

STAFF REPORT

August 10, 2000

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**VAC #00VE011 - Vacation of Drainage and Utility Easement**

**ITEM**

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GENERAL INFORMATION:

PETITIONER	Michelle J. Almen
REQUEST	<b>VAC #00VE011 - Vacation of Drainage and Utility Easement</b>
LEGAL DESCRIPTION	Lot 17, Block 8, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .15 Acres
LOCATION	3001 Connie Court
EXISTING ZONING	(County)
SURROUNDING ZONING	
North:	(County)
South:	(County)
East:	(County)
West:	(County)
PUBLIC UTILITIES	Rapid Valley Water and Sanitation District
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Vacation of Drainage and Utility Easement denied.

GENERAL COMMENTS: The applicant is proposing to vacate an eight (8) foot side yard drainage and utility easement. The subject property is located in the Trailwood Subdivision in Rapid Valley. The applicant is proposing to construct a two stall garage on the property. The proposed garage will encroach into the eight (8) foot side yard drainage and utility easement.

STAFF REVIEW: Staff has reviewed the proposed vacation and has noted the following considerations:

Both the Pennington County Highway Department and the Rapid City Engineering Division do not support the vacation of the drainage and utility easement. They have indicated the easement was designed to allow storm water drainage from the subject property and adjoining lot to flow south to the major drainage easement along the rear property line.

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The Trailwood Planned Unit Development allows minimum setbacks of sixteen (16) feet between structures. By vacating the easement, the applicant would be allowed to construct to the property line. Staff recommends that the easement be maintained to insure adequate area is provided for drainage between the properties.