



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## PLANNING DEPARTMENT

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### MEMORANDUM

TO: Rapid City Council  
Legal and Finance Committee

FROM: Karen Bulman, Planner

DATE: June 15, 2001

RE: Cambell East

Staff is requesting direction as to how to proceed with the annexation of Cambell East. This area is identified as one of the short-term priorities the Council has established, and is wholly surrounded by the City. The location on the enclosed map is east of Cambell Street and north of SD Hwy 44 East.

There are eight pieces of property with five property owners in this area:

1. Selford and Margaret Starkey: Tract C of SW1/4 SW1/4, Section 32, T2N, R8E, BHM, Pennington County, South Dakota, 3.67 acres;
2. Lavern Wilburn: Lot 3-4 of NW1/4 SW1/4 and vacated alley less RTY and the unplatted portion of NW1/4 SW1/4, Section 32, T2N, R8E, BHM, Pennington County, South Dakota, 1.41 acres and 10.57 acres respectively;
3. Thomas and Joann Bennington: East 613 feet of the North 511 feet of SW1/4 SW1/4, and the East1/2 SE1/4 SW1/4, and the NW1/4 SE1/4 SW1/4, Section 32, T2N, R8E, BHM, Pennington County, South Dakota, 7.2 acres, 20 acres, and 10 acres respectively;
4. Jeffrey Devine; Tract B of SW1/4 SW1/4 less RTY, Section 32, T2N, R8E, BHM, Pennington County, South Dakota, 4.98 acres;
5. Edward and Connie Reber: SW1/4 SE1/4 SW1/4, Section 32, T2N, R8E, BHM, Pennington County, South Dakota, 10 acres.



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Property owners were contacted regarding voluntary annexation of their property and none of the above have signed voluntary petitions of annexation. Mr. Devine had requested a re-plat of his property earlier this year, but has since withdrawn the request. He understood the City position on annexation and would think about annexing into the City. Mr. Reber was not interested in City services or annexation. Therese Bennington had some concerns about annexation, but would consider our request. Mr. Starkey was not interested in annexation at this time. Eddie Powers, representing Lavern Wilburn stated they are in the process of subdividing and platting. He is not an unwilling participant in this process, as he knows he needs to be annexed to subdivide the property. However, he does not want to upset his neighbors by signing a petition for annexation at this time.

Midcontinent Communications is located in this Cambell East annexation area and have voluntarily signed a petition for annexation. This petition of annexation will be on your agenda for the City Council meeting of July 2, 2001.

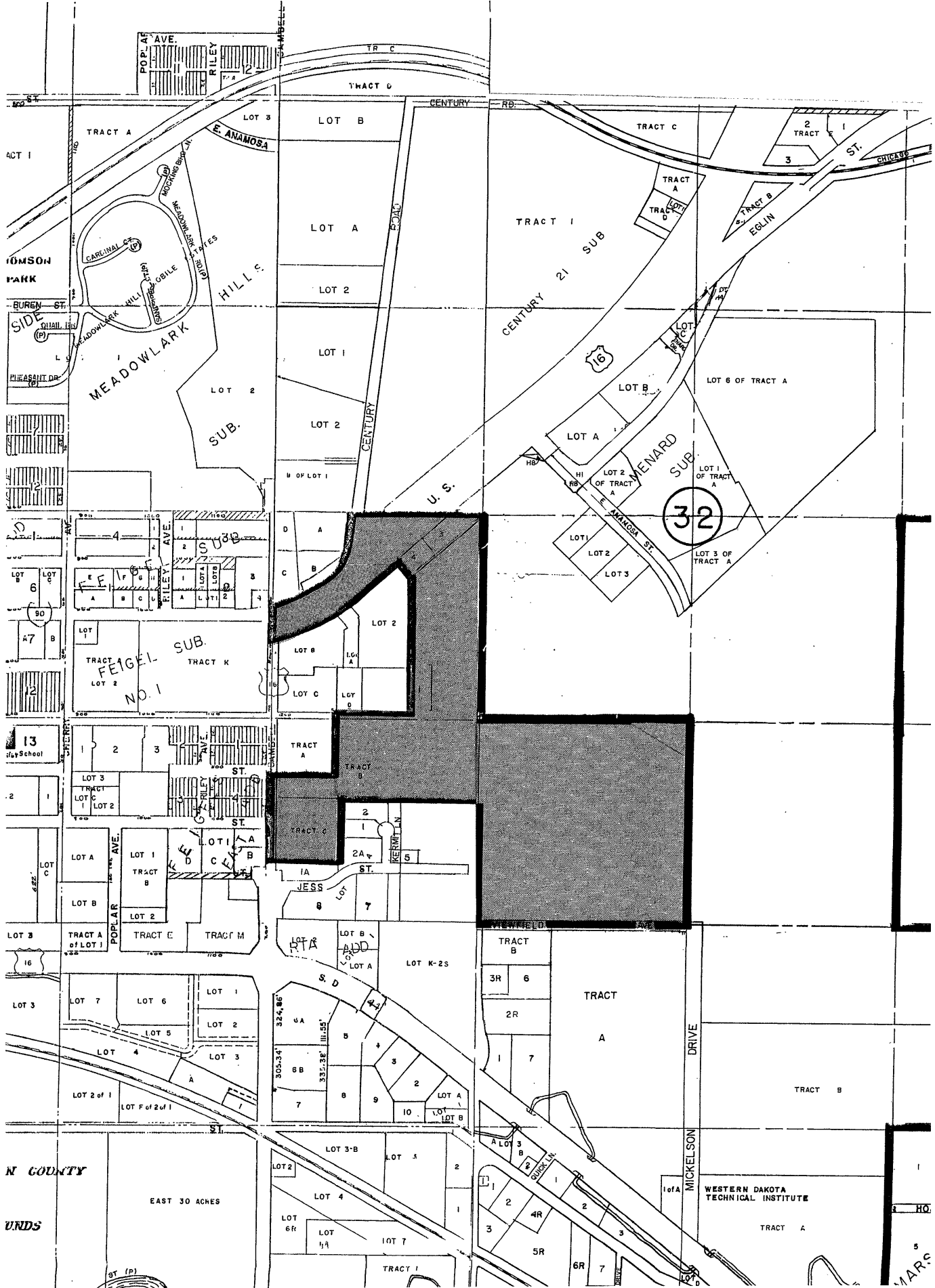
There are benefits to annexation of this area for the City and for the property owner. This area is wholly surrounded by the City limits and additional commercial growth and development is anticipated. A lot of this area already benefits from City services, such as fire protection and street maintenance. Additional sales and property taxes from this area will help pay for those services. There are cost efficiencies for the taxpayer in providing services within cohesive areas. There is an indication from other area annexations, that insurance costs might be lowered once the property is annexed into the City.

There are no significant additional costs to the City identified at this time. The County Auditor's Office has indicated there will be an increase in taxes in this area after annexation. An estimate shows there is an overall 2.74% increase in property taxes.

	<u>Owner</u>	<u>Property</u>	<u>Est. Taxes Currently</u>	<u>Est. Taxes If Annexed</u>	<u>\$ Increase</u>	<u>% Increase</u>
1.	Wilburn	1.41 acres	\$ 4306	\$ 4422	\$116	2.7 %
	Wilburn	10.57 acres	\$13028	\$13378	\$350	2.7%
2.	Devine	4.98 acres	\$22294	\$22891	\$597	2.7%
3.	Starkey	3.67 acres	\$29611	\$30403	\$792	2.7%
4.	Bennington	7.2 acres	\$10893	\$11184	\$291	2.7%
	Bennington	20.0 acres	\$ 3221	\$ 3308	\$ 87	2.7%
	Bennington	10.0 acres	\$ 2014	\$ 2067	\$ 53	2.7%
5.	Reber	10.0 acres	\$ 3138	\$ 3233	\$ 95	3.0%

Since the owners of the five properties identified above are not willing to petition for annexation, Staff is requesting direction as to whether the City Council wishes to proceed with an involuntary annexation of this area.

Staff Recommendation: Based on the fact that the property is wholly surrounded by property in the City limits, utility services are available in the area and more cost effective and efficient services can be provided to the property, Staff recommends that the City Council authorize Staff to proceed with an involuntary annexation of the property.



POP. AVE.

E. ANAMOSA

MEADOWLARK SUB.

CENTURY 21 SUB

32

TRACT FEIGEL SUB. NO. 1

13

TRACT C

POP. AVE.

TRACT A of LOT 1

LOT 3

LOT 2 of 1

EAST 30 ACRES

N COUNTY UNDS

DRIVE

MICKELSON

WESTERN DAKOTA TECHNICAL INSTITUTE

TRACT A

HO.

MARS