

Growth Management Department Items

The Mayor presented No. 05PL020, a request by Centerline for Plum Creek Development for a **Layout Plat** on Plum Creek Phase II located in the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, located east of the intersection of Willowbend Road and the Southeast Connector. Growth Management Director Elkins recommended denial of the Layout Plat because it is in the Study Area. However, at the committee level, the committee directed staff to bring forward the conditions for approval. Larry Kostaneski, Centerline representing the Plum Creek Development asked for revisions to several stipulations. He explained that Plum Creek is requesting Council to change stipulation No. 2 to read "prior to Preliminary Plat approval" rather than "Layout Plat/Preliminary Plat". The second change is to stipulation No. 4 to read "prior to submittal of the Final Plat application, a construction contract shall be awarded for a roadway connection between Fieldstone Drive and the Southeast Connector". Alderman Johnson questioned the award of a contract and suggested there be a completion date identified. Kostaneski indicated a contract could be let in the fall and could be done by May 2006. City Attorney Green advised that with the stipulation, at the time Plum Creek asks for final plat approval, the contract must be awarded and a surety posted for the completion of the improvements. He suggested the City could rely on the surety or Plum Creek to complete the improvements before they can begin to sell lots. This effectively implements a moratorium until the connection is physically completed. Green indicated it would be appropriate to approve the Layout Plat with that stipulation; and appropriate to remove this subject parcel from the study area. Johnson believed it more appropriate to have something that indicated substantial completion by May 2006. Green suggested the Council does not typically put a date of completion in subdivision improvement requirements. Kostaneski indicated that there is going to be a request for IDPF funds, and through the process of an IDPF agreement, this will be the time when the City can identify a completion date. Olson moved, second by Hurlbut to approve a request by Centerline for Plum Creek Development for a **Layout Plat** on Plum Creek Phase II located in the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, located east of the intersection of Willowbend Road and the Southeast Connector with the stipulations as presented by the Planning Commission; and the two amendments as outlined by Larry Kostaneski, Centerline for Plum Creek Development. Olson commented that those attending the Public Works Committee meeting supported this effort. Upon a vote being taken on the motion, motion carried.

Johnson moved, second by Olson to refer the Study Area to the April 12, 2005 Public Works Committee meeting. Motion carried.

PUBLIC WORKS COMMITTEE ITEMS

Hadley moved, second by Hurlbut to approve No. 05SE002, a request by Centerline for Plum Creek Development to consider an application for an **Exception to allow platting four lots within a Study Area** located in the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located along Willowbend Road. Alderman French suggested this is a unique situation that involves a second developer; and if Council allows one developer to proceed with four lots, the second developer requests permission to proceed with their four lots. French indicated the residents of Elks Country Estates are not comfortable with eight more lots being developed without a second access. Alderman Kooiker suggested this may not be the perfect solution, but there have been a lot of good faith negotiations and efforts on the part of the developer and the City. Upon a vote to approve, motion carried with French voting No.

Public Works Committee Consent Items

64. Acknowledge the finding from Growth Management that the 40-unit rule still applies, and to lift the special study area designation for Elks Country Estates and Plum Creek Development.