

STAFF REPORT

November 7, 2002

No. 02AN008 - Resolution of Annexation

ITEM 39

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02AN008 - Resolution of Annexation
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Block 1, Lot 1 of Block 4 and Lot 1 of Block 5, and dedicated right-of-way, Farrar Business Park, Section 16, T2N, R7E, BHM, Pennington County, South Dakota; That portion of N1/2 SE1/4 lying north and east of the right-of-way line of Interstate Highway 90, Section 16, T2N, R7E, BHM, Pennington County, South Dakota; That portion of SE1/4 SE1/4 lying north & east of highway right-of-way, Section 16, T2N, R7E, BHM, Pennington County, South Dakota; Lot H1 of the SE1/4 of Section 16, T2N, R7E, BHM, Pennington County, South Dakota; Lot H1 of the SW1/4, Section 16, T2N, R7E, BHM, Pennington County, South Dakota; Lots 1 thru 4 of Tract A of Lien Subdivision located in E1/2 of NE1/4 and in NE1/4 of SE1/4 of Section 21, T2N, R7E, BHM, Pennington County, South Dakota; Lot H1 of the NE1/4 NE1/4 of Section 21, T2N, R7E, BHM, Pennington County, South Dakota; Lot H1 of the SE1/4 NE1/4 of Section 21, T2N, R7E, BHM, Pennington County, South Dakota; NW1/4, Section 22, T2N, R7E, BHM, Pennington County, South Dakota; Lot X of Lot H-2 of SW1/4 less Lot H1 of Lot X of Lot H2 of SW1/4, Section 22, T2N, R7E, BHM, Pennington County, South Dakota; Lot Y of Lot H-2 of SW1/4 less Lot H-1 of Lot Y of Lot H2 of SW1/4, Section 22, T2N, R7E, BHM, Pennington County, South Dakota; Lot B of the NW1/4 SW1/4 and SW1/4 SW1/4, Section 22, T2N, R7E, BHM, Pennington County, South Dakota; W1/2 W1/2 NE1/4, Section 22, T2N, R7E, BHM, Pennington County, South Dakota; E1/2 SE1/4 SE1/4 SW1/4 SW1/4 and the SW1/4 SW1/4 SE1/4 SW1/4 and the W1/2 SE1/4 SW1/4 SE1/4 SW1/4 and the S1/2 NW1/4 SW1/4 SE1/4 SW1/4 and the SW1/4 NE1/4 SW1/4 SE1/4 SW1/4, all located in Section 22, T2N, R7E, BHM, Pennington County, South Dakota; E1/2 NE1/4; and the E1/2 W1/2 NE1/4; and the SE1/4; and the Unplatted Balance of SW1/4 lying north and east of Highway I-90 right-of-way and including a strip of land 80 feet in width adjacent and parallel to the southeast boundary of R & L Subdivision and also including a strip of land 100 feet in width adjacent and parallel to the northern boundary of Highway I-90 right-of-way, all

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located in Section 22, T2N, R7E, BHM, Pennington County, South Dakota; SW1/4 NW1/4 and the W1/2 SW1/4, Section 23, T2N, R7E, BHM, Pennington County, South Dakota; NW1/4 NW1/4 and that part of the SW1/4 NW1/4 lying north of Interstate I-90 right-of-way, Section 26, T2N, R7E, BHM, Pennington County, South Dakota; NE1/4 NE1/4 and the NW1/4 NE1/4 and the SE1/4 NE1/4 and the NE1/4 NW1/4 and the NW/14 NW1/4 lying north of Highway I-90 right-of-way, Section 27, T2N, R7E, BHM, Pennington County, South Dakota; That portion of the Section line highway lying north of Interstate 90 known as Deadwood Avenue lying within 33 feet either side of the north-south section line between the Southeast quarter of Section 21 and the Southwest quarter of Section 22 and including the 17 foot wide dedicated right-of-way adjacent to Lot 1R Revised of Summit Industrial Park located in the NW1/4 SW1/4 of Section 22, T2N, R7E, BHM, Pennington County, South Dakota; That portion of the Section line highway known as Deadwood Avenue lying within 33 feet either side of the north-south section line between the Northeast quarter of Section 21 and the Northwest quarter of Section 22, T2N, R7E, BHM, Pennington County, South Dakota; That portion of the Section line highway known as Deadwood Avenue lying within 33 feet either side of the north-south line between the Southwest quarter of Section 15 and the Southeast quarter of Section 16, T2N, R7E, BHM, Pennington County, South Dakota.

PARCEL ACREAGE	Approximately 1031.73 acres
LOCATION	North and east of US Interstate 90 and Deadwood Avenue within Sections 16, 21, 22, 23, 26, and 27
EXISTING ZONING	Limited Agriculture District/Light Industrial District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District/Light Industrial District/General Commercial District
East:	Suburban Residential District/General Agriculture District
West:	General Agriculture District (County)
PUBLIC UTILITIES	On-site water and septic systems
DATE OF APPLICATION	10/11/2002

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REPORT BY

Karen Bulman

RECOMMENDATION: Staff recommends that the property listed in the attached Resolution of Annexation, an area of 1031.73 acres more or less, be approved for annexation to the City of Rapid City, contingent on payment of the necessary reimbursement to the Black Hawk Volunteer Fire District.

GENERAL COMMENTS: This request has been made by the City of Rapid City for a City-initiated annexation as allowed under South Dakota Codified Law (SDCL) 9-4. The annexation territory is located north and east of US Interstate 90 and Deadwood Avenue. The enclosed "Deadwood Avenue/North Area Annexation Study" provides extensive information regarding this annexation request. The Resolution of Intent to Annex Deadwood Avenue/North Area was approved by the City Council on October 7, 2002.

STAFF REVIEW: As discussed in the enclosed Annexation Study, Staff has performed an extensive review of this proposed annexation. There have been no amendments to the content of the resolution relative to the services to be provided. The Pennington County Commissioners approved the annexation of unplatted lands into the City limits at their public meeting on October 15, 2002.

The annexation area is presently located in the North Haines Fire Protection District and Black Hawk Fire Protection District. Under SDCL 31-31A-35, a municipality is obligated to compensate Rural Fire Districts when annexations diminish their tax base. The North Haines Volunteer Fire Department has indicated that there are no outstanding capital improvements requiring reimbursement. The Black Hawk Volunteer Fire Department has a long-term debt on the construction of their building. Rapid City will be required to reimburse the Black Hawk Volunteer Fire Department approximately \$2,772.98 upon annexation.

Staff is of the opinion that the annexation conforms to the goals established by the City for annexing land, as well as all provisions of State Statute, and is recommending that the Resolution of Annexation be approved.