



MINUTES OF THE
RAPID CITY PLANNING COMMISSION
February 20, 2008

MEMBERS PRESENT: John Brewer, Gary Brown, Mike Derby, Dennis Landguth, Andrew Scull and Karen Waltman.

STAFF PRESENT: Marcia Elkins, Monica Heller and Jenni Dragoo.

Brewer called the meeting to order at 5:34 p.m.

1. Discussion Item

A. Pros and Cons of Expanding City's Platting Jurisdiction.

Brewer read a statement regarding the importance of good planning practices.

Elkins presented the pros and cons of expanding the City's 3-mile platting jurisdiction and referenced South Dakota State Statute allowing the expansion of the platting jurisdiction.

Dayle Hammock, representing Meade County Commissioners, asked if proper notice was given for the hearing of this item. Elkins noted that a public notice of the meeting was published.

Hammock stated that the Meade County Commission has not had the opportunity to meet on this issue prior to this meeting and would not be able to offer a formal recommendation at this time. Hammock also noted that Meade County has been in contact with the Rapid City staff and has discussed the potential of this expansion and would like more time to discuss the details of this possibility further.

Blaze Emerson, Black Hills Council of Governments representing the City of Summerset, stated Summerset's support for Rapid City's expansion of their extraterritorial platting jurisdiction and their desire to work with the City of Rapid City to have the expansion come to fruition. Emerson stated that if the City of Rapid City doesn't extend their jurisdiction, then the City of Summerset would in the future.

In response to Derby's question of whether a formal recommendation was needed by the Council at this time regarding the expansion, Brewer stated that this meeting was to gain public comment on the possibility of expansion and then discussion would continue before a recommendation from the Planning Commission is made.

In response to Scull's question regarding the Ellsworth Area Study, Elkins stated that the study has begun but she is not aware of a deadline for this study at this time. Scull spoke to the continued growth of the area and the need for a complete discussion on the issue prior to a recommendation. Hammock stated that past zoning expansion issues in Meade County have been referred to a vote and were defeated twice in the past so extensive discussion is needed prior to implementation of the expansion.

Elkins spoke to the challenges that may occur with the extension of the platting



jurisdiction. Elkins stressed the need for additional staffing to support the expanded platting jurisdiction going forward. Elkins stated that public education is the key to the success of the expansion and must be supported. Elkins reviewed the Extraterritorial Task Force's recommendations that there be agreement in policy by the two governing bodies. Elkins also referenced the current planning agreements between the City of Sioux Falls and Minnehaha County, as well as, Lincoln County. Elkins encouraged further conversations on all advantages and disadvantages and the need for a common vision and policy.

In response to a question from Derby, Elkins explained that the platting jurisdiction is authorized upon adoption of the Major Street Plan. Discussion followed.

In response to a question from Brewer, Elkins stated Rapid City would need to provide subdivision review upon action by the City Council to expand the three mile platting jurisdiction. In response to Brewer's question, Elkins stated that there is no cost sharing for services with Pennington County.

In response to Brown's question, Elkins stated that now is a good time to start discussion as the 2009 Budget preparation is just beginning. Elkins suggested that the Planning Commission ask the City Council to form a task force to meet with these other entities and work towards policies and processes for the expansion of the platting jurisdiction. Elkins further suggested that the task force consists of a few City Council members, a few Planning Commission members and some residents potentially affected by the expansion.

Curt Meyer, Box Elder Planning Commission, stated support for the City of Rapid City extending planning services into Meade County. Meyer also suggested that the border regarding platting between Box Elder and Rapid City should be more defined and that Box Elder would be willing to give up some of the land area above Interstate 90 in order to follow a more defined border.

Due to the different needs of each entity, Elkins suggested that the proposed task force meet with Box Elder, Meade County and Summerset representatives separately to discuss the varying challenges that might exist with each area.

Derby commented that he supports the creation of the task force but is unsure on his support for the expansion of the platting jurisdiction. Brewer stated that the motion for a task force would be for its creation and not for a recommendation to move forward with the expansion of the jurisdiction. Brewer requested that staff provide the Planning Commission with copies of the Extraterritorial Task Force's prior findings.

Scull motioned, Waltman seconded to recommend that the City Council create a task force consisting of representatives from the Rapid City Planning Commission, the City Council and members of the community which would meet individually with the various other entities affected by the potential expansion of the platting jurisdiction and come back to the Planning Commission with a recommendation. (6 to 0 with Brewer, Brown, Derby, Landguth, Scull and Waltman voting yes and none voting no)

There being no further business, Scull moved, Derby seconded and unanimously



carried to adjourn the meeting at 6:35 p.m. (6 to 0 with Brewer, Brown, Derby, Landguth, Scull and Waltman voting yes and none voting no)