

# Planning Commission Agenda Item Memo

**From:** Ryan Miller, City Planner

**Meeting:** March 4, 2025

**Subject:** Annex the West Half of the NE ¼, Excluding Platted Areas in Section 20, Township 110, Range 49 in Brookings County, South Dakota, Excluding Land North of US Highway 14

**Presenter:** Ryan Miller, City Planner

## **Summary and Recommended Action:**

NE Hansen LLC has submitted a petition for annexation of the West Half of the Northeast Quarter in Section 20 excluding platted areas and land north of US Highway 14. The property is known as 1501 US Highway 14 Bypass and is generally located southeast of the intersection of 34<sup>th</sup> Avenue and US Highway 14. The Development Review Team is supportive of the request.

## **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 land sought to be annexed is located along the eastern edge of the current City limits and is contiguous to City limits along the western and southern sides of the property. The area is located in a phase one annexation priority area, indicating that it is most imminently ready for annexation and annexation would be recommended before any development is proposed. The property is owned entirely by NE Hansen LLC.

The Planning Commission makes recommendations to the City Council on annexation petitions. Before the City Council can take action on the petition, the County Commission must have a chance to discuss and comment on the petition.

## **Supporting Documentation:**

1. Hearing Notice
2. Location Map
3. Petition for Annexation
4. Annexation Map
5. Annexation Priority Area