

MINUTES
COUNCIL DEVELOPMENT COMMITTEE
December 14, 2006

MEMBERS PRESENT: Bill Okrepkie, Tom Johnson, Karen Gunderson-Olson, Jennifer Lage-Landguth, Pat Tlustos; participating by phone: Larry Kostaneski, Phil Olsen

OTHERS PRESENT: Marcia Elkins, Bob Dominicak, Tim Behlings, Dirk Jablonski, Joel Landeen, Sharlene Mitchell

Call to Order

Okrepkie called the meeting to order at 11:32 a.m.

Approve Minutes

Olson moved, Tlustos seconded and carried unanimously to approve the minutes of the October 19, 2006 meeting.

Lot Length To Width Amendments

In response to a question from Olson, Dominicak addressed the development issues associated with the lot length to width requirements. Elkins addressed the problems created over time by the 1940 vintage platting which created the smaller width lots. Discussion followed regarding the historical and current day issues associated with the lot length to width issue. Discussion followed regarding the developmental lot process allowing adjacent properties under single ownership to be addressed as a single lot for development purposes.

Landeen presented the draft ordinance to incorporate the lot length to width approval process in to the Municipal Code. Landeen indicated that lot length to width applications would be processed and logged in the same manner as exception requests. Landeen addressed the review and approval process and the appeal process for denied applications.

Johnson indicted that the ordinance does not clarify the application status should staff fail to take formal action within the thirteen working day timeframe. Discussion followed regarding the status of applications not formally acted upon within the specified timeframe. Discussion followed regarding the process utilized to establish the thirteen day timeframe. In response to a question from Olson, Landeen indicated that the thirteen day timeframe follows other administrative approval items such as minor and final plats.

The committee unanimously recommended approval of the Ordinance Establishing A Process By Which Exceptions Can Be Granted To The City's Lot Length To Width Requirements By Adding Section 16.24.105 To the Rapid City Municipal Code with the additional language stipulating that applications not formally acted upon within the thirteen day timeframe are automatically approved.

40-Unit Rule Recommendations

Behlings provided a brief presentation of the fire safety issues associated with the 40-Unit Rule and reviewed the benefits and concerns and established access standards associated with the single access point issue.

Behlings stated that review criteria included access width, density of residential development, project phasing provisions, length of dead end road and vehicle trips per day. Behlings

reviewed the Dead-End Fire Apparatus Access road designs identified in Appendix D-Fire Apparatus Access Roads of the 2003 International Fire Codes. Discussion followed regarding the existing high fire hazard areas such as Carriage Hills and Berry Pines.

Behlings summarized the recommendations of the Rapid City Fire Department as:

1. Maintain the current 40-Unit Rule;
2. Utilize the adopted provisions of the Appendix D, International Fire Code;
3. Utilize the current maximum cul-de-sac of 1,200 feet with an intermediate turn around for all areas; and,
4. Allow phased development with specific trigger points and assurances.

Discussion followed regarding the Elks Country Estates access issues and the need to specifically identify phasing and development of additional access points.

Behlings reviewed the Westberry Trails, Jasper and Springbrook Acres fires and the life/safety issues associated with these types of events.

In response to a question from Tlustos, Behlings addressed the issues associated with the 96 foot diameter cul-de-sac including on-street parking. Tlustos indicated that the 96 foot diameter is equal to 300 feet of road noting that the cul-de-sac size encourages on-street parking. Discussion followed regarding the life/safety issues associated with the 96 foot cul-de-sac.

In response to a question from Olson, Behlings indicated that while roll-over curbs would provide additional turning radius there is a concern that the boulevard/sidewalk area would be insufficient to support the weight of the fire truck. Elkins indicated that mail boxes, electric boxes and fire hydrants are also located in cul-de-sacs creating an additional space infringement.

Discussion followed regarding cul-de-sac islands, hammer head design versus cul-de-sac design, and access road development standards.

Johnson outlined the issues that impact development and recommended that the number of allowable units be based on an analysis of the area being platted.

Okrepkie suggested that additional access points can be developed as adjacent areas are developed. Tlustos addressed the difficulty in projecting when adjacent properties will develop and provide the additional access points. Elkins concurred noting the twenty year time span between the initial development of the Copperfield Subdivision and the current development proposal which will provide a second access to the area. Elkins addressed the request received at the recent Big Sky Subdivision public meeting for additional access points to the west.

Johnson recommended that road width and wild land fire issues be considered when addressing the number of allowable units on a single access point.

Tlustos voiced his support for the 40-Unit Rule noting that decisions can be appealed to the City Council. Tlustos addressed the single access issue in the surrounding foothills noting the impact of existing topography on the ability to develop a second access. Tlustos recommended that an exception process for a second access point be established for those properties which are impacted by topographic constraints.

Behlings indicated that an alternative solution for isolated parcels would be the utilization of residential fire sprinklers.

Johnson recommended creating a tiered system that would consider topography, wild land hazard, and road width when determining the number of allowed units on a single access point. Tlustos indicated that identifying a property as a high wild land hazard area is subjective and voiced support for retention of the current 40-Unit Rule. Tlustos encouraged the Fire Department to develop and annually update a wild land hazard map. Discussion followed regarding the possible conflicts between a property's "use" and "fire" classification.

Landeen indicated that fire is not the only access issue noting the impact single access points have on maintenance issues such as the Chapel Lane Bridge. Johnson voiced support for road widths as a review criteria. Olson recommended that consideration be given to pedestrian and general traffic safety. Discussion followed regarding the impact of three-lane roads and bike lanes would have on access issues and development costs.

In response to a question Behlings indicated that the maximum cul-de-sac length support by the Fire Department is 1,200 feet. Behlings indicated that the Fire Department concerns were getting people in and out of an area safely, equipment access and traffic volumes.

Elkins indicated that the committee can continue to use the current exception process or develop specific evaluation criteria. Elkins presented the suggestion by committee member Phil Olsen to allow non-roads, such as undeveloped trails, to be utilized as secondary accesses.

Behlings suggested forming a smaller committee to identify items of concern and to develop recommendations for presentation to the full committee.

Olson suggested that if the current ratio of exceptions to those developments where the 40-Unit Rule was not an issue is not substantial then the current process should be retained. Discussion followed regarding the reasons provided when requesting exceptions.

The Committee directed the Technical Committee to review the 40-Unit Rule and bring back recommendations to the full committee.

Next Meeting

In response to a question, Jablonski indicated that the Technical Committee meets weekly and anticipated completion of the Street Design Criteria manual by month end. Johnson indicated that while the timeframe to update the manuals has been extended the Technical Committee review has been beneficial.

Jablonski indicated that the Utility Design Criteria Manual has been out for public comment for three months. In response to a question, Elkins indicated that the Technical Committee would address the 40-Unit Rule upon completion of the Street Design Criteria Manual review. The Committee recommended that the Street Design Criteria Manual be the only item addressed at the January 25, 2007 meeting.

Adjourn

Olson moved, Johnson seconded and carried unanimously to adjourn at 1:05 p.m.