST	<b>No. 09VE018 - Vacation of Sanitary Sewer Easement</b>
EXISTING LEGAL DESCRIPTION	20 foot Sanitary Sewer Easement located on Lot 2 of NWE Subdivision, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Southwest of the intersection of Knutson Lane and Sturgis Road
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	General Commercial District - Mining and Extraction District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/14/2009
REVIEWED BY	Patsy Horton / Karley Halsted

RECOMMENDATION:

Staff recommends that the Vacation of a Sanitary Sewer Easement be approved with the following stipulation:

1. Prior to Public Works Committee approval, the proposed Water and Sewer Easement shall be recorded at the Register of Deed's Office and a copy of the recorded document shall be submitted to the Growth Management Department.

GENERAL COMMENTS: The applicant has submitted a request to vacate an existing 20 foot Sanitary Sewer Easement located on Lot 2, NWE Subdivision. In addition, the applicant has submitted documentation identifying an alternate location for 30 foot Utility Easement on the property, as well as an associated Vacation of Right-of-Way application (#09VR009) vacating a portion of Dean Lane and an SDCL 11-6-19 Review application to allow construction of a street in public right-of-way and to extend public utilities on public property.

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The property was originally platted in 1998. The existing 20 foot Sanitary Sewer Easement was dedicated on the plat in anticipation of future development of the property. The applicant is proposing to relocate the easement to accommodate the proposed site development. The property is owned by the State of South Dakota and is the future site of the South Dakota Game, Fish and Parks Outdoor Campus West.

The property is located west of Sturgis Road, south of Knutson Lane and north of Dean Lane. The property is zoned Public District and currently void of any structural development.

STAFF REVIEW: Staff has reviewed the Vacation of a Sanitary Sewer Easement request and has noted the following considerations:

Utility Easement: As noted above, the applicant has submitted documentation proposing to dedicate an alternate 30 foot Utility Easement to accommodate the utilities for the proposed Outdoor Campus. City staff has reviewed and approved the proposed location of the alternate Water and Sewer Easement. Prior to Public Works Committee approval, the proposed 30 foot Water and Sewer Easement must be recorded at the Register of Deed's Office and a copy of the recorded document must be submitted to the Growth Management Department.

Staff has received comments back from all of the impacted utility companies and they have indicated that the proposed sanitary sewer easement vacation has no impact on their existing utility operations.

Staff recommends that the Vacation of the Sanitary Sewer Easement request be approved with the above referenced stipulations.