

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: July 30, 2026

Subject: Resolution 26-043: Annexation of Outlot F and Outlot G in the Southwest Quarter of the Southwest Quarter in Section 20, Township 110 North, Range 49 West

Presenter: Mike Struck, Community Development Director

Summary and Recommended Action:

Brookings Congregation of Jehovah's Witness has submitted a petition for annexation of Outlot F and Outlot G in the Southwest Quarter of the Southwest Quarter in Section 20, Township 110 North, Range 49 West, also known as 3521 US Highway 14. Staff recommends approval. The Planning Commission voted 7-0 to recommend approval.

Item Details:

South Dakota Codified Law 9-4 describes the annexation process. The governing body of a municipality, upon receipt of a written petition describing the boundaries of any territory contiguous to that municipality sought to be annexed to that municipality, may by resolution include such territory or any part thereof within such municipality if the petition is signed by not less than three-fourths of the registered voters and by the owners of not less than three-fourths of the value of the territory sought to be annexed to the municipality.

The two lots total roughly 2.73 acres in size and are contiguous to City limits along three sides (west, north and east). The property is located along US Highway 14 with access to the highway. A proposed future road along the east side of the property will run north through the proposed Legacy Addition. Access and utilities to the church property will be realigned with the future proposed road. In order for the church to connect to City sewer, the property needs to be annexed.

A subsequent rezone will be required due to the property not meeting the minimum area requirements for the Agriculture District. If the property is not rezoned, the church will become a non-standard use which could limit the church's opportunities for additions or reconstruction.

Legal Consideration: None.

Strategic Plan Consideration:

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

Financial Consideration: None.

Supporting Documentation:

Resolution

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Petition for Annexation

Location Map

Zoning Map

Future Land Use Map