

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
October 5, 2000

MEMBERS PRESENT: Pam Lang, Dave Parker, Mel Prairie Chicken, Robert Scull, Amber Solay, Bob Wall and Stuart Wevik. Alan Hanks, Council Liaison, was also present.

STAFF PRESENT: Marcia Elkins, Blaise Emerson, Bill Lass, Vicki Fisher, Dan Hodge, Randy Nelson, Dave Johnson and Risë Ficken

Chairperson Lang called the meeting to order at 7:00 a.m.

Lang reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.

Staff requested that Items 5, 11, and 14 be removed from the Consent Agenda for separate consideration. Wall requested that Item 18 be removed from the Consent Agenda for separate consideration.

Scull moved, Wevik seconded and carried unanimously to recommend approval of the Consent Agenda Items 1 through 20 in accordance with the staff recommendations with the exception of Items 5, 11, 14, and 18. (7 to 0)

1. Approval of the September 21, 2000 Planning Commission Meeting Minutes.
2. No. 99UR038 - Radio Towers Subdivision
A request by Mary Schieckoff dba My Christian Daycare to consider an application for a **Use On Review to allow a Child Care Center** on Lot B, Block 1, Radio Towers Subdivision, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1402 East Saint Patrick Street.

Planning Commission recommended that the Renewal of a Use On Review to allow a Child Care Center in the General Commercial Zoning District be approved with the following stipulations:

Urban Planning Division Recommendations:

1. That all provisions of Section 17.50.150, Child Care Centers, of the Rapid City Municipal Code shall be continually met;
 2. That this Use on Review shall be subject to renewal in three (3) years; and,
 3. That the Use on Review approval shall expire if the use has ceased for a period of two years.
3. No. 99PL120 - Spring Canyon Estates
A request by Gary Renner for Larry Teuber to consider an application for a **Preliminary and Final Plat** on Lots 1, 2, 3 and 4 of Block 4 of Spring Canyon Estates (formerly Lot 2B & Lot 1 of Block 1 of Spring Canyon Estates and the NE1/4 of the SW1/4) located in the SW1/4 of the NW1/4, the NW1/4 of the

SW1/4 and in the NE1/4 of the SW1/4 of Section 5, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located at the southern terminus of Clarkson Road.

Planning Commission recommended that the Preliminary and Final Plat be continued to the November 9, 2000 Planning Commission meeting.

4. No. 00SV013 - Debra Subdivision

A request by Doug Sperlich for James Letner to consider an application for a **Variance to the Subdivision Regulations to waive the requirement for sidewalks along Debra Drive** on Lots 1 and 2 and dedicated R.O.W. of Debra Subdivision, (formerly Lots B & C of Lot 2 of OutLot 2 of the SE1/4 of the SW1/4 of Section 4, T1N, R7E, BHM and a portion of Debra Drive R.O.W.) located in the SE1/4 of the SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Clifton Street and Debra Drive.

Planning Commission recommended that the Variance to the Subdivision Regulations to allow sidewalks on one side of the street be approved with the following stipulation:

Urban Planning Division Recommendation:

1. **That the sidewalk(s) shall be constructed along the east side of Debra Drive.**

6. No. 00SV016 - Sunshine Hills Subdivision

A request by FMG, Inc. for Dean Kelly Construction to consider an application for a **Variance to the Subdivision Regulations to waive the requirement for paving, curb, gutter, sidewalks, water, sewer and street light conduits; to allow lots more than twice as long as they are wide; and to waive the requirement to dedicate right-of-way for Sunshine Trail** on Lots 1 through 6 of Sunshine Hills Subdivision and dedicated public right of way shown as Coneflower Lane and Pasque Lane, formerly Lots 1, 2, and 3 of the SE1/4 NE1/4 of Section 21, located in the SE1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Wildwood Subdivision on the west side of Sheridan Lake Road.

Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement for paving, curb, gutter, sidewalks, water, sewer and street light conduits; to allow lots more than twice as long as they are wide; and to waive the requirement to dedicate right-of-way for Sunshine Trail be denied without prejudice.

7. No. 00PL073 - Sunshine Hills Subdivision

A request by FMG, Inc. for Dean Kelly Construction to consider an application for a **Preliminary and Final Plat** on Lots 1 through 6 of Sunshine Hills Subdivision and dedicated public right of way shown as Coneflower Lane and Pasque Lane, formerly Lots 1, 2, and 3 of the SE1/4 NE1/4 of Section 21, located in the SE1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County,

South Dakota, more generally described as being located north of Wildwood Subdivision on the west side of Sheridan Lake Road.

Planning Commission recommended that the Preliminary and Final Plat be denied without prejudice.

8. No. 00PD038 - Sunshine Hills Subdivision

A request by FMG, Inc. for Dean Kelly Construction to consider an application for a **Planned Residential Development - Final Development Plan** on that part of the SE1/4 of NE1/4 of Section 21, T1N, R7E, of the Black Hills Meridian, Pennington County, South Dakota, that lies within the following description: Commencing at a monument at the southeast corner of Lot 2 of the SE1/4 of NE1/4 of Section 21; thence S00o22'48"E, 208.84'; thence S76o10'23"W, 31.67'; thence S13o49'37"E, 49.62'; thence N76o10'23"E, 19.11'; thence S00o22'48"W, 70.05' to a monument at the southeast corner of Lot 1 of the SE1/4 of NE1/4 of Section 21; thence N89o44'39"W, 310.00' to a point on the southern boundary of Lot 1 of the SE1/4 of NE1/4 of Section 21; thence N00o15'21"E, 64.08'; thence N40o52'00"W, 49.00'; thence N49o08'00"E, 51.68'; thence northeasterly, 24.36' along the arc of the curve, the long chord of which bears N52o38'25"E, 24.35'; thence N40o52'00"W, 81.67'; thence N00o21'47"E, 119.98' to a point on the northern boundary of Lot 1 of the SE1/4 of NE1/4 of Section 21; thence S89o31'49"E, 338.21 to a monument at the point of beginning, more generally described as being located north of Wildwood Subdivision on the west side of Sheridan Lake Road.

Planning Commission recommended that the Planned Residential Development – Final Development Plan be denied without prejudice.

9. No. 00PL080 - Kunze Subdivision

A request by Fisk Engineering for John and Elaine Kunze to consider an application for a **Lot Split** on Lots 1 and 2 of Kunze Subdivision located in (and formerly all of) Lot G of Lot 2 of the SE1/4 SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of East Saint Charles Street and Creek Drive.

Planning Commission recommended that the Lot Split be continued to the October 26, 2000 Planning Commission meeting to allow the applicant to submit revised information.

10. No. 00PL082 - Canyon Shadows Subdivision

A request by Renner and Sperlich for Olde Glory Marketing to consider an application for a **Preliminary and Final Plat** on Lots 13 and 14 of Canyon Shadows Subdivision (formerly the unplatted balance of the NW1/4 of the NE1/4 of Section 8, T1S, R7E, BHM) located in the NW1/4 of the NE1/4, Section 8, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located at the intersection of 47th Avenue West and Bears Loose Road.

Planning Commission recommended that the Preliminary and Final Plat be continued to the October 26, 2000 Planning Commission meeting to allow the petitioner to submit all required information.

12. No. 00PL092 - Terracita Highlights

A request by Fisk Engineering Company for Builders Preferred to consider an application for a **Preliminary Plat** on Lots 31 through 38 in Block 2 and Lots 9 through 21 in Block 3 of Terracita Highlights Subdivision and dedicated right-of-way located in the S1/2 NE1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the western terminus of Alta Vista Drive.

Planning Commission recommended that Preliminary Plat be continued to the October 26, 2000 Planning Commission meeting to allow the petitioner time to submit additional engineering information.

13. No. 00PL094 - Valley East Addition

A request by City of Rapid City to consider an application for a **Layout, Preliminary and Final Plat** on Lot 1 of the Valley East Addition (formerly S1/2 SW1/4 NE1/4 less Lot H2 & less R.O.W.) all located in NE1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of S.D. Highway 44 East (Rapid Valley).

Planning Commission recommended that the Layout, Preliminary and Final Plat be continued to the November 9, 2000 Planning commission meeting.

15. No. 00PL095 - Plum Creek Subdivision

A request by Centerline for Double E, LLC to consider an application for a **Layout Plat** on the NW1/4 SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the south end of South Valley Drive.

Planning Commission recommended that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;

Fire Department Recommendations:

2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide the proposed layout of all water lines, water flow and hydrant locations for review and approval;
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide engineering plans showing emergency turnarounds at all roadways which dead-end;

Emergency Services Communications Center Recommendations:

4. **Prior to Preliminary Plat approval, the applicant shall submit all proposed street names within the subdivision for the review and approval of the Communications Center Coordinator;**

Transportation Planning Division Recommendations:

5. **Access to the rearage road shall be as follows: approaches shall be located across from all intersecting streets and all other locations shall be in accordance with the Street Design Criteria Manual;**

Urban Planning Division Recommendations:

6. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide information on how the residential land use to the east will be buffered from the commercial uses; and,**
7. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall revised the Layout Plat and eliminate the identified frontage/service road.**

16. **No. 00PL096 - Red Rock Valley Subdivision**

A request by Douglas Retzer to consider an application for a **Layout Plat** on S1/2, NW1/4, NE1/4, Section 15, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located approximately 1.5 miles southwest of U.S. Highway 16 on Neck Yoke Road.

Planning Commission recommended that the withdrawal of the Layout Plat by the applicant be acknowledged.

17. **No. 00UR034 - Rapid City Greenway Tracts**

A request by City of Rapid City to consider an application for a **Major Amendment to a Use On Review to allow a skate board park in the Flood Hazard Zoning District** on Tract 24 of Rapid City Greenway Tracts, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of 3rd Street and New York Street.

Planning Commission recommended that the Major Amendment to a Use on Review to allow a skate board park in the Flood Hazard Zoning District be denied without prejudice to allow the petitioner to submit a master plan for the entire Greenway Tract.

19. **No. 00PL098 - Elks Country Estates**

A request by Doug Sperlich for Dennis Zandstra to consider an application for a **Final Plat** on Lots 16 thru 21 of Block 3 of Elks Country Estates (formerly a portion of Tract 1 of the E1/2 of Section 16) located in the E1/2 of Seciton 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located on Willowbend Road.

Planning Commission recommended that the Final Plat be approved with the following stipulations:

Urban Planning Division Recommendation:

1. **Prior to Final Plat approval by the City Council, the golf cart path shall be signed and marked or surety shall be posted to insure the completion of the golf cart path crossing improvements no later than November 30, 2000.**

20. No. 00PL100 - Section 18, T1N, R8E

A request by Rick Kahler for South Elm Development LLC to consider an application for a **Layout, Preliminary and Final Plat** on Lot C of the N1/2 of Government Lot 4 (formerly a portion of Lot B of the N1/2 of Government Lot 4) located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located approximately 1/4 mile south of the intersection of Minnesota Street and Parkview Drive.

Planning Commission recommended that the Layout, Preliminary and Final Plat be continued to the October 26, 2000 Planning Commission meeting to allow the applicant additional time to submit the required information.

---END OF CONSENT CALENDAR; BEGINNING OF REGULAR AGENDA ITEMS---

5. No. 00PL067 - Debra Subdivision

A request by Doug Sperlich for James Letner to consider an application for a **Preliminary Plat** on Lots 1 and 2 and dedicated R.O.W. of Debra Subdivision, (formerly Lots B & C of Lot 2 of OutLot 2 of the SE1/4 of the SW1/4 of Section 4, T1N, R7E, BHM and a portion of Debra Drive R.O.W.) located in the SE1/4 of the SW1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Clifton Street and Debra Drive.

Elkins recommended that the Preliminary Plat request be continued as additional information was submitted by the applicant on October 4th for staff review.

Wall moved, Solay seconded and unanimously carried to recommend that the Preliminary Plat be continued to the October 26, 2000 Planning Commission meeting to allow staff to review additional information. (7 to 0)

11. No. 00PL089 - Valley Ridge Subdivision

A request by Dream Design International to consider an application for a **Preliminary and Final Plat** on Lots 4-8, Block 1 and Lots 10-17, Block 3, Lot 8, Block 4 and Lots 1-15, Block 5 and Lots 4-7, 18, Block 6 and Lots 1-7, Block 7 and Lot 1, Block 8, located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located at the current western terminus of South Pitch Drive and Solitaire Drive.

Elkins advised that staff's recommendation has been revised since the distribution of the Planning Commission packet. She explained that the applicant provided additional information after the staff report was written. Lass distributed a revised recommendation to the Planning Commissioners. Elkins added that based on the Engineering Division's revised comments, staff recommends that

the Preliminary Plat be approved with stipulations and that the Final Plat be continued to the October 26, 2000 Planning Commission meeting.

Wall expressed concern that it does not seem that the Planning Commission was given adequate time to evaluate this major proposal due to the change in staff's recommendation from continuance to approval with stipulations at this meeting.

Elkins indicated that the applicant was very insistent that this item be recommended for approval at this meeting noting that staff is attempting to accommodate the developer's request.

In response to a question from Scull, Elkins stated that drainage issues were the primary reason staff originally recommended that this item be continued.

Randy Nelson briefly reviewed proposed detention pond locations, noting that downstream conveyance is over capacity and a reduction of flows from the subdivision is under investigation. He stated that upon review of the initial report and supplemental drainage report, staff agrees with the developers calculations showing a reduction in flows from the subdivision. He noted that plans for the detention pond must be reviewed prior to Final Plat approval.

In response to a question from Scull, Nelson advised that the Engineering Staff is comfortable with the basic concept provided by the applicant to address drainage from the proposed subdivision.

Hani Shafai, Dream Design International, presented overhead transparencies of the proposed development and briefly reviewed the two drainage studies completed for this location. He discussed options for on-site and off-site detention.

Discussion followed.

Solay moved, Scull seconded and unanimously recommended that the Preliminary Plat be approved with the following stipulations:

Engineering Division Recommendations:

- 1. That prior to City Council approval of the Preliminary Plat, the Engineering Division shall have approved of the drainage information including that related to the drainage detention facility;**
- 2. Prior to Final Plat approval, the petitioner shall have completed the required Subdivision Improvements Estimate form and paid the required Subdivision Inspection Fees;**
- 3. Prior to Final Plat approval, the petitioner shall post financial surety for any incomplete subdivision improvements;**
- 4. Prior to City Council approval of the Preliminary Plat, all required "red-line" changes shall be made to the plat and plans;**

Pennington County Highway Department Recommendations:

5. **Prior to City Council approval of the Preliminary Plat, the Pennington County Highway Department shall have reviewed and approved of the drainage/detention plans;**

Urban Planning Division Recommendations:

6. **Prior to Final Plat approval the petitioner shall have revised the plat to reflect the dedication of right-of-way for the Meadow Lane turn-around and shall have either constructed the turn-around or posted financial surety to cover its construction;**

Transportation Planning Recommendations:

7. **Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street;**

Pennington County Register of Deeds Recommendations:

8. **Prior to City Council approval of the Final Plat, the petitioner shall have received the preliminary approval of the Pennington County Register of Deeds Office to ensure that the legal description is acceptable and that lots are labeled correctly; and,**

Rapid Valley Sanitary District Recommendations:

9. **Prior to any construction occurring on the site, the developers must schedule a preconstruction meeting with the Rapid Valley Sanitary District and all infrastructure must be built to the Sanitary District standards;**

and the Planning Commission recommended that the Final Plat be continued to the October 26, 2000 Planning Commission meeting. (7 to 0)

14. **No. 00UR033 - Spring Brook Acres**

A request by Jeff's Construction for Bob & Tina Mysliweic to consider an application for a **Use on Review to allow a private residential garage and accessory structures in excess of 1,000 square feet** on Lot 23, Block 4 of Springbrook Acres, located in the SE1/4 of SW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located 2611 Mountain Meadow Road.

Elkins stated that this item was removed from the Consent Calendar as a letter was received from an area property owner and two interested parties were in the audience to address this item. She noted that the applicant requested that the Use on Review be continued to the October 26, 2000 Planning Commission meeting.

Sylvia Shafer, area property owner, objected to the proposed location of the garage in back of the acreage next to the Wilderness Trail Area owned by the Homeowners Association. She expressed concern that fire trucks would have difficulty accessing the garage at the back of the property.

Bob Mysliweic, petitioner, advised that they have a large garden behind their home and want to locate the garage in back of the garden area. He stated that they intend to store lawn and garden maintenance equipment in the garage and possibly a small motor home in the future. He noted that the Wilderness Trail

Area is a treed area which begins approximately 80 feet behind the proposed garage site. He indicated that they regularly mow and maintain the 80 foot grassy area. He added that there are storage sheds on either side of his property in the same area. He advised that they are working with Dan Hodge at the Fire Department concerning driveway and access issues.

In response to a question from Lang, Lass advised that two or three other inquiries were made by telephone concerning this request. He noted that the callers did not express support for or opposition to the request.

Discussion followed.

Wevik moved, Parker seconded and unanimously carried to recommend that the Use on Review to allow a private residential garage and accessory structures in excess of 1,000 square feet be continued to the October 26, 2000 Planning Commission meeting at the request of the applicant. (7 to 0)

18. No. 00PL097 - Robbinsdale Addition No. 10

A request by Doug Sperlich for Gary Rasmusson to consider an application for a **Preliminary and Final Plat** on Lots 15 and 16 of Block 28 of Robbinsdale Addition No. 10 located in the NE1/4 of the SW1/4 of Section 13, T1N, R7E,BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Annamaria Drive and Alta Vista Drive.

Wall requested clarification concerning the location of utility easements on the subject property.

Discussion followed.

Wall moved, Scull seconded and unanimously carried to recommend that the Preliminary and Final Plat be approved with the following stipulations:
Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the applicant shall submit revised engineering plans for the sanitary sewer extensions for review and approval;
2. Prior to City Council approval of the Preliminary Plat, the applicant shall provide revised engineering plans for the extension of storm sewer to the rear of Lot 15 for review and approval;
3. Prior to City Council approval of the Preliminary Plat, the applicant shall provide plan for repair of erosion along Lot 15 for review and approval;

Urban Planning Division Recommendations:

4. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
5. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted. (7 to 0)

Emerson advised that Items 21, 22 and 23 are related. He requested that Items 21 and 22 be considered concurrently.

21. No. 00CA009 - Robbinsdale Addition No. 10

A request by Centerline for 3 T's Land Development to consider an application for a **South Robbinsdale Future Land Use Plan - Comprehensive Plan Amendment to change the future land use designation on a 4.3165 acre parcel from Medium Density Residential to Office** on property described by metes and bounds commencing from the northeast corner of Block 27 in Robbinsdale Addition No. 10 consisting of a 5/8" rebar with a plastic cap marked "Renner & Sperlich 2652", thence S35°49'23"E 334.39 feet along a non-tangent line to a point of curvature consisting of a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S27°03'46"E 421.82 feet (chord bearing and distance) through a right hand curve with radius of 1345.32 feet and length of 423.56 feet to a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S89°42'39"W 290 feet to an unmonumented corner, thence N32°50'53"W 582.65 feet to an unmonumented corner, thence N53°59'27"E 270 feet to the point of beginning. Said parcel containing 4.3165 acres, more or less, more generally described as being located south of the intersection of Annamaria and 5th Street.

22. No. 00RZ039 - Robbinsdale Addition No. 10

A request by Centerline for 3 T's Land Development to consider an application for a **Rezoning from Low Density Residential District to Office Commercial District** on property described by metes and bounds commencing from the northeast corner of Block 27 in Robbinsdale Addition No. 10 consisting of a 5/8" rebar with a plastic cap marked "Renner & Sperlich 2652", thence S35°49'23"E 334.39 feet along a non-tangent line to a point of curvature consisting of a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S27°03'46"E 421.82 feet (chord bearing and distance) through a right hand curve with radius of 1345.32 feet and length of 423.56 feet to a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S89°42'39"W 290 feet to an unmonumented corner, thence N32°50'53"W 582.65 feet to an unmonumented corner, thence N53°59'27"E 270 feet to the point of beginning. Said parcel containing 4.3165 acres, more or less, more generally described as being located south of the intersection of Annamaria and 5th Street.

Emerson presented the request, showed slides and reviewed the staff report recommending that the Comprehensive Plan Amendment and the Rezoning Request be approved.

Wall requested that staff show a slide of the Future Land Use map for this area so that the Planning Commissioners can have a sense of the area that is proposed to be changed.

Emerson presented the Future Land Use Map for the area and identified the proposed changes.

Wevik stated that he feels Office Commercial uses are appropriate on the subject property as it is located along 5th Street, which is a major traffic route.

Wevik moved, Solay seconded and unanimously carried to recommend that the Comprehensive Plan Amendment to change the future land use designation on a 4.3165 acre parcel from Medium Density Residential Land Use to Office Commercial Land Use be approved contingent on application being made to change the land use designation for the remainder of Block 27 from Medium Density Residential Land Use to Low Density Residential Land Use; and to recommend that the Rezoning from Low Density Residential District to Office Commercial District be approved contingent on the Comprehensive Plan Amendment being approved. (7 to 0)

23. No. 00PL099 - Robbinsdale Addition No. 10

A request by Centerline for 3 T's Land Development to consider an application for a **Layout Plat** on Block 27 and Tract C of Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of the intersection of Annamaria and 5th Street.

Emerson presented the request, showed the slides and the reviewed the staff report in detail recommending that the Layout Plat be approved with stipulations.

Wall requested clarification concerning the realignment of the water main on Minnesota Street.

Discussion followed concerning the location of sewer lines and water mains and which lots might potentially have a reduction in front yard setbacks.

Scull moved, Parker seconded and unanimously carried to recommend that the Layout Plat be approved with the following stipulations:

Engineering Division Recommendations:

- 1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;**
- 2. Prior to Preliminary Plat approval by the Planning Commission, a geotechnical report shall be submitted identifying the potential unstable areas and for pavement design for review and approval. The geotechnical and geology report shall include analysis of soil and slope stability for all proposed streets, soil stability for cut and fill sections, soil stability for all drainage improvements, and soil and slope stability for all propose building sites;**
- 3. Prior to Preliminary Plat approval by the Planning Commission, detailed drainage plans and calculations in compliance with the South Robbinsdale Drainage Basin Design Plan and Rapid City Drainage Criteria Manual shall be submitted for review and approval. The drainage plans shall include analysis for all proposed street crossings**

and the extension of storm sewer from the adjacent development to the north;

4. Prior to Preliminary Plat approval by the Planning Commission, erosion controls plans shall be submitted for review and approval;
5. No design exception from the Street Design Criteria Manual for street grades shall be granted. No street grades shall exceed twelve percent;
6. No design exception from the Street Design Criteria Manual for the number of lots on a cul-de-sac or a lane/place street classification shall be granted. No more than twenty lots shall be allowed on a cul-de-sac or a lane/place street classification;
7. Prior to Preliminary Plat approval by the Planning Commission, the proposed twenty foot wide utility easement for the twenty inch water main shall be eliminated and the twenty feet shall be incorporated into the Minnesota Street right-of-way;
8. Prior to Preliminary Plat approval by the Planning Commission, engineering design plans shall be submitted for the individual residential connections to the twenty inch water line;
9. Prior to Preliminary Plat approval by the Planning Commission, engineering plans shall be submitted for the extension of the Terracita High Level water main through the property to the extension of Minnesota Drive on the west side of the subject property;

Fire Department Recommendations:

10. Prior to Preliminary Plat approval by the Planning Commission, plans shall be submitted showing proposed locations of water lines and fire hydrants;

Urban Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid;
12. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;
13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall coordinate with the adjacent landowner on the location of right-of-way for Alta Vista Street;
14. Prior to Final Plat approval by the City Council, no more than forty dwelling units based on the combination of all developments shall have exclusive access from either Alta Vista Street or Minnesota Street before a second access shall developed; and,
15. Prior to Final Plat approval by the City Council, the applicant shall rezone the southern half of the property from General Agriculture Zoning District to Low Density Residential Zoning District. (7 to 0)

24. **Discussion Items**

Lang thanked staff for the training session held last week. She expressed her appreciation to Mely Rahn and Randy Nelson for an excellent presentation concerning drainage issues. Wall concurred with Lang and stated that he is

looking forward to the Fire Department presentation on high wildland fire hazard areas.

Elkins advised that staff will determine a schedule for the next training session which will likely include fire issues and possible policy and bylaw matters.

Elkins stated that the majority of the Planning Commissioners have participated in the computer training for the paperless agenda. She indicated that the first on-line packet will be prepared for the October 26th Planning Commission meeting. She noted that there will be both paper and electronic packets prepared for both the October 26th and November 9th meetings. She added that during the adjustment period it is important for the Planning Commissioners to communicate any questions or problems to the staff.

There being no further business Solay moved, Wall seconded and unanimously carried to adjourn the meeting at 7:59 a.m. (7 to 0)