

April 11, 2017

Reference: De-annexation

Honorable Mayor & City Council Members,

I appeared before the Planning & Zoning board on Feb. 9, 2017, and asked for the 20 acres shown on the attached maps to be de-annexed. It was denied. Janelle Finck, from Fisk land surveying, & I will be requesting the de-annexation at the council meeting on April 17, 2017.

I have owned the property for 19 years, and have found no reasonable way to develop it. My main stumbling block, in my opinion, is the sanitary sewer siphon. At my visit with Sarah Hanzel, prior to the P&Z meeting she called an engineer to visit with me. After 19 years, I heard the words, "You have access to sewer. All you have to do is bore under Rapid Creek." Your thoughts are probably just like mine. The city benefits when they want to annex are having access to city water & sewer as other residents. I am enclosing other communication as to access and flood plain issues.

The new owner of Valley Sod Farm wants to lease, & hopefully in the future purchase the property. All of the Valley Sod Farm property is in the county. To have this top 20 acre piece in the city is cumbersome. Finally the right use for this property is available, and it is farming. Since all of the sod farm except this 20 acres is in the county, I am asking for your support in allowing the total sod farm to be in the county.

I request you favorably approve the de-annexation, and make this a productive addition to the sod farm and our business community.

Respectfully,

  
Sylvia Conrad

## Project Highlight

### Sanitary Sewer Siphons

The City's wastewater collection system includes two inverted siphons which cross Rapid Creek. One crossing is located near East Saint Patrick Street across from the Animal Shelter and the other is approximately one-quarter mile north of the Water Reclamation Facility in Rapid Valley. It had been determined by City crews that the siphon located nearest the treatment plant was in poor condition and near the end of its useful life.

The inverted siphons are comprised of two reinforced concrete pipes, one 30" diameter and one 36" diameter, which cross the creek approximately five feet below the creek bed and connect to the 42"

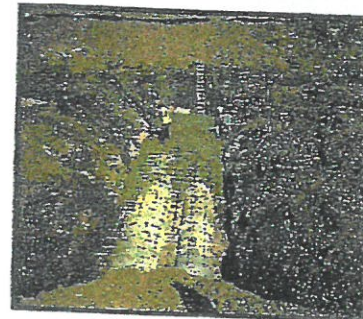
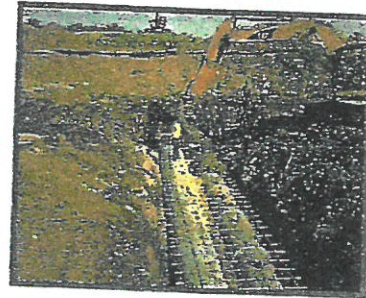
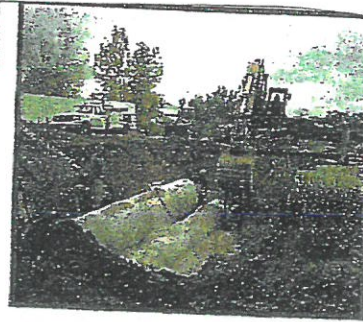
trunk sewer main which extends to the Water Reclamation Facility.

Kadmas, Lee & Jackson (KLJ) was hired in February, 2006 to design and administer the construction of the project. Jerry Volk, PE was the lead engineer during the design phase of the project. KLJ was assisted by Advanced Engineering and Environmental Services (AE2S) from Bismarck, ND for the design of the inverted siphons. Brett Jochim, PE with AE2S did the siphon design.

The existing inverted siphons were connected to the new system as a backup for maintenance of the facility.

The project was awarded

See Project Highlight, Page 2



Ex A

Page 1

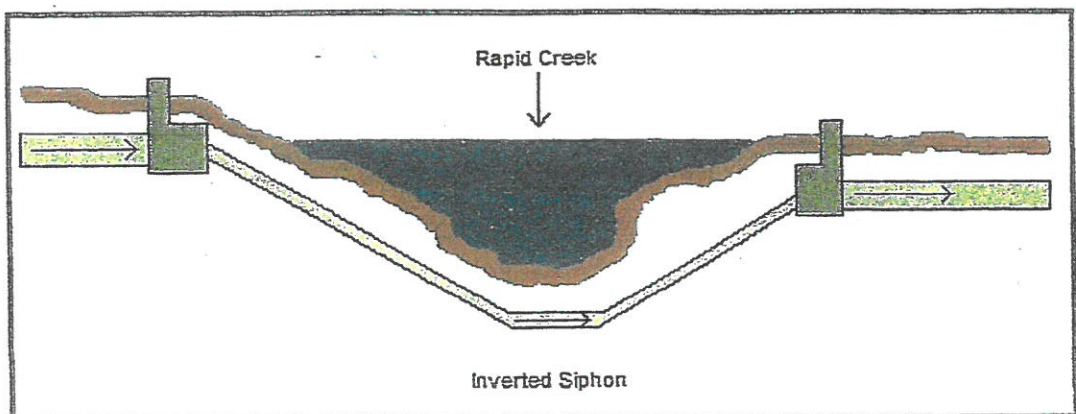
## Project Highlight

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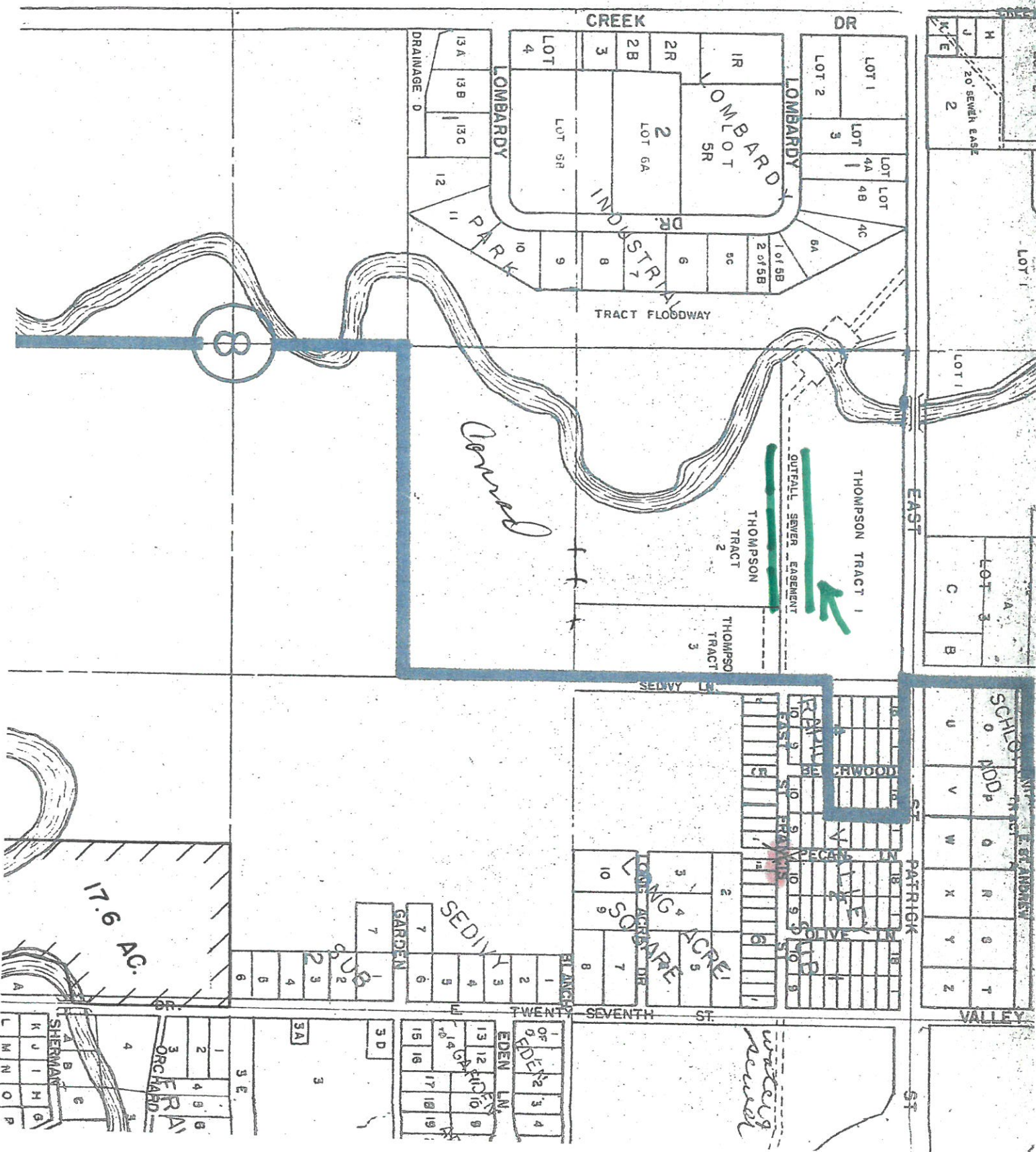
to Heavy Constructors, Inc. for the amount of \$1,089,075.95 in June, 2006. Bill Reasor was selected by Heavy Constructors to be Superintendent over the project based on his many years of experience with large pipe projects. Rich Wells, PE from KLJ along with assistance from Sara Odden, EIT managed the construction phase of the project. The two inverted siphons needed to be completed to the extent that all work in Rapid Creek was complete by October 15, 2006 (start of the trout spawning season), which was accomplished. The remainder of the project, which included the construction of eight large box manholes at each site with gates for diverting the flows, was completed in June, 2007.

This project had many challenges that were overcome and will serve the citizens of Rapid City for the next 75 years.

Keith Johnson  
Project Administrator  
[keith.johnson@rcgov.org](mailto:keith.johnson@rcgov.org)











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## Roads

- [illegible]



### Map Notes:



8. **How do we address the issue of livestock once the property is annexed?**

Grazing of animals and crop production is allowed on property that is zoned General Agriculture District in Rapid City after annexation. If your property is not zoned General Agriculture District, but you have animals on the property prior to annexation, that previous use is considered a legal non-conforming use and may continue as long as the use is not discontinued for a period of one year. It does not allow the operation of commercial feed pens for livestock. Animals must be kept at least 150 feet from the residence of a person who does not own the animals. Electric fences and barbed wire fences are allowed in the General Agriculture Zoning District.

9. **What are the building codes upon annexation?**

Any new construction must conform to the Uniform Building Code and Uniform Fire Code. Any changes in use would trigger the requirement to conform to the building and fire codes.

10. **What are the benefits of annexation?**

The benefits include: City police and fire protection, possible lower insurance rates due to City fire protection, City street maintenance of dedicated public rights-of-way built to City standards, snow removal and street lighting on dedicated public rights-of-way, solid waste collection upon petition of the property owner, access to City sewer and water on the same basis as City residents, enforcement of building codes, library services, reduced property taxes for agricultural-classified properties, opportunity to vote in City elections, and lower costs for use of some City facilities including the ice rink.

11. **Who will represent the property owners on the City Council?**

Upon annexation, the newly annexed area will be assigned to a City ward and you will be represented by the two alderpersons elected from that ward. The City Council may redistrict at any time.

**Sylvia Conrad**

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**From:** "Elkins Marcia" <Marcia.Elkins@rcgov.org>  
**To:** "Miller Rob" <Robm@co.pennington.sd.us>  
**Cc:** <conrads@rushmore.com>  
**Sent:** Thursday, March 15, 2007 11:53 AM  
**Subject:** Zoning/Land Use Information on Parcel ID # 38 08 251 001

Rob - Sylvia Conrad has requested that I e-mail you regarding the Zoning and Future Land Use Information for Parcel ID # 38 08 251 001. The property is currently zoned General Agriculture Zoning District and Flood Hazard Zoning District. The adopted Comprehensive Plan currently identifies the land as appropriate for General Agriculture land uses. The Growth Management staff has visited with Mrs. Conrad and a number of occasions about the future use of the property. Staff has indicated that if the flood hazard issues and the access issues were adequately addressed, staff would be receptive to rezoning the property for some type of residential land use. Staff has noted that the use of the property for commercial land uses would not be appropriate based on the distance to collector or arterial streets, as well as the surrounding land uses. Please let me know if you require any additional information.

Marcia Elkins  
Growth Management Director  
City of Rapid City

3/15/2007

Ex. B

Transmission

From: Joanne Kopp  
Questions? Call 605-342-4496  
Fax 605-342-0545  
To: Sylvia Conrad  
Company: Conrad and Company  
Address: 115 3031  
Date: May 6, 1995  
Time: 9:20 AM

Open Bible Christian Center  
2725 E St Patrick  
Rapid City, SD 57701

Dear Sylvia,

After much discussion last night our Board of Directors is offering the following proposal. We would sell the south 100 feet of our property from Sedivy to the creek for \$100,000. The price may be negotiable. Other options are not negotiable at this point. We believe the price is reasonable due to the following:

As soon as you develop the City will require us to give up property at the corner of Sedivy and St. Patrick to change the entrance to Sedivy. We will lose between 13 and 20 parking spaces which we would have to replace.

Talk back to us about those details as you so desire.

Joanne Kopp  
Conrad and Company