

STAFF REPORT

January 17, 2003

No. 02AN012 – Resolution of Annexation

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02AN012 – Resolution of Annexation
EXISTING LEGAL DESCRIPTION	That part of the S1/2 SW1/4 lying south of Lot H7 of the SW1/4 and lying south of Lot H1 of Tract B of the NE1/4 SW1/4; and, Lot A of Tract B in the SW1/4; and, Lot H1 of Tract B located in the SW1/4; and, Lots H5, H6, H7, and H9 all located in the SW1/4; all located in Section 27, T2N, R8E, BHM, Pennington County, South Dakota; and, W1/2; and, NW1/4 SE1/4; and, E1/2 SE1/4; all located in Section 34, T2N, R8E, BHM, Pennington County, South Dakota; and, S1/2 of Section 35, T2N, R8E, BHM, Pennington County, South Dakota; and, S1/2 of Section 36, T2N, R8E, BHM, Pennington County, South Dakota; and, S1/2 of Section 31, T2N, R9E, BHM, Pennington County, South Dakota; and, S1/2 of Section 32, T2N, R9E, BHM, Pennington County, South Dakota; and, All of Section 1, T1N, R8E, BHM, Pennington County, South Dakota; and, All of Section 2 less the platted portions of the Meadow Ridge Subdivision, Twilight Hills Subdivision #4, Twilight Hills Subdivision #3, and Twilight Hills Subdivision #2, all located in Section 2, T1N, R8E, BHM, Pennington County, South Dakota; and, N1/2 of Government Lots 3 and 4 located in Section 3, T1N, R8E, BHM, Pennington County, South Dakota; and, E1/2 NW1/4; and, NE1/4; all located in Section 11, T1N, R8E, BHM, Pennington County, South Dakota; and, All of Section 12, T1N, R8E, BHM, Pennington County, South Dakota; and, All of Section 5, T1N, R9E, BHM, Pennington County, South Dakota; and, All of Section 6, T1N, R9E, BHM, Pennington County, South Dakota; and, All of Section 7, T1N, R9E, BHM, Pennington County, South Dakota; and, All of Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and, Lots 1 and 2 of R.C. Airport Subdivision No. 3 in the SW1/4 of Section 9, T1N, R9E, BHM, Pennington County, South Dakota; and, Lot H-1 in the NW1/4 of Section 16, T1N, R9E, BHM, Pennington County, South Dakota; and, All of Section 17, T1N, R9E, BHM, Pennington County, South Dakota; and, All of Section 18, T1N, R9E, BHM, Pennington County, South Dakota;

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and, That portion of Section 19, T1N, R9E lying north of the following described parcels: Lot H1 of the SW1/4 NW1/4; and, Lot H1 of the NW1/4 SW1/4; and, Lot H1 of the NE1/4 SW1/4; and, Lot H1 of the W1/2 SE1/4; and, Lot H1 of the SE1/4 SE1/4; and, Lot H2 of the SE1/4 SE1/4; all located in Section 19, T1N, R9E, BHM, Pennington County, South Dakota; and, That portion of Section 20, T1N, R9E lying north of the following described parcels: Lot H1 of Lot A of the SW1/4; and, Lot H2 of the S1/2 SW1/4; all located in Section 20, T1N, R9E, BHM, Pennington County, South Dakota; and, W1/2 W1/2; and, Tract G and Tract H in the SE1/4 NW1/4 and the E1/2 SW1/4; and, Lots 3, 4, 5, and 6 of R.C. Airport Subdivision No. 5; all located in Section 21, T1N, R9E, BHM, Pennington County, South Dakota; and, Lots 7 and 8 of R.C. Airport Subdivision #5 in the N1/2 of Section 28, T1N, R9E, BHM, Pennington County, South Dakota; and, That portion of Section 29, T1N, R9E lying north of the following described parcels: Lot H2 of the N1/2 NW1/4; and, Lot H2 of the W1/2 NE1/4; and, Lot H2 of the E1/2 NE1/4; all located in Section 29, T1N, R9E, BHM, Pennington County, South Dakota.

PARCEL ACREAGE

Approximately 9342.17 acres

LOCATION

East of Elk Vale Road, north of SD Highway 44 East, and south of the ridgeline located north of the Rapid City Regional Airport within Sections 27, 34, 35, 36, in T2N, R8E, BHM, and Sections 31 and 32 in T2N, R9E, BHM, and Sections 1, 2, 3, 11, and 12, in T1N, R8E, BHM, and Sections 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, and 29 in Section T1N, R9E, BHM

EXISTING ZONING

Limited Agriculture District/ General Agriculture District/ Suburban Residential District/ Low Density Residential District/ Heavy Industrial District (County)

SURROUNDING ZONING

North:

General Agriculture District/Limited Agriculture District/ Heavy Industrial District (County)/ General Commercial (City)

South:

General Agriculture District/Limited Agriculture District/Suburban Residential District/Low Density Residential District (County)/General Commercial District with a PDD/Office Commercial District with a

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East: PDD/Neighborhood Commercial District with a PDD/Medium Density Residential District with a PDD/PRD maximum density of 1.5 DU per acre (City)
General Agriculture District/Limited Agriculture District (County) Medium Density Residential with a PDD/PRD maximum density of 1.5 DU per acre (City)

West: General Agriculture District/Limited Agriculture District/Low Density Residential District/Suburban Residential District (County) General Agriculture District/General Commercial District with a PDD/Office Commercial District with a PDD/Neighborhood Commercial with a PDD/MDR with a PDD/PRD maximum density of 1.5 DU per acre (City)

PUBLIC UTILITIES On-site water and septic systems and Rapid Valley Sanitary District

DATE OF APPLICATION 12/13/2002

REPORT BY Karen Bulman

RECOMMENDATION: Staff recommends that the City Council conduct the public hearing on the Resolution of Annexation. (No action on the Resolution of Annexation can be taken until the County Commission has approved the Resolution of Annexation as it includes unplatted lands.)

GENERAL COMMENTS: This request has been made by the City of Rapid City for a City-initiated annexation as allowed under South Dakota Codified Law (SDCL) 9-4. The annexation territory contains approximately 9342.17 acres and is located East of Elk Vale Road, north of SD Highway 44 East, and south of the ridgeline located north of the Rapid City Regional Airport. The enclosed "Annexation Study of East Anamosa-Airport Area Annexation" provides extensive information regarding this annexation request. The Resolution of Intent to Annex the East Anamosa-Airport was approved by the City Council on December 23, 2002.

STAFF REVIEW: As discussed in the attached Annexation Study, staff has performed an extensive review of this proposed annexation. There have been no amendments to the content of the resolution relative to the services to be provided. The Pennington County Commissioners, at their public meeting on January 7, 2003, continued the annexation of unplatted lands into the City limits to their March 11, 2003 meeting.

The annexation area is presently located in the Box Elder Fire Protection District and the Rapid Valley Fire Protection District. Under SDCL 31-31A-35, a municipality is obligated to compensate rural fire districts when annexations diminish their tax base. Box Elder Volunteer Fire Department has an estimated \$50,000 capital improvement loan. Barb

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Frerichs, President of the Box Elder Volunteer Fire Department has been contacted to obtain the amount of their capital improvement loan. Lowell Heinrich, President of the Rapid Valley Volunteer Fire Department has indicated that their department has a capital improvement loan of \$164,566.34. As a portion of their tax base is annexed, both volunteer fire departments must submit a request for their proportionate share of reimbursement.

Staff is of the opinion that the annexation conforms to the goals established by the City for annexing land, as well as all provisions of State Statute, and is recommending that the Resolution of Annexation be approved.