



CITY OF RAPID CITY

Engineering Division

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MEMORANDUM

TO: Public Works Committee

FROM: D. LaFrance, Utility Project Engineer

SUBJECT: North Elk Vale Sewer Main Extension
Necessity of Securing Right-of-way for sewer and street extension

DATE: August 26, 2004

Negotiations have been ongoing with property owners to secure a sewer easement across Lot 3 of Tract D, W-Y Addition, Section 27, T2N, R8E to benefit adjacent properties recently annexed into the City of Rapid City. The lot currently falls within Pennington County zoning jurisdiction, and is not within the City of Rapid City or Box Elder.

After several meetings, and based upon the best assessment for the future development of the area, Staff now recommends the purchase of an H-lot from the property owner.

The comprehensive land use plan adopted by City Council indicates a collector street connection in the same location as where the sewer connection would be required. The connecting street would be constructed upon further platting in the area in the future. The alignment was chosen after a study by DOT and City Transportation Planning. Sewer construction plans are currently 95% complete. There is a need to complete this project no later than Spring 2005, as there are commercial properties that have an immediate need for it.

City staff has most recently approached the property owner concerning the purchase of an H-Lot. The purchase of the eastern portion of the lot is agreeable to the owner. However, he has expressed concern that the remainder of the eastern side of the lot will be of no use to him after the platting of only a 60 foot



EQUAL OPPORTUNITY EMPLOYER

wide H-lot. He is requesting that the City secure the balance of the lot as an H-lot to use for its own purposes.

Staff recommends Council authorize staff to complete negotiations for the purchase of the lot by authorizing expenditures to secure the following:

A property value appraisal
Legal and topographic survey of the parcel (approx. 0.4 acres, see attached)
Drafting of H-lot document (to be filed upon approval of purchase agreement by City Council)

Estimated cost for above items to complete negotiations, approx. \$5000.00.

Cc: Ted Vore, Acting Public Works Director

EXHIBIT "A"

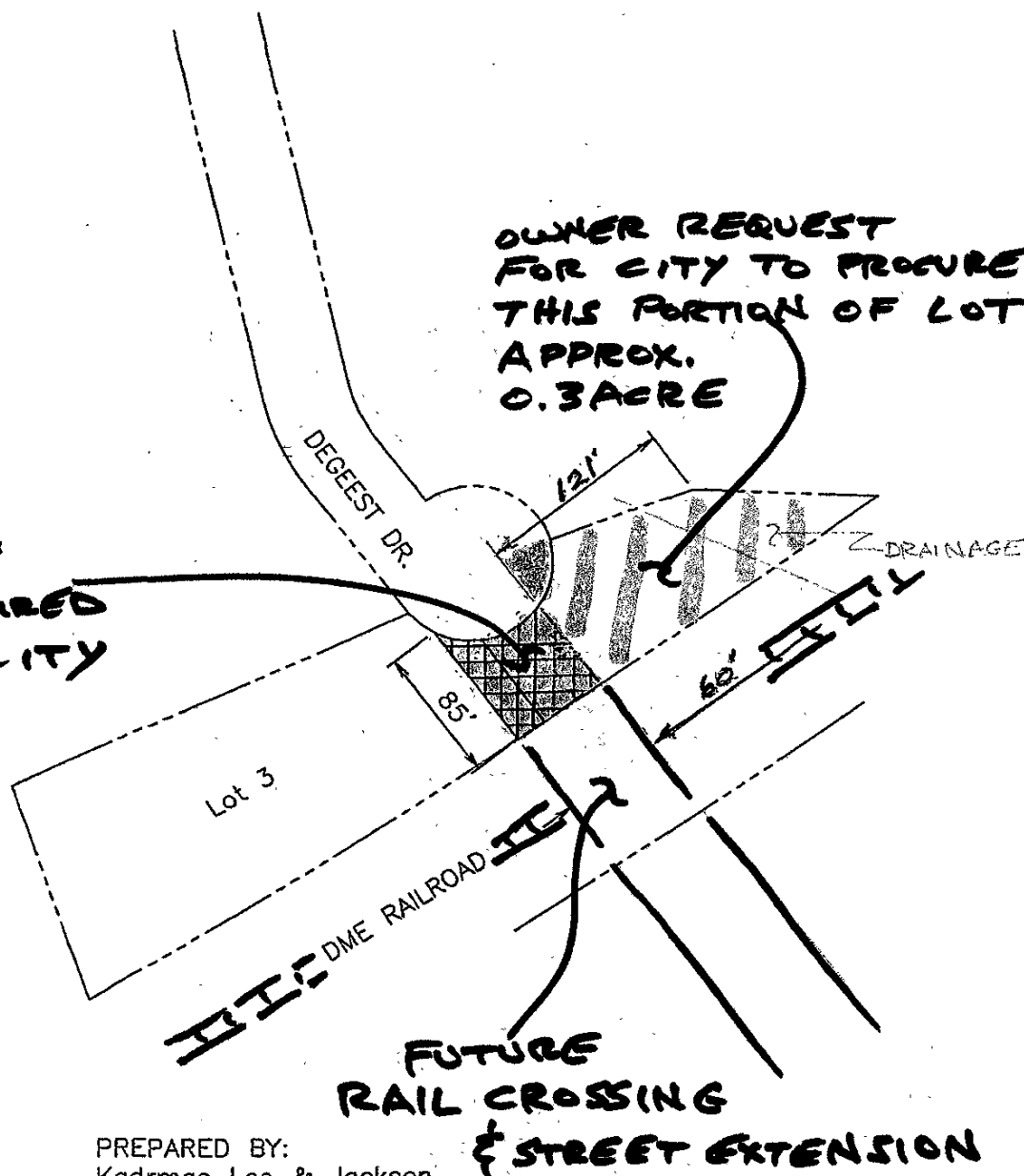
TO THE PLAT OF LOT 3 OF TRACT D W-Y ADDITION
E1/2 OF SW1/4 OF SECTION 27, T2N, R8E, B.H.M.,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA
FOR A
60' highway right of way



1"=100'

AREA
REQUIRED
BY CITY

OWNER REQUEST
FOR CITY TO PROCURE
THIS PORTION OF LOT
APPROX.
0.3 ACRE



Kadrmas
Lee &
Jackson
Engineers, Surveyors
and Planners

PREPARED BY:
Kadrmas Lee & Jackson
P.O. Box 3416
Rapid City, S.D. 57709
(605) 721-5553

Drawn By:	TC	Date:	5/25/2004
Checked By:	RS	Date:	
Revised By:		Date:	