



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department


300 Sixth Street

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MEMORANDUM

TO: Rapid City Council

FROM: Vicki L. Fisher, Planning Manager 

DATE: August 31, 2011

RE: Authorization for Mayor and Finance Officer to sign a waiver of right to protest a future assessment for street improvements

Legal Description: The unplatted portion of the N1/2 of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

A Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along the southern 400 feet of Faimont Boulevard as it abuts the property has been submitted in conjunction with a Preliminary Plat to subdivide one lot into two lots. A stipulation of approval of the Variance to the Subdivision Regulations requires that the applicant sign a waiver of right to protest any future assesement for the installation of the improvements. The document also requires the signature of the Mayor and the Finance Officer.

Staff Recommendation: Authorize the Mayor and Finance Officer to sign the waiver of right to protest any future assessment for the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the southern 400 feet of Fairmont Boulevard as it abuts the property.

(File #10SV008)



EQUAL OPPORTUNITY EMPLOYER

PREPARED BY: City's Attorney Office
300 Sixth Street
Rapid City, SD 57701
(605) 394-4140

6/16/10 MCS

AGREEMENT WAIVING RIGHT TO PROTEST
(SDCL 9-45-26; 9-47-13; 9-48-18; 9-48-42)

THIS AGREEMENT IS MADE and entered into this 16TH day of AUGUST, 2010, by and for SKYLINE PINES EAST LAND COMPANY, LLC, hereinafter called "Developer," and the City of Rapid City, a municipal corporation of the State of South Dakota, hereinafter called the "City."

WHEREAS, the Developer has submitted a proposed subdivision plat; and

WHEREAS, it is the intended purpose of the Developer to obtain final approval for this subdivision plat; and

WHEREAS, the City of Rapid City's subdivision regulations require installation of pavement, curb, gutter, sidewalk, street light conduit, water, and sewer which in this instance would require the Developer to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along a portion of Fairmont Boulevard as it abuts the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Eleven (11), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian, City of Rapid City, excepting therefrom Walpole Heights Subdivision, and also excepting therefrom Lots One (1), Two (2), Three (3) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eleven (11), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian, as shown by the plats recorded in Book 34 of Plats on Pages 139 and 141 in the Office of the Register of Deeds, Pennington County, South Dakota; and

WHEREAS, it is the intent and purpose of both the Developer and the City to enter into an agreement whereby the Developer will consent to a future assessed project for the installation of pavement, curb, gutter, sidewalk, street light conduit, water, and sewer along a portion of Fairmont Boulevard as it abuts the above-described property in exchange for the City not requiring immediate installation of the improvements as required by Rapid City's Subdivision Regulations.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. This agreement pertains to, and includes those properties which are designated and identified as follows:

North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Eleven (11), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian, City of Rapid City, excepting therefrom Walpole Heights Subdivision, and also excepting therefrom Lots One (1), Two (2), Three (3) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eleven (11), Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian, as shown by the plats recorded in Book 34 of Plats on Pages 139 and 141 in the Office of the Register of Deeds, Pennington County, South Dakota.

2. This agreement specifically references the installation of pavement, curb, gutter, sidewalk, street light conduit, water and sewer along a portion of Fairmont Boulevard as it abuts the above-described property.

3. The Developer acknowledges the City has the power to make assessments for local improvements on property adjoining or benefited thereby, to collect same in the manner provided by law, and to fix, determine and collect penalties for nonpayment of any special assessments. The Developer agrees that if at any time in the future the City determines it is necessary or desirous to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along a portion of Fairmont Boulevard as it abuts the above-described property through an assessed project, the Developer or its heirs, assigns, or successors in interest, waive any right to object to such an assessed project as allowed under state law in consideration for the final approval of the subdivision plat without the immediate installation of pavement, curb, gutter, sidewalk, street light conduit, water and sewer. It is understood by the Developer that the City of Rapid City's primary consideration for granting approval of the subdivision plat on the herein described property and its forbearance from requiring Developer to immediately install pavement, curb, gutter, sidewalk, street light conduit, water and sewer along a portion of Fairmont Boulevard as it abuts the above-described property is the Developer's covenant and promise to waive any right to object to the assessed project and its consent to the assessed project.

4. Developer further covenants and agrees for itself, its heirs, assigns, and successors in interest, that should it or any of its heirs, assigns, or successors in interest fail to abide by each and every covenant herein contained, the immediate installation of pavement, curb, gutter, sidewalk, street light conduit, water and sewer along a portion of Fairmont Boulevard as it abuts the above-described property will be required within 90 days of the objection in order to comply with the City of Rapid City's subdivision regulations. Should the weather prevent immediate installation of these subdivision improvements, the City Council may accept a surety bond in an amount equal to the estimated cost of installation of the improvements, whereby the improvements will be made and utilities installed without cost to the City in the event of default of the Developer.

5. All of the terms and conditions herein set forth shall extend to and be binding upon the heirs, assigns, or successors in interest of the Developer, and be considered as a covenant running with the above-described property. Furthermore, it is agreed that, in accepting title to the above-described property any grantee, heir, assign, or successor in interest to the undersigned expressly agrees to be bound by the terms of this agreement recorded with the Pennington County Register of Deeds' Office pursuant to the provisions of South Dakota statutes.

6. The City may undertake any legal or equitable action available to enforce the provisions of this agreement in addition to any remedy provided herein. In the event the City is required to undertake any action to enforce the terms of this agreement or its subdivision regulations in connection with this agreement, the undersigned, heirs, assigns or successors in interest agree the City may recover from the owner of said property its reasonable expenses, including attorney's fees incurred with respect to such action.

7. If any section(s), or provision of this application is declared invalid for any reason whatsoever by any competent court, such invalidity shall not affect any other section(s) or provision of this application if they can be given effect without the invalid section(s) or provisions.

8. This agreement shall be construed according to the laws of the State of South Dakota. No modification or amendment to this agreement shall be valid, unless evidenced by a writing signed by the parties hereto.

9. If the Developer is a corporation, it has the power to enter into this agreement and its officers signing for it have full power and authority to do so.

DATED this _____ day of _____, 2010.

CITY OF RAPID CITY

ATTEST:

~~Alan Hanks, Mayor~~
SAM KOOTER

Finance Officer

(SEAL)

SKYLINE PINES EAST LAND COMPANY, LLC

By: Dore E. Ark

