

PROCEEDINGS OF THE CITY COUNCIL  
Rapid City, South Dakota

September 2, 2008

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Rapid City was held at the City/School Administration Center in Rapid City, South Dakota on Tuesday, September 2, 2008 at 7:00 P.M.

The following members were present: Mayor Alan Hanks and the following Alderpersons: Sam Kooiker, Ron Kroeger, Deb Hadcock, Lloyd LaCroix, Patti Martinson, Ron Weifenbach, Bill Okrepkie, and Malcom Chapman; and the following Alderpersons arrived during the course of the meeting: None; and the following were absent: Karen Olson and Bob Hurlbut.

Staff members present included Finance Officer Jim Preston, City Attorney Jason Green, Growth Management Director Marcia Elkins, Public Works Director Robert Ellis, Police Chief Steve Allender, and Administrative Coordinator Jackie Gerry.

**CONTINUED PUBLIC HEARING CONSENT ITEMS** – Items 61 - 91

The following items were removed from the Continued Public Hearing Consent Items:

69. No. 08PL089 - A request by Dream Design International, Inc. for a **Preliminary Plat** on Lots 1A, 1B, 2A, 2B, 3A and 3B of Block 1 of Red Rock Shadows Subdivision, formerly a portion of NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29, T1N, R7E, BHM, Pennington County, South Dakota, legally described as a portion of NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29, T1N, R7E, BHM, Pennington County, South Dakota, located south of Portrush Road and west of Dunsmore Road.

## END OF CONTINUED PUBLIC HEARINGS CONSENT ITEMS

The Mayor presented (No. 08PL089), a request by Dream Design International, Inc. for a **Preliminary Plat** on Lots 1A, 1B, 2A, 2B, 3A and 3B of Block 1 of Red Rock Shadows Subdivision, formerly a portion of NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29, T1N, R7E, BHM, Pennington County, South Dakota, legally described as a portion of NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29, T1N, R7E, BHM, Pennington County, South Dakota, located south of Portrush Road and west of Dunsmore Road. Motion was made by Kroeger, second, and carried to approve a Preliminary Plat with the following stipulations: 1. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan showing private and public utilities, including service lines, shall be submitted for review and approval. In addition, the plat document shall be revised to show utility easements as needed; 2. Prior to Preliminary Plat approval by the City Council, a drainage plan in compliance with Drainage Criteria Manual shall be submitted for review and approval. In particular, the drainage plan shall identify that adequate conveyance and flow management facilities are designed and constructed demonstrating that the design flows do not exceed pre-developed flows or on-site detention shall be provided. The plat document shall also be revised to provide drainage easements as necessary; 3. Prior to Preliminary Plat approval by the City Council, a grading plan for any proposed site grading shall be submitted for review and approval; 4. Prior to Preliminary Plat approval by the City Council, a site plan showing future driveway locations shall be submitted for review and approval to ensure that they meet the design and separation standards as per the Street Design Criteria Manual; 5. Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required; 6. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into the City limits of Rapid City; 7. Prior to Preliminary Plat approval by the City Council, a cost estimate of the required subdivision improvements shall be submitted for review and approval; 8. Prior to

submittal of a Final Plat application, a note shall be placed on the plat document stating that “a six foot exterior maintenance easement exists on either side of the common lot line to provide adequate room for maintenance, repair and alterations”; 9. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; 10. Prior to the City’s acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; 11. Prior to any additional platting of the property, a revised Master Plan must be submitted for review and approval; and, 12. The approved Preliminary Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council; and ADDED stipulation - Red line revision shall be made reflecting the location of sewer and water utility lines as agreed to with Growth Management and Public Works staff prior to Final Plat approval. Red line revisions shall be returned to the Growth Management staff for review and approval prior to Final Plat approval.