

STAFF REPORT

May 23, 2002

No. 02SR008 - 11-6-19 SDCL Review

ITEM 49A

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02SR008 - 11-6-19 SDCL Review- An 11-6-19 SDCL Review to purchase public land
EXISTING LEGAL DESCRIPTION	Lot 3 of Holli Ridge Subdivision, Section 31, T1N, R7E, BHM, Pennington County, SD
PARCEL ACREAGE	5.404 Acres
LOCATION	1.5 miles west of the Dunsmore Road/Sheridan Lake Road intersection on the south side of Sheridan Lake Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	On-site water and wastewater
DATE OF APPLICATION	05/20/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review be approved to allow for the purchase of public land.

GENERAL COMMENTS:

The City of Rapid City is proposing to purchase the above legally described property. The property is located approximately 1.5 miles west of the Dunsmore Road/Sheridan Lake Road intersection on the south side of Sheridan Lake Road. The City Engineering Division has indicated that a City water reservoir may be constructed on the site in the future.

South Dakota Codified Law 11-6-22 states that "...the acquisition of land for any street or other public way, ground, place property, or structure, shall be subject to submission and approval similar to that provided in 11-6-19". South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park or other public way, ground, place, space, no public building or structure, no

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public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". The subject property is located in Pennington County, outside of the incorporated City limits, but within the Rapid City Comprehensive Plan area requiring that the proposed acquisition be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

The Engineering Division has indicated that a water reservoir will need to be constructed in this area to serve the future water needs of properties at elevations between 3,900 feet and 4,120 feet. In particular, the water reservoir will be designed to serve Countryside South, Countryside North and undeveloped areas west and north of the Red Rock Estates area.

Staff has not identified any concerns with the acquisition of the property as proposed. However, any future development of the site as a public water reservoir facility will require that an additional SDCL 11-6-19 Review be submitted for review and approval. The Engineering Division has indicated that the future construction of the proposed water reservoir is identified in the Long Range Capital Improvements Plan. To date, a definite construction timetable has not been determined.

Any future SDCL 11-6-19 Review for the proposed public water facility must address site specific issues such as fencing, screening, parking, lighting, landscaping, etc. In addition, the Pennington County Highway Department has indicated an Approach Permit must be obtained to allow access onto Sheridan Lake Road. The Pennington County Highway Department has also indicated that any development of the site must be designed to preserve the existing major drainage easement located on the property. The City Fire Department has indicated that a Wild Fire Mitigation Plan must also be submitted for review and approval prior to any development of the site.

The Rapid City Long Range Comprehensive Plan identifies the appropriate land use for the subject property, as well as the surrounding area, as residential. The future construction of a public water facility on the subject property will serve the needs of the area as it develops and/or redevelops. Staff finds that the acquisition of land as proposed is consistent with the adopted Comprehensive Pan and recommends that the 11-6-19 SDCL Review be approved to allow for the purchase of public land.