

STAFF REPORT  
July 12, 2011

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**No. 11VE016 - Vacation of a Minor Drainage and Utility Easement**

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GENERAL INFORMATION:

APPLICANT	Jerry L. and Donna M. Olson
AGENT	Ted Schultz for CETEC Engineering Services, Inc.
PROPERTY OWNER	Jerry and Donna Olson
REQUEST	<b>No. 11VE016 - Vacation of a Minor Drainage and Utility Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 15RA of Hills View Subdivision located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.22 acres
LOCATION	2540 East Highway 44
EXISTING ZONING	Heavy Industrial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Light Industrial District (Planned Development Designation)
South:	Heavy Industrial District
East:	Low Density Residential District - Heavy Industrial District (Planned Development Designation)
West:	General Commercial District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	6/20/2011
REVIEWED BY	Vicki L. Fisher / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Vacation of a Minor Drainage and Utility Easement be approved with the following stipulation:

1. Prior to Public Works Committee approval, written concurrence from SDN Communications shall be submitted to the Growth Management Department.

GENERAL COMMENTS:

The applicant is proposing to vacate an existing 8 foot wide minor drainage and utility easement located along the east lot line of the property.

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On June 23, 2011, the Planning Commission approved an Initial and Final Industrial Development Plan (File #11PD025) to allow the expansion of a precast manufacturing facility. A portion of the proposed addition is located within the previously platted Minor Drainage and Utility Easement. As such, a stipulation of approval of the Initial and Final Industrial Development Plan requires that the easement be vacated prior to issuance of a building permit.

The property is located northwest of the intersection of S.D. Highway 44 and Hillside Drive. Currently, J & D Precast, Inc. is located on the property.

**STAFF REVIEW:**

Staff has reviewed the Vacation of Minor Drainage and Utility Easement and has noted the following considerations:

**Utilities:** The applicant has submitted written documentation from all of the affected utility companies indicating concurrence with the proposed vacation request, with the exception of SDN Communications. As such, prior to Public Works Committee meeting approval, written concurrence from SDN Communications must be submitted to the Growth Management Department.

**Drainage:** As noted above, the applicant is proposing to expand the existing precast manufacturing facility currently located on the property. On-site storm water drainage improvements are included as a part of the structural expansion to address site drainage. Based on the existing and proposed improvements, the minor drainage easement is not required along the side lot line. As such, staff recommends that the Vacation of Easement request be approved.

Staff recommends that the Vacation of Minor Drainage and Utility Easement request be approved with the stipulation of approval as noted above.