

Prepared by: City of Sturgis
1040 Harley Davidson Way
Sturgis SD 57785
605.347.4422

RESOLUTION 2021-18

RESOLUTION FOR ANNEXATION OF NORTH 80, LLC AND HIDDEN ESTATES, LLC PROPERTIES

WHEREAS, The Common Council of the City of Sturgis had prepared a study pursuant to SDCL 9-4-4.1 to assess the need for annexing contiguous territory and to identify the resources necessary to extend the municipal boundaries to the area described in that study, which is incorporated herein by this reference. A copy of the Annexation Study is available for public review at the Finance Office at City Hall; and,

WHEREAS, the Annexation Study which has been prepared finds that certain contiguous territory described therein, and legally described in this resolution, should be annexed to and included within the boundaries of the City to provide for the orderly growth and development of the City; and,

WHEREAS, approval of this resolution by the Meade County Commissioners is not required pursuant to SDCL 9-4-5 because no unplatted territory or agricultural land is proposed for annexation; and,

WHEREAS, the property for subject to this Resolution is for property contiguous to a portion of the present boundary of the City of Sturgis and within the area where the growth of the City can be accommodated to provide for the orderly growth and development of the City; and,

WHEREAS, North 80, LLC is the owner of property identified by the Meade County Equalization office as parcels #11.50.0A located adjacent to the City of Sturgis and described in fuller detail below, and

WHEREAS, the property owned by North 80, LLC. subject to this Resolution consists of platted non-agricultural territory as defined at SDCL 9-4-5 and 10-6-31, described as follows:

LEGAL DESCRIPTION:

Tract A of Bestgen Subdivision, Meade County, South Dakota as shown on the Plat Filed in Plat Book 27 on Page 93.

WHEREAS, Hidden Estates, LLC is the owner of property identified by the Meade County Equalization office as parcels # 11.06.11 and 11.06.0322, located adjacent to the City of Sturgis and described in fuller detail below; and

WHEREAS, the property owned by Hidden Estates, LLC subject to this Resolution consists of platted non-agricultural territory as defined at SDCL 9-4-5 and 10-6-31, described as follows:

LEGAL DESCRIPTION:

Government Lots 1 and 2 of Section 6; and the West 281.03 feet of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 6, Township 5 North, Range 5 East, Black Hills Meridian, Meade County, South Dakota, lying North of Lot W, as shown on the plat filed in Plat Book 17 on Page 199, EXCEPTING therefrom the West 215.03 feet.

WHEREAS, the Annexation Study on file for the subject properties also contains the following information demonstrating the following reasons for annexation:

1. That ample and suitable resources exist to accommodate the orderly growth and development of the described contiguous territory as evidenced by the City's current provision of some City services to the area and consistent with the Annexation Study.
2. That municipal utilities and a major street network are, and have been, considered in terms of the proposed boundary extension in accordance with the Annexation Study.
3. That the City has established a definite timetable upon which municipal services will be extended into the contiguous territory as described in the Annexation Study subject to the City's policies and ordinances in accordance with South Dakota Codified Law.
4. That the approximate costs of the extended services to the residents in the described contiguous territory and to the City are set forth in detail in the Annexation Study subject to the City's reasonable policies, ordinances, regulations, terms and conditions in accordance with South Dakota Codified Law.
5. The estimated difference in tax assessment rate for the residents and property in the contiguous territory will be a net increase of 0.006309 for Non-Agricultural property.
6. That population and census data indicate that the City has and may experience growth or development beyond its present boundaries.
7. That exclusions or irregularities in municipal boundary lines are not the result of arbitrariness but are based upon existing geographical features physical barriers, existing property boundaries, existing occupancies and uses, and existing city boundaries.
8. That there is reasonable present need, and demonstrable future need, for annexing the subject contiguous territory in accordance with the Annexation Study.
9. That there exists a community of interest between the contiguous territory and the City of Sturgis.

NOW, THEREFORE BE IT RESOLVED that the property identified as:

Tract A of Bestgen Subdivision, Meade County, South Dakota as shown on the Plat Filed in Plat Book 27 On Page 93.

AND

Government Lots 1 and 2 of Section 6; and the West 281.03 feet of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 6, Township 5 North, Range 5 East, Black Hills Meridian, Meade County, South Dakota, lying North of Lot W, as shown on the plat filed in Plat Book 17 on Page 199, EXCEPTING therefrom the West 215.03 feet.

shall be and hereby is annexed into the City of Sturgis as provided by State Law, and the corporate limits of the City of Sturgis extended to include it.

DATED this 15th day of March 2021.

CITY OF STURGIS

Mark Carstensen, Mayor

ATTEST:

Fay Bueno, Finance Officer

Published: 03-24-2021

Effective: 04-14-2021

STATE OF SOUTH DAKOTA)

) ss

COUNTY OF MEADE)

I, Fay Bueno, duly appointed Finance Officer of and for the City of Sturgis, Meade County, South Dakota, do hereby certify that the foregoing is a true and correct resolution adopted by the Common Council of the City of Sturgis at a regular meeting held on March 15, 2021.

Fay Bueno, Finance Officer