

STAFF REPORT  
May 15, 2012

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**No. 12VE004 - Vacation of Utility Easement**

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GENERAL INFORMATION:

APPLICANT	Larry D. Wiechmann
AGENT	Britton Engineering and Land Surveying, Inc.
PROPERTY OWNER	Larry D. and Wanda L. Wiechmann
REQUEST	<b>No. 12VE004 - Vacation of Utility Easement</b>
EXISTING LEGAL DESCRIPTION	Lots A and Lot B of Lot 1 of U.V. Johnson Subdivision located in the NW1/4 of the NW1/4 of Section 32, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.196 acres
LOCATION	Along the north side of Sheridan Lake Road approximately 550 feet east of the intersection of Clarkson Road and Sheridan Lake Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Low Density Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Whispering Pines Water Association/Private On-Site Wastewater
DATE OF APPLICATION	2/29/2012
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

Staff recommends that the Vacation of Utility Easement be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Utility Easement request. In particular, the applicant is proposing to vacate the east 13 feet of the utility easement located on the west side of Lot A and the south 18 feet of the utility easement located on the north side of Lots A and B.

The applicant is currently pursuing a subdivision of Lots A and B. On February 21, 2012, City Council approved a Layout Plat to create lots AR and BR of Lot 1.

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The property is located along the north side of Sheridan Lake Road approximately 550 feet east of the intersection of Sheridan Lake Road and Clarkson Road. Currently, a residence with a detached garage, a barn and three sheds are located on Lot B. Lot A is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Vacation of Utility Easement request and has noted the following considerations:

Utility Companies: All of the utility companies have indicated concurrence with the Vacation request including Bluebird, a private water system.

Engineering: The original Exhibit "A" document submitted with the application requested an 18 foot vacation of the utility easement located on the west side of Lot A leaving a 15 foot utility easement. A 20 foot utility easement is required for the future extension of water from the Red Rocks water reservoir in accordance with the City's Master Utility Plan. The applicant has submitted a revised Exhibit "A" document requesting that the east 13 feet of the utility easement located on the west side of Lot A be vacated leaving a 20 foot utility easement as required for future water extension.

Zoning: The property is zoned Suburban Residential District in Pennington County. The applicant should be aware that the future development of these properties must meet the zoning and land use criteria of Pennington County.

Staff is recommending that the Vacation of Utility Easement request be approved.