



Rapid City Planning Commission

Annexation Project Report

January 5, 2017

Applicant Request(s)	Item #14
Case # 16AN006: Resolution of Intent to Annex	
Companion Case(s) #:	

Development Review Team Recommendation(s)
The Development Review Team recommends approving the Resolution of Intent to Annex.

Project Summary Brief
<p>On January 19, 2016 the City Council directed staff to conduct an annexation study for the Big Sky Subdivision. This direction followed unsuccessful attempts by area property owners to submit a petition for annexation under the voluntary annexation procedures required by SDCL 9-4. The property owners secured the necessary number of signatures to account for 75% of the property valuation; however, they were unable to obtain sufficient signatures from 75% of registered voters.</p> <p>The annexation area consists of approximately 40 acres developed with 131 single family homes. The property is zoned Suburban Residential District in Pennington County. An annexation study prepared in accordance with SDCL 9-4-4.1 is linked to the agenda.</p> <p>The proposed annexation area is located within the Rapid Valley Rural Fire Protection District, a Fire District that maintains outstanding debt. Under SDCL 34-31A-25, any portion or area of land which was part of a rural fire district and which is annexed into a bordering municipality is liable for any indebtedness incurred while within the boundaries of the Fire District. By ordinance, municipalities may assume a portion or all of the indebtedness on annexed land. Section 3.20 of the Rapid City Municipal Code outlines the processes and procedures under which rural fire districts can request the City to repay the applicable portion of indebtedness. The Rapid Valley Fire Protection District has provided notice to the City as required in Section 3.20.020 to request repayment in the event of annexation. The portion of outstanding debt attributable to the annexation area is estimated at \$142,524.</p> <p>The annexation study outlines the need for annexation, and identifies the costs to the City and property owners associated with annexation. The study estimates that once annexed, property taxes will increase \$1.339 per \$1,000 in taxable property valuation. For a property with an assessed valuation of \$200,000 this represents an increase in property taxes of \$268 per year. These property taxes will support provision of urban services, including road repair costs. The City has allocated funds to repair the roads in the Big Sky Subdivision, contingent on annexation.</p> <p>If the City does not reimburse the Fire District's outstanding debt, an additional \$0.30 per \$1,000 in property tax valuation may be collected with property taxes as part of a fire debt district. For a home with an assessed valuation of \$200,000 this would result in approximately \$60 per year being collected for the debt district. This figure would be recalculated by the Pennington County Auditor's Office each year. The estimated total</p>

cost to the City at the time of annexation ranges from \$976,559.00 (if the Fire District is not reimbursed) to \$1,119,083.00 (if the Fire District is fully reimbursed).

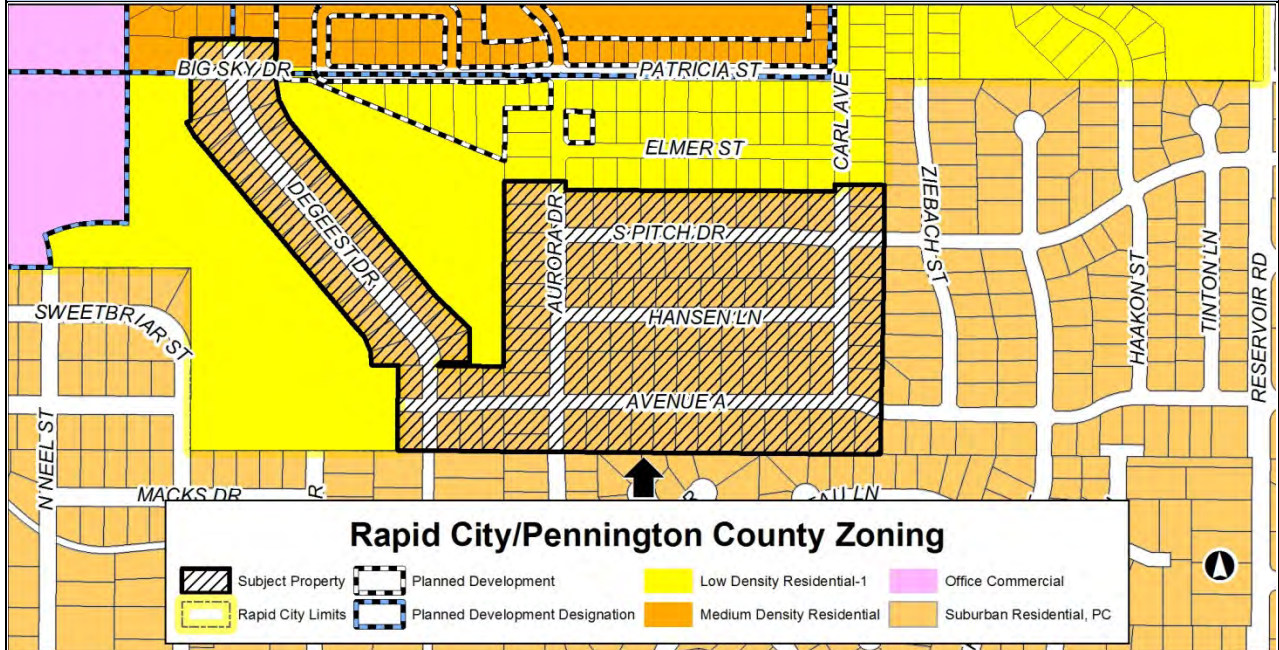
It is important to note that a majority of this expense (\$963,000.00) results from the road improvements which are already budgeted by the City as a planned expenditure. After the initial road repair cost, maintenance and service costs will not pose undue financial hardship to the City. The annexation study provides a more detailed summary of the services the City will provide upon annexation. The annexation study also includes a timetable in which those services will be provided and the estimated cost to the City and the property owners in the annexation area.

Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Sarah Hanzel
Property Owner: Multiple	Engineer: Ted Johnson
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: CORC/RVSD
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	East of Elk Vale Road, north of Twilight Drive, west of Reservoir Road, south of Homestead Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Big Sky
Land Area	Approximately 40 acres
Existing Buildings	Single family homes
Topography	Hilly terrain
Access	Twilight Drive; Reservoir Road
Water Provider	CORC (two parcels); Rapid Valley Sanitary District
Sewer Provider	CORC (two parcels); Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	None
Other	Rapid Valley Rural Fire District/ Rapid Valley Volunteer Fire Department

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	SR - PC	LDN	Single family homes
Adjacent North	LDR	UN	Single family homes
Adjacent South	SR - PC	LDN	Single family homes
Adjacent East	SR - PC	LDN	Single family homes
Adjacent West	SR – PC & LDR	LDN/UN	Single family homes/void of structural development

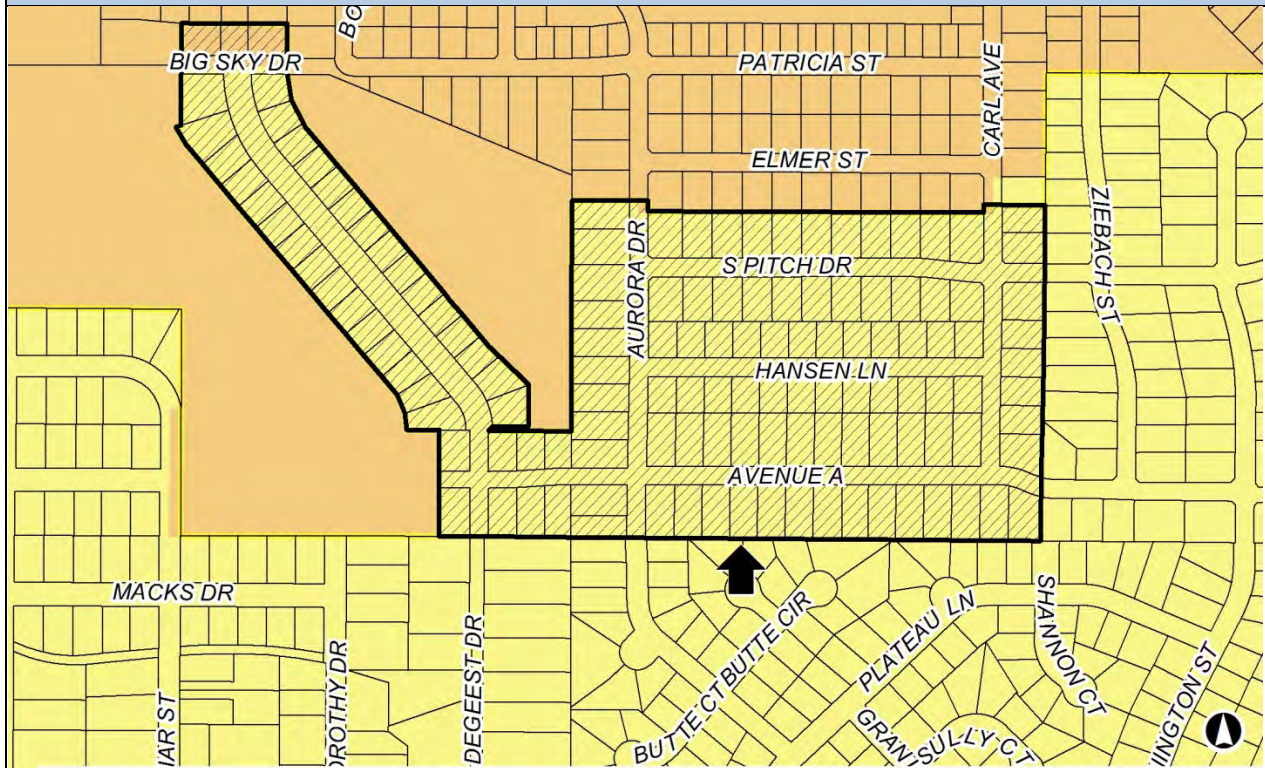
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Rapid City Limits
- Low Density Neighborhood
- Urban Neighborhood

Parks or Transportation Plan





Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Minor arterial
- Proposed collector
- Proposed principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to the Rapid City Annexation Policy (2001), the City will consider an area properly annexable if it meets one or more of the following criteria:	
Criteria	Findings
An area that exists primarily to furnish a place of residence for persons who are employed in a densely settled municipality;	Met
An unincorporated area that is densely populated in and of itself;	Met
An area that represents the actual growth of a municipality beyond its legal limits and has developed for urban purposes;	Met
An area whose residents have the advantages of a municipal government and its institutions;	Met
An area where commercial and or industrial expansion has occurred; or	Not met
An area that is more valuable for town or city purposes than it is for agricultural purposes	Met

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
BPG-1.1C: Annexation Criteria	Coordinate with counties and adjacent jurisdictions to develop and follow criteria and procedures for the annexation of contiguous land within the 3-mile platting jurisdiction.
	Responsive, Accessible, and Effective Governance
GOV-2.1A: Public Input Opportunities:	“Provide opportunities for the public to provide feedback to decision makers including in person meetings.” City staff met with neighborhood residents during a public open house to discuss annexation procedures necessary to secure funding for road improvements.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
N/A	Design standards are not reviewed during the annexation process

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1B: Annexation	Require the annexation of contiguous properties development occurs and require an annexation agreement for noncontiguous properties stating that they agree to be annexed into Rapid City when eligible.

The Development Review Team Recommends approving the petition for annexation for the following reasons:	
•	The property is contiguous to the City of Rapid City.
•	The resident's in the neighborhood have attempted voluntary annexation but are not able to secure the necessary number of registered voter signatures.
•	An area that exists primarily to furnish a place of residence for persons who are employed in a densely settled municipality;
•	An unincorporated area that is densely populated in and of itself;
•	An area that represents the actual growth of a municipality beyond its legal limits and has developed for urban purposes;
•	An area whose residents have the advantages of a municipal government and its institutions;
•	An area that is more valuable for town or city purposes than it is for agricultural purposes

Staff recommends approving the Resolution of Intent to Annex.