

MINUTES  
RAPID CITY PLANNING COMMISSION  
October 14, 2004

MEMBERS PRESENT: Peter Anderson, Gary Brown, Ida Fast Wolf, Debra Hadcock, Mike Lemay, Scott Nash, Mel Prairie Chicken, Martha Rodriguez, Ethan Schmidt

STAFF PRESENT: Patsy Horton, Renee Catron Blair, Marcia Elkins, Vicki Fisher, Joel Landeen, Sharlene Mitchell

Chairperson Nash called the meeting to order at 7:00 p.m.

Nash opened the public hearing on the U.S. Highway 16 Neighborhood Area Future Land Use Plan Comprehensive Plan Amendment and requested those in attendance to restrict their comments to the Future Land Use Plan.

Horton provided an overview of the U.S. Highway 16 Neighborhood Area Future Land Use Plan Comprehensive Plan Amendment. Horton indicated that all public comment received on the Plan has been reviewed by the Future Land Use Committee and that the Plan, as presented, incorporates the recommendations of the Committee. Horton outlined the Committee's proposed changes to the Plan noting that the area topography was taken into consideration in the proposed changes. Horton presented the proposed changes to the Major Street Plan as proposed by the Future Land Use Committee.

Gene Addink identified the location of the 160 acre Hart Ranch property noting the impact the proposed development densities and road network changes will have on site development. Addink indicated that Hart Ranch supported the development densities reflected by the original draft Plan noting that Hart Ranch had not been provided the opportunity to comment on the revised Plan. Addink requested that higher development densities be permitted on the Hart Ranch property.

Lew Papendick encouraged the Planning Commission to take into consideration the existing style of development along the U.S. Highway 16 corridor when reviewing future development requests. Papendick recommended encouraging the development of high end office commercial uses. He indicated that big box discount retail businesses increase both area traffic and crime, citing evidence linking increased crime rates to the retail business evening hours of operation. Papendick encouraged the development of high end office commercial uses noting these types of business increase property values.

In response to a question from Schmidt, Papendick voiced opposition to the proposed General Commercial zoning along the U.S. Highway 16 corridor and recommended that the corridor be zoned Office Commercial. Papendick indicated that he supported the proposed lower density residential development and encouraged the use of Park Forest zoning to further reduce the densities. Papendick recommended the development of more north/south roads between Catron Boulevard and Sammis Trail.

Scott Sumner indicated that Low Density Residential zoning is preferred for the Hart Ranch property (Highland Park Development) suggesting that the proposed 2 units per acre would be too restrictive. Sumner requested that the densities be increased to 2.5 units per acre noting that the site topography would support the additional densities. Sumner indicated that the future growth and development of Rapid City will occur along the U.S. Highway 16 corridor. He

indicated that the utilization of a Planned Development overlay will provide the City the opportunity to review and amend individual development proposals. Sumner voiced support for the proposed changes to the Major Street Plan noting that specific traffic issues can be addressed as development occurs. Sumner indicated that the Future Land Use Plan would be acceptable with the stipulation that the density designation for the Highland Park Development property be increased to 2.5 units per acre.

In response to a question from Schmidt, Sumner clarified the location of the Highland Park Development noting that the current platting request reflects the 2.5 units per acre density with a Planned Development overlay. Sumner indicated that he had not attended the Future Land Use Committee meetings. Sumner clarified that the property owners prefer the densities as reflected by the original plan.

In response to Rodriguez, Elkins indicated that the current plat request reflects 2.5 units per acre and that staff believes the site will support these densities. Rodriguez addressed the development changes that have occurred in the U.S. Highway 16 area and encouraged amending the Highland Park Development site to the requested 2.5 units per acre density.

In response to a question from Lemay, Horton indicated that the Terracita Highlights Subdivision is an example of the 2.5 units per acre density with a Planned Development overlay. In response to a question from Anderson, Horton indicated that the requested density would provide 300 units versus 240 units under the proposed density.

In response to a question from Schmidt, Hadcock reviewed the issues and concerns addressed by the Future Land Use Committee in establishing the 2 units per acre density. Elkins advised Schmidt that various Committee members had performed on-site visits of both the subject property and surrounding developments.

Craig Mestad indicated that the majority of landowners support the proposed realignment of Sammis Trail. Mestad indicated that the 2.5 density is an improvement noting his support for the proposed 2.0 density.

In response to a question from Schmidt, Mestad identified the property owners he was representing. Mestad indicated that the area property owners were concerned with the visual impact of the high density development and the ability of the land to support those densities.

Reverend Jeffrey Anderson thanked the Commission for their time noting that his concerns and questions have been addressed.

J. C. Brand expressed concern with the proposed extension of the currently dead-end Highland Hills Road south to Neck Yoke Road. Brand indicated that property owners in the Highland Hills Subdivision were unaware of this proposal and were concerned with the impact the road extension would have on the neighborhood. In response to a question from Brand, Nash indicated that there is no timetable for implementing the proposed changes noting that the changes would be developer driven. Brown suggested that the property owners work with staff regarding the proposed extension of Highland Hills Road.

Dan Godfrey expressed concern that area property owners were not provided sufficient opportunity to review the proposed changes. He expressed concern with the topography impact on the proposed road east of Stamper Gold. Godfrey indicated that as a business owner he

would not support the development of big box retail businesses in the area as they compete with local businesses and do not support the local community.

In response to a question from Nash, Godfrey indicated that he was not provided the opportunity to provide input on the Future Plan Use Plan prior to the recent public hearings. In response to a question from Nash, Elkins indicated that staff had performed a physical review of the site in question with one of the owners.

Mary Casey expressed concern with the impact the proposed high densities will have on the tourist businesses located in this corridor. Casey expressed concern with the impact big box retail development would have on the pristine hilltop vista. Casey indicated that the proposed plan does not identify open or green space, restrictions on building types, landscaping and setback requirements. She encouraged the Planning Commission to proceed carefully to insure mistakes aren't made today that could not be corrected in the future.

Tom Krafka briefly reviewed the changes between the original and current plans noting that he feels the proposed densities are too high and will result in an urban density development in a rural setting. He indicated that urban densities will devalue the living experience the developer indicates he is trying to provide. In response to a question, Elkins reviewed the State statutes with regard to Comprehensive Plan Amendments noting that Pennington County has not been involved in the comprehensive plan review process.

In response to a question from Schmidt, Krafka identified the location of his property in relationship to the proposed Highland Park development. In response to a question from Rodriguez, Krafka addressed the private easement access to his property from Sammis Trail.

Casey Peterson addressed the changes made to the initial plan noting that his neighborhood has met and worked with the Future Land Use Committee regarding the current proposal. He indicated that the neighborhood was seeking a compromise noting that the current proposal is an improvement but does not reflect the desired densities for the area. Peterson encouraged the Commission to address such issues as greenways, billboards, tourism, buffer zones, bike paths, business parks, community parks and building height and style. Peterson encouraged the City to complete a "Smart Growth Audit" to provide direction for development. Peterson addressed the requirements for Comprehensive Land Use Plans with regard to SDCL 11-6-5.

In response to a question from Schmidt, Peterson identified the location of his property in relationship to the Highland Park Development. Peterson voiced support for the implementation of the Smart Growth procedures.

In response to a question from Prairie Chicken, Peterson indicated that their neighborhood has not had the opportunity to work directly with the Hartland Park developers regarding the current proposal. In response to a question from Brown, Peterson indicated their neighborhood would be open to further discussion regarding the density issue.

In response to a question from Schmidt, Elkins addressed the impact on traffic flows resulting from a 2 unit to 2.5 unit per acre increase in density.

In response to a question from Schmidt, Sumner indicated that he was unable to determine at this time if the Highland Park project would move forward with the 2 units per acre density.

Sumner stated that the densities are financially critical to the project and require additional study.

In response to a question from Anderson, Elkins reviewed the additional processes required to provide final approval of the Highland Park project including annexation, subdivision review, and Initial and Final Development Plan approval. Elkins indicated that issues such as buffer zones are reviewed through the Planned Development process.

Julie Mueller voiced her concerns regarding the increased traffic flows on U.S. Highway 16 and the impact signaling the Sammis Trail intersection would have on area and tourist traffic. In response to a question from Mueller, Elkins indicated that the traffic study for the area is available on-line at the City's web site. Mueller expressed concern with the impact big box retail businesses would have on area camp grounds and increased traffic flows.

Mike Mueller encouraged the Commission to consider the area aesthetics and quality of life in reviewing any development proposal.

In response to a question from Schmidt, J. Mueller indicated that she opposed both signaling the Sammis Trail intersection and increased traffic flows resulting from increased densities.

Brett Sutton indicated that he represented the 220 acre Carstens Subdivision Homeowners Association. He indicated that the Carstens Subdivision can support the current proposal but cannot support the Hart Ranch request for 2.5 units per acre density.

In response to a question from Lemay, Sutton identified the location of the Carstens Subdivision. In response to a question from Schmidt, Sutton indicated that there are nine homeowners in the Carstens Subdivision.

Hani Shafai presented site photos depicting the topography of the Highland Park development area. He addressed the northward realignment of the Sammis Trail/U.S. Highway 16 intersection with the new Moon Meadows access in order to address the safety concerns with the current location. Shafai indicated that development densities need to be established first in order to provide accurate traffic flow and design information. Shafai addressed the proposed road net work and the need to work with both staff and the community when proposing developments in this area. Shafai addressed the manner in which the Highland Park lots would be laid out and landscaped in order to provide sufficient buffer to the surrounding properties.

Hadcock encouraged Shafai and the Highland Park developers to participate in the Future Land Use Committee meetings and to work with area property owners to address and resolve the concerns of all interested parties. Discussion followed regarding the findings of the Future Land Use Committee with regard to the Highland Park residential densities. Elkins clarified that Low Density Residential with a Planned Development was the original land use designation for the Highland Park property.

Pat Hall addressed the impact the proposed densities will have on development of the 160 acre Schultz. Hall requested that the land owner be allowed to review the financial impact of the decreased densities prior to formal action being taken on the plan. Hall indicated that the area topography would support higher densities and requested that the Future Land Use Committee review their proposal for this property. Discussion followed regarding the densities currently permitted on the property and the densities permitted by the proposed plan.

Mark Ballard encouraged the Commission to foster thoughtful growth along the U.S. Highway 16 corridor noting that urban sprawl would not benefit the Rapid City area.

[Rodriguez left the meeting at 9:30 p.m.]

In response to a question from Schmidt, Ballard voiced support for the current plan noting that high rise apartments or high density development would have an adverse impact on the area.

Kevin Casey addressed area tourism and the need to encourage people to stay in the area by providing a pleasant, attractive environment. Casey acknowledged that the U.S. Highway 16 (Mt Rushmore Road) corridor will develop commercially; however, he encouraged the Commission to take into consideration both the type of business and the building design when approving development along this important corridor.

Ron Drummond identified the location of his property and briefly addressed his concerns with the proposed development densities.

Tammy Mestad encouraged the Commission to take advantage of this unique opportunity to promote and effect quality growth. She voiced support for the realignment of Sammis Road. Mestad summarized that the proposed high density developments are of the most concern. She encouraged seeking a compromise that would satisfactorily addresses the concerns and needs of both parties.

Reone Rupert requested clarification of the residential densities proposed for the Sheridan Lake Road and Catron Boulevard area. Elkins indicated that the residential densities were addressed with the development of the Southwest Connector Future Land Use Plan noting that cluster housing will be utilized in the area. Discussion followed regarding drainage issues in the area. Rupert voiced her opposition to the proposed Sheridan Lake Road residential densities.

In response to a question from Schmidt, Elkins addressed the use of landscape buffer zones along the U.S. Highway 16 corridor to provide screening for items such as HVAC systems and loading docks. Discussion followed regarding the ability to develop apartment buildings under the proposed densities.

Sumner indicated that the majority of comments focused on the Highland Park development and urged additional compromise on the development densities. Sumner addressed the costs associated with bringing the development to fruition noting that they were willing to address buffer zones and traffic flows to lower the impact of the development on the surrounding properties.

Krafka addressed the current development densities allowed under the County zoning. Elkins advised that the current County zoning for the property is Planned Development with Suburban Residential District.

In response to a question from Schmidt, Elkins advised that the Fox Run Colonial Subdivision would be similar to the 2 units per acre densities.

**Prairie Chicken moved, Brown seconded and carried unanimously to close the public hearing on the U.S. Highway 16 Neighborhood Area Future Land Use Plan.**

Schmidt indicated that he would appreciate the opportunity to tour existing developments that reflect the development densities being discussed. Schmidt advised that he was unwilling to take formal action on the application at this time.

Brown expressed concern that there has not been sufficient opportunity for the public to review the new plan.

**Brown moved to continue the U.S. Highway 16 Neighborhood Area Future Land Use Plan to the November 4, 2004 Planning Commission meeting. Schmidt seconded the motion.**

Elkins recommended that the Planning Commission rescind their action regarding closure of the public hearing for the U.S. Highway 16 Future Land Use Plan.

**Brown withdrew his motion to continue the U.S. Highway 16 Neighborhood Area Future Land Use Plan to the November 4, 2004 Planning Commission meeting. Schmidt concurred.**

**Schmidt moved, Brown seconded and carried unanimously to reopen the public hearing on the U.S. Highway 16 Neighborhood Area Future Land Use Plan.**

Discussion followed regarding the date and time for the continued public hearing on the U.S. Highway 16 Neighborhood Area Future Land Use Plan. Shafai recommended that all interested parties meet with the Future Land Use Committee to further discuss the density issues.

**Brown moved, Hadcock seconded and carried unanimously to continue the public hearing on the U.S. Highway 16 Neighborhood Area Future Land Use Plan Comprehensive Plan Amendment to November 4, 2004 at 7:00 p.m. in the Council Chambers of the City/School Administration Complex.**

**There being no further business to come before the Commission, Prairie Chicken moved, Brown seconded and carried unanimously to adjourn at 10:15 p.m.**