



MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
December 7, 2006

MEMBERS PRESENT: John Brewer, Gary Brown, Barb Collins, Julie Gregg, Thomas Hennies, Dennis Landguth, Mike LeMay, Sandra Runde and Karen Waltman.

STAFF PRESENT: Marcia Elkins, Rodney Proffitt, Bob Dominicak, Vicki Fisher, Karen Bulman, Travis Tegethoff, Mary Bosworth, Todd Peckosh, Bill Knight, Kevin Lewis and Carol Campbell.

Brown called the meeting to order at 7:05 a.m.

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

**Collins requested that Item 17 be removed from the Non-Hearing Consent Agenda for separate consideration.**

**A member of the audience requested that Item 17 be removed from the Non-Hearing Consent Agenda for separate consideration.**

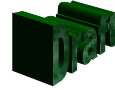
**Motion by Waltman, Seconded by LeMay and unanimously carried to recommend approval of the Non-Hearing Consent Agenda Items 1 thru 23 in accordance with the staff recommendations with the exception of Item 17. (9 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no)**

**---NON HEARING ITEMS CONSENT CALENDAR---**

1. Approval of the November 22, 2006 Planning Commission Meeting Minutes.
2. 06TP039 – 2007 – 2011 Transportation Improvement Program Amendment No. 07-011

**Planning Commission recommended that the 2007-2011 Transportation Improvement Program Amendment #7-011 be approved.**

3. No. 06CA034 - Section 22, T2N, R7E  
A request by City of Rapid City to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial with a Planned Light Industrial Development** on Lot B of the W1/2 SW1/4, less Lot H1; and Lot Y of Lot H2 of the SW1/4 less Lot H1 and H2, all located in Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of Deadwood Avenue and Interstate 90.



**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**

4. No. 06CA035 - Section 22, T2N, R7E

A request by City of Rapid City to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development** on a parcel of land located in the E1/2 SE1/4 SE1/4 SW1/4 SW1/4; SW1/4 SW1/4 SE1/4 SW1/4; W1/2 SE1/4 SW1/4 SE1/4 SW1/4; S1/2 NW1/4 SW1/4 SE1/4 SW1/4; SW1/4 NE1/4, SW1/4 SE1/4 SW1/4; all less R & L Subdivision, less a strip of land 80 foot wide adjacent and parallel to the southeast line of Lot 3, R & L Subdivision, less a strip of land 100 feet wide adjacent and parallel to north boundary of I90 and less right-of-way, all located in Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Interstate 90 and east of Harley Drive.

**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**

5. No. 06CA037 - Skyline Village Subdivision

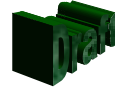
A request by CETEC Engineering Services, Inc. for Generations, Inc. to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from Low Density Residential District with a Planned Residential Development to Office Commercial with a Planned Unit Development** on the East 1/2 of the South 495' of NE1/4 SE1/4; and the E1/2 of the SE1/4 SE1/4, Unplatted, less Lot 1 of the Bendert Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located adjacent to Golden Eagle Drive between Catron Boulevard and U.S. Highway 16.

**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**

6. No. 06CA038 - Skyline Village Subdivision

A request by CETEC Engineering Services, Inc. for Generations, Inc. to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with four dwelling units per acre to Office Commercial with a Planned Unit Development** on the west 1/2 of the SE1/4 SE1/4, Section 22, Unplatted, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located adjacent to Golden Eagle Drive between Catron Boulevard and U.S. Highway 16.

**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**



7. No. 06CA039 - Skyline Village Subdivision

A request by CETEC Engineering Services, Inc. for Generations, Inc. to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan to amend the Major Street Plan to relocate a collector street** on the south 495 feet of the NE1/4 SE1/4, less Lot1, Bendert Subdivision, and the SE1/4 SE1/4, Section 22, Unplatted, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located adjacent to Golden Eagle Drive between Catron Boulevard and U.S. Highway 16.

**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**

8. No. 06CA040 - Skyline Village Subdivision

A request by CETEC Engineering Services, Inc. for Generations, Inc. to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with 1 dwelling unit per acre to Office Commercial with a Planned Unit Development** on the unplatted west half of the south 495 feet of the NE1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located adjacent to Golden Eagle Drive between Catron Boulevard and U.S. Highway 16.

**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**

9. No. 06CA043 - New Park Subdivision

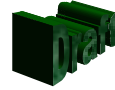
A request by Dream Design International, Inc. to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan to change the future land use designation from Park Forest to Low Density Residential with a Planned Residential Development** on Lots 1 thru 6, Tract A; Lots 7 and 8, Tract B, all of Lot 1 of New Park Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Haines Avenue and north of Kathryn Avenue.

**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**

10. No. 06CA044 - McMahon Subdivision

A request by City of Rapid City to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan to change the land use designation from Residential to Public** on Tract H, McMahon Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Champion Drive and east of Vicki Powers Park.

**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**



11. No. 06CA045 - Vista Lake Subdivision No. 2  
A request by John Skulborstad to consider an application for a **Summary of Adoption action on an Amendment to the Comprehensive Plan to change the Long Range Plan from Public District to Office Commercial with a Planned Commercial Development** on Lot 1, Vista Lake Subdivision No. 2, located in the NE1/4 SW1/4 and the N1/2 SE1/4, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4600 Jackson Boulevard.

**Planning Commission approved the summary and authorized publication in the Rapid City Journal.**

12. No. 06PL028 - Bar P-S Subdivision  
A request by Davis Engineering, Inc. for Bernita White to consider an application for a **Preliminary Plat** on Lots A1 and A2 of Bar P-S Subdivision, located in the W1/2 SW1/4, formerly Lot A of Bar P-S Subdivision, located in the W1/2 SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota, legally described as Lot A of Bar P-S Subdivision, located in the W1/2 SW1/4, Section 20, T1N, R9E, BHM, Pennington County, South Dakota, more generally described as being located adjacent to the south west curve of North Airport Road.

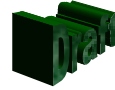
**Planning Commission continued the Preliminary Plat to the January 4, 2007 Planning Commission meeting.**

13. No. 06PL123 - Cambell Square Addition  
A request by Renner Associates for Rande Robinson to consider an application for a **Layout Plat** on Lots 9R and 10R, formerly Lots 9 and 10, Cambell Square Addition, located in Government Lot 4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 9 and 10, Cambell Square Addition, located in Government Lot 4, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1410 Centre Street.

**Planning Commission continued the Layout Plat to the January 4, 2007 Planning Commission meeting to allow the applicant to submit the required information.**

14. No. 06PL169 - Section 7, T1S, R7E  
A request by Boschee Engineering for Dr. Don Oliver to consider an application for a **Preliminary Plat** on Lots 1 thru 3, Block 1, Oliver Subdivision, located in the NE1/4 SE1/4, Section 7, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as NE1/4 SE1/4, Section 7, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northwest of the intersection of Wilderness Canyon Road and 47th Avenue West.

**Planning Commission continued the Preliminary Plat to the January 4, 2007 Planning Commission meeting to allow the applicant to submit additional**



**information.**

15. No. 06PL175 - LJS Subdivision

A request by Fisk Land Surveying for Judy Lien to consider an application for a **Layout Plat** on Lots 2, 3 and 4 of LJS Subdivision, formerly a portion of the unplatted balance of the NW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of the unplatted balance of the NW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located adjacent to Maple Avenue and Mall Drive.

**Planning Commission continued the Layout Plat to the January 4, 2007 Planning Commission meeting to allow the applicant to submit additional information.**

16. No. 06PL178 - Catron Crossing Subdivision

A request by Boschee Engineering for OTS, Inc. to consider an application for a **Preliminary Plat** on Lots 1 thru 8 of Block 1, lots 1 thru 8 of Block 2, Lots 1 thru 17 of Block 3, and lots 1 thru 9 of Block 4, located in the SW1/4 SW1/4, W1/2 SE1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as SW1/4 SW1/4 W1/2 SE1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southern terminus of Bendt Drive.

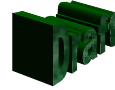
**Planning Commission continued the Preliminary Plat to the January 4, 2007 Planning Commission meeting to allow the applicant to submit the required information.**

18. No. 06PL182 - McMahan Subdivision

A request by Dream Design International, Inc. to consider an application for a **Preliminary Plat** on Tracts A and B of Tract G of McMahan Subdivision, located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Tracts E-1, E-2 and G of McMahan Subdivision, located in the NE1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast corner of the intersection of Kathryn Avenue and Champion Drive.

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

- 1. Prior to Preliminary Plat approval by the City Council, the plat labeling must be revised as required by the Register of Deeds office;**
- 2. All applicable provisions of the International Fire Code shall be continually met;**
- 3. Prior to Preliminary Plat approval by the City Council, all red line comments shall be addressed and the red lined drawings returned to the Growth Management Department;**
- 4. Prior to Preliminary Plat approval by the City Council, water plans prepared by a Registered Professional Engineer showing the**



**extension of water mains must be submitted for review and approval. In addition, the water plans must provide calculations demonstrating that required domestic and fire flows are being provided; and,**

5. **Prior to Preliminary Plat approval by the City Council, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines must be submitted for review and approval. In addition, the sewer plans must demonstrate adequate capacity of the downstream wastewater system.**

19. No. 06PL183 - Devine Subdivision

A request by Sperlich Consulting, Inc. for Jeffrey L. Devine to consider an application for a **Preliminary Plat** on a portion of Tract B of the SW1/4 SW1/4, less Lot H-1 of Tract B, located in the SW1/4 S1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 262 North Cambell Street.

**Planning Commission continued the Preliminary Plat to the January 4, 2007 Planning Commission meeting to allow the applicant to submit the required information.**

20. No. 06SR076 - McMahon Industrial Park No. 2

A request by Buell Consulting, Inc. for Cellular Inc. Network Corporation to consider an application for an **SDCL 11-6-19 Review to allow the construction of a communication facility** on Lot 1, Block 10, McMahon Industrial Park No. 2, located in the SW1/4 SE1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2870 Haines Avenue.

**Planning Commission continued the SDCL 11-6-19 Review to allow the construction of a communication facility to the January 4, 2007 Planning Commission Meeting to allow the applicant time to submit the required information.**

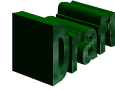
21. No. 06SR077 - Section 4, T1S, R8E

A request by Buell Consulting, Inc. for Cellular Inc. Network Corporation to consider an application for an **SDCL 11-6-19 Review to allow the construction of a communication facility** on Government Lot 4, except the east 410 feet, Section 4, T1S, R8E, BHM, Pennington County, South Dakota, more generally described as being located at 9200 South Highway 79.

**Planning Commission continued the SDCL 11-6-19 Review to allow the construction of a communication facility to the January 4, 2007 Planning Commission Meeting to allow the applicant time to submit the required information.**

22. No. 06SR080 - Rapid City Greenway Tract

A request by Black Hills Mountain Bike Association for City of Rapid City to consider an application for an **SDCL 11-6-19 Review to allow a temporary use**



**on public property** on Tract 17 less Lot H1 of Rapid City Greenway Tract, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at Founders Park at 1520 West Omaha Street.

**Planning Commission approved the SDCL 11-6-19 Review to allow a temporary use on public property with the following stipulations:**

1. **A Temporary Use Permit shall be obtained;**
2. **A Flood Plain Development Permit shall be obtained for structures within the 100 year Federally Designated Floodplain;**
3. **A Sign Permit shall be obtained prior to any signs being placed on the subject property; and,**
4. **The 2003 International Fire Code shall be maintained.**

23. No. 06SR081 - New Park Subdivision

A request by Dream Design International, Inc. to consider an application for an **SDCL 11-6-19 Review to construct a 14 inch water main** on Lot 2 of New Park Subdivision, located in the NW1/4 SW1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the northern terminus of Bunker Drive.

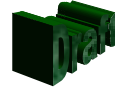
**Planning Commission approved the SDCL 11-6-19 Review to construct a 14 inch water main with the following stipulations:**

1. **Prior to Planning Commission approval, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;**
2. **Prior to Planning Commission approval, a geotechnical report shall be submitted for review and approval; and,**
3. **If more than an acre of land is disturbed, an Air Quality Permit shall be obtained prior to construction.**

**---END OF NON HEARING ITEMS CONSENT CALENDAR---**

17. No. 06PL181 - Fountain Springs Business Park

A request by CETEC Engineering Services, Inc. for Franklin O. Simpson to consider an application for a **Preliminary Plat** on Tract P of Fountain Springs Business Park and dedicated public right-of-way located in the S1/2 NE1/4 and the N1/2 SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as the unplatted portion of the S1/2 NE1/4, south of I90 and the N1/2 SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: commencing at the northeast corner of Tract L of Fountain Springs Business Park Thence S63°36'03"E 71.35 feet to the true point of beginning; Thence S77°20'21"E 464.75 feet along the 83 foot Right-of-way of North Plaza Drive to a point; Thence S12°39'39"W 398.51 feet to a point; Thence S48°33'44"W 190.08 feet to a point; Thence S89°22'32"W 217.00 feet to a point on the Right-of-way of Fountain Plaza Drive; Thence N00°37'28"W 611.03 feet along said Right-of-way to the beginning of a curve concave to the East having a radius of 251.57 feet;



Thence northeasterly 7.85 feet along said curve to the true point of beginning, more generally described as being located southeast of the intersection of Plaza Drive and Fountain Plaza Drive.

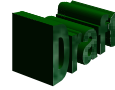
Collins stated that she would be abstaining from discussion and vote due to a conflict of interest.

Brenden expressed his support of the proposed development on the subject property. Brenden expressed his opinion that the developer dedicate additional easement for road development.

**Brewer moved, Landguth seconded and carried to recommend that the Preliminary Plat be approved with the following stipulations:**

- 1. Prior to Preliminary Plat approval by the City Council, road construction plans for North Plaza Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 40 foot wide paved surface, curb, gutter and street light conduit or a Variance to the Subdivision Regulations shall be obtained;**
- 2. Prior to Preliminary Plat approval by the City Council, road construction plans for Fountain Plaza Drive shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with a minimum 26 foot wide paved surface, curb, gutter and street light conduit or a Variance to the Subdivision Regulations shall be obtained;**
- 3. Prior to Preliminary Plat approval by the City Council, drainage information shall be submitted for review and approval to determine whether drainage easement(s) must be provided on the proposed lot or within the unplatted parcel to accommodate existing flows. In addition, prior to submittal of a Final Plat application, the plat document shall be revised to show drainage easements and/or drainage easement(s) shall be recorded at the Register of Deed's Office as needed;**
- 4. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the western 115 feet of North Plaza Drive and the northern 50 feet of Fountain Plaza Drive as they abut the subject property or an Exception to the Street Design Criteria Manual shall be obtained;**
- 5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;**
- 6. 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; and,**
- 7. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. (8 to 1 with Brewer, Brown, Gregg, Hennies, Landguth, LeMay, Runde**





**and Waltman voting yes and none voting no and Collins,)**

**Brown announced that the Public Hearings on Items 24 through 40 were opened.**

**Planning Commission requested that Items 25, 34, 36 and 37 be removed from the Hearing Consent Agenda for separate consideration.**

**Brewer moved, LeMay seconded and unanimously carried to recommend approval of the Hearing Consent Agenda Items 24 through 40 in accordance with the staff recommendations with the exception of Items 25, 34, 36 and 37. (9 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no)**

**The Public Hearings for Items 24 through 40 with the exception of Items 25, 34, 36 and 37 were closed.**

**---HEARING ITEMS CONSENT CALENDAR---**

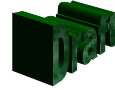
**24. No. 06CA046 - Starlite Subdivision**

**A request by Dream Design International, Inc. to consider an application for an Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from General Commercial to Light Industrial with a Planned Light Industrial Development on Lot 1 B of Starlite Subdivision located in the SW1/4 SW1/4, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast corner of Beale Street and Dyess Avenue and north of Eglin Street.**

**Planning Commission recommended that the Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from General Commercial to Light Industrial with a Planned Light Industrial Development be approved.**

**26. No. 06CA050 - Section 4, T1N, R8E**

**A request by Dream Design International, Inc. to consider an application for an Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan by changing the land use designation from Planned Residential Development with a maximum density of 1.5 dwelling units per acre to Low Density Residential with a Planned Residential Development on a parcel of land located in Government Lot 3 and the SE1/4 of the NW1/4, Section 4, T1N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of said Lot 3, said point being coincident with the north one-quarter corner of said Section 4, T1N, R8E, BHM, Pennington County, South Dakota, said corner being marked by a brass cap; thence, southerly along the one-quarter section line, S00°05'16"E, a distance of 512.09 feet, more or less, to the point of beginning; thence, continuing southerly along the one-quarter section line, S00°05'16"E, a distance of 1914.86 feet, more or less, said point being marked by an iron pin; thence, continuing southerly along the one-quarter section line, S00°05'03"E, a**

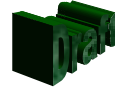


distance of 246.18 feet, more or less to the center one-quarter corner of said Section 4, said point being marked by a rebar with a surveyor cap number 6565; thence, westerly along the one-quarter section line, S89°48'42"W, a distance of 1328.91 feet, more or less to the southwest corner of the SE1/4 NW1/4 of said Section 4, said point being marked by a rebar with a surveyor cap number 6565; thence, northerly along the one-sixteenth section line, N00°02'44"E, a distance of 1048.69 feet, more or less to the southwest corner of Lot A of the SE1/4 NW1/4 of said Section 4, T1N, R8E, BHM, Pennington County, South Dakota, as shown on the plat recorded in Plat Book 17 on Page 167, said point being marked by a 5/8 inch rebar; thence, easterly along the south line of said Lot A, N89°59'59"E, a distance of 145.15 feet, more or less to the southeast corner of said Lot A, said point being marked by a 5/8 inch rebar; thence, northerly along the east line of said Lot A, N00°02'52"E, a distance of 110.12 feet, more or less, to the northeast corner of said Lot A, said point being marked by a 5/8 inch rebar; thence, westerly along the north line of said Lot A, S89°53'30"W, a distance of 145.14 feet, more or less, to the northwest corner of said Lot A and the one-sixteenth section line, said point being marked by a 5/8 inch rebar; thence, northerly along the one-sixteenth section line N00°00'48"W, a distance of 995.00 feet, more or less; thence, N89°53'30"E, a distance of 151.98 feet, more or less; thence, curving to the right on a curve with a radius of 226.00 feet, an arc length of 2.79 feet, a delta of 00°42'26", and a chord bearing of S00°22'01"E with a chord distance of 2.79 feet; thence, S00°00'48"E, a distance of 181.83 feet, more or less; thence, N89°50'20"E, a distance of 968.82 feet, more or less; thence, N00°03'34"W, a distance of 108.52 feet, more or less; thence, curving to the right on a curve with a radius of 326.00 feet, an arc length of 85.64 feet, a delta of 15°03'07", and a chord bearing of N07°28'00"E with a chord distance of 85.40 feet; thence, N89°54'44"E, a distance of 193.07 feet, more or less, to the point of beginning, more generally described as being located at the western terminus of East Anamosa Street.

**Planning Commission recommended that the Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of 1.5 dwelling units per acre to Low Density Residential with a Planned Residential Development be approved.**

27. No. 06CA051 - Section 4, T1N, R8E

A request by Dream Design International, Inc. to consider an application for a **Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan by changing the land use designation from a Planned Residential Development with a maximum density of 1.5 dwelling units per acre to Medium Density Residential with a Planned Residential Development** on a parcel of land located in Government Lot 3, Section 4, T1N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of said Lot 3, said point being coincident with the north one-quarter corner of said Section 4, T1N, R8E, BHM, Pennington County, South Dakota, and said corner being marked by a brass cap; Thence, S20°34'30"W, a distance of 484.38 feet, more or less, to the point of beginning; Thence, curving to the left on a curve with a radius of 326.00 feet, an arc length of 148.64 feet, a delta of 26°07'24", a chord bearing of



S13°00'08"W with a chord distance of 147.35 feet; Thence, S00°03'34"E, a distance of 108.52 feet, more or less; Thence, S89°50'20"W, a distance of 968.82 feet, more or less; Thence, N00°00'48"W, a distance of 181.83 feet, more or less; Thence, curving to the left on a curve with a radius of 226.00 feet, an arc length of 71.32 feet, a delta of 18°04'50", and a chord bearing of N09°03'14"W with a chord distance of 71.02 feet; Thence, N89°50'20"E, a distance of 1013.08 feet, more or less, to the point of beginning, more generally described as being located at the western terminus of East Anamosa Street.

**Planning Commission recommended that the Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of 1.5 dwelling units per acre to Medium Density Residential with a Planned Residential Development be approved.**

\*28. No. 06PD070 - Section 4, T1N, R7E

A request by J Scull Construction to consider an application for a **Planned Residential Development - Initial and Final Development Plan** on Lots 1 thru 16, Evergreen Condominiums, and Lot B of Lot 14, less North 80 feet of the East 255 feet of Lot B, platted, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1626 Evergreen Street.

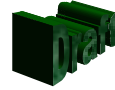
**Planning Commission continued the Planned Residential Development - Initial and Final Development Plan to the January 4, 2007 Planning Commission meeting to allow the applicant to submit additional information and to revise the site plan to comply with the Rapid City Municipal Code.**

***The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Growth Management Department by close of business on the seventh full calendar day following action by the Planning Commission.***

\*29. No. 06PD073 - Cottonwoods Subdivision

A request by Fisk Land Surveying & Consulting Engineers, Inc. for Ronneberg Investments, LLC to consider an application for a **Planned Residential Development - Initial and Final Development Plan** on Lots 1, 2, 38, 39 and 40, Block 3, Cottonwoods Subdivision and adjacent vacated railroad lane, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3404 Jackson Boulevard and 2040 3rd Avenue.

**Planning Commission continued the Planned Residential Development - Initial and Final Development Plan to the January 4, 2007 Planning Commission meeting to allow the applicant to submit additional information and to revise the site plan to comply with the minimum requirements of the Rapid City Municipal Code.**



***The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Growth Management Department by close of business on the seventh full calendar day following action by the Planning Commission.***

30. No. 06RZ047 - Section 14, T2N, R7E

A request by City of Rapid City to consider an application for a **Rezoning from No Use District to Medium Density Residential District** on a 33 foot wide strip of land adjacent to the easterly boundary of the NE1/4 of the SE1/4 of the SE1/4 and a 33 foot wide strip of land adjacent to the easterly boundary of the NE1/4 of the SE1/4 of the NE1/4, all located in Section 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north and west of the intersection of Country Road and Haines Avenue.

**Planning Commission recommended that the Rezoning from No Use District to Medium Density Residential District be denied without prejudice.**

31. No. 06RZ058 - Section 14, T2N, R7E

A request by City of Rapid City to consider an application for a **Rezoning from No Use District to Low Density Residential District** on a 33 foot wide strip of land adjacent to the easterly boundary of the SE1/4 of the SE1/4 of the NE1/4; and a 33 foot wide strip of land adjacent to the easterly boundary of the NE1/4 of the SE1/4, all located in Section 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Haines Avenue and north of Country Road.

**Planning Commission recommended that the Rezoning from No Use District to Low Density Residential District be denied without prejudice.**

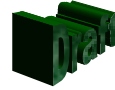
32. No. 06RZ061 - Starlite Subdivision

A request by Dream Design International, Inc. to consider an application for a **Rezoning from General Commercial District to Light Industrial District** on Lot1 B of Starlite Subdivision located in the SW1/4 SW1/4, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast corner of Beale Street and Dyess Avenue and north of Eglin Street.

**Planning Commission recommended that the Rezoning from General Commercial District to Light Industrial District be approved in conjunction with the Comprehensive Plan Amendment and the Planned Development Designation.**

33. No. 06RZ065 - Section 24, T2N, R7E

A request by City of Rapid City to consider an application for a **Rezoning from No Use District to Low Density Residential II District** on a parcel of land located in the NW1/4 of the NW1/4 of Section 24, T2N, R7E, BHM, Rapid City Pennington County, South Dakota, being more particularly described as follows:



beginning at the northeast corner of Lot 1R of Block 4, Tyler Knue Subdivision; thence first course; S00°17'18"W a distance of 131.86 feet; thence second course; N89°44'51"W a distance 145.05 feet; thence third course: N00°17'18"E a distance of 132.11 feet; thence fourth course; S89°38'51"E distance of 145.05 feet to the point of beginning, more generally described as being located at the northwest corner of the intersection of Nicole Street and Brook Street.

**Planning Commission recommended that the Rezoning from No Use District to Low Density Residential II District be approved.**

35. No. 06SV066 - Section 7, T1S, R7E

A request by Boschee Engineering for Dr. Don Oliver to consider an application for a **Variance to the Subdivision Regulations to waive the Requirement to install curb, gutter, sidewalk, street light conduit, water, sewer, pavement; and to allow 10 foot wide dirt road to serve as access to Lot 1 and to allow Wilderness Canyon Road to remain a 24 foot paved street with water as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 1 thru 3, Block 1, Oliver Subdivision, located in the NE1/4 SE1/4, Section 7, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as NE1/4 SE1/4, Section 7, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northwest of the intersection of Wilderness Canyon Road and 47th Avenue West.

**Planning Commission recommended that the Variance to the Subdivision Regulations to waive the Requirement to install curb, gutter, sidewalk, street light conduit, water, sewer, pavement along Wilderness Canyon Road and an access easement as per Chapter 16.16 of the Rapid City Municipal Code be continued to the January 4, 2007 Planning Commission meeting to allow the applicant to submit additional information.**

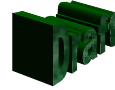
38. No. 06SV072 - PLM Subdivision

A request by Centerline, Inc. for PLM Development, LLC to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 16 thru 35 in Block 1, Lots 17 thru 38 in Block 2, and Lots 1 thru 6 in Block 4, located in the N1/2 NW1/4, Section 24, T1N, R7E, and a portion of the SW1/4 SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as N1/2 NW1/4, Section 24, T1N, R7E, and a portion of the SW1/4 SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the western terminus of Stumer Road and South of Minnesota Street.

**Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement to allow a lot twice as long as it is wide as per Chapter 16.16 of the Rapid City Municipal Code be approved.**

\*39. No. 06UR023 - Cottonwoods Subdivision

A request by Jay Van Hunnik for Wellspring, Inc. to consider an application for a



**Conditional Use Permit to allow a teenage care center in a Medium Density Residential District** on Lots 2 thru 15 and Lots 18 thru 34 of Block 9 of the Cottonwoods Subdivision, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3402 Cottonwood Street.

**Planning Commission continued the Conditional Use Permit to allow a teenage care center in a Medium Density Residential District to the January 4, 2007 Planning Commission meeting.**

***The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Growth Management Department by close of business on the seventh full calendar day following action by the Planning Commission.***

40. No. 06VR010 - Enchanted Hills Subdivision No. 3

A request by Centerline, Inc for PLM Development, LLC to consider an application for a **Vacation of Section Line Highway** on the section line right-of-way lying between SE1/4 NE1/4, and Lot 15 of Enchanted Hills Subdivision No. 3 of Section 23, T1N, R7E, and SW1/4 NW1/4 of Section 24, T1N, R7E, more generally described as being located at 730 Enchantment Road.

**Planning Commission recommended that the Vacation of Section Line Highway be approved with the following stipulations:**

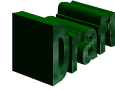
1. **Prior to City Council approval, documentation from all of the affected utility companies shall be submitted indicating no objection to the vacation request;**
2. **Prior to City Council approval, a minimum 30 foot wide public utility easement to accommodate the future looping of the City's water main shall be recorded at the Register of Deed's Office; and,**
3. **Prior to City Council approval, the Exhibit "A" shall be revised to read "Lot 15 of Enchanted Hills #3 Subdivision" in lieu of "Lot 15 of Enchanted Hills Subdivision #3".**

**---END OF HEARING CONSENT CALENDAR---**

25. No. 06CA048 - St. Elmo Addition No. 1

A request by Nick Uhre to consider an application for an **Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development** on Lots 24, 25 and 26 in Block 2 of St. Elmo Addition No. 1, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 814 Saint Francis Street.

Hennies stated that he would abstain from discussion and vote due to a conflict of interest.



**Brewer moved, LeMay seconded and carried to recommend that the Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development be tabled as the fees have not paid. (8 to 0 to 1 with Brewer, Brown, Collins, Gregg, Landguth, LeMay, Runde and Waltman voting yes and none voting no and Hennies abstaining)**

34. No. 06RZ066 - St. Elmo Addition No. 1

A request by Nick Uhre to consider an application for a **Rezoning from Medium Density Residential District to Office Commercial District** on Lots 24, 25 and 26 in Block 2 of St. Elmo Addition No. 1, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 814 Saint Francis Street.

Hennies stated that he would abstain from discussion and vote due to a conflict of interest.

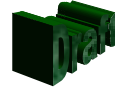
**Brewer moved, LeMay seconded and carried to recommend that the Rezoning from Medium Density Residential District to Office Commercial District be tabled as the fees have not been paid. (8 to 0 to 1 with Brewer, Brown, Collins, Gregg, Landguth, LeMay, Runde and Waltman voting yes and none voting no and Hennies abstaining)**

36. No. 06SV069 - LJS Subdivision

A request by Fisk Land Surveying for Judy Lien to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install sidewalks, curb, gutter, street light conduit, sewer and water main along Mall Drive and N. Maple Avenue and to reduce the pavement width from 40 feet to 26 feet along Mall Drive as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 2, 3 and 4 of LJS Subdivision, formerly a portion of the unplatted balance of the NW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of the unplatted balance of the NW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located adjacent to Maple Avenue and Mall Drive.

Waltman stated that she would abstain from discussion and vote due to a conflict of interest.

**Brewer moved, Runde seconded and carried to recommend that the Variance to the Subdivision Regulations to waive the requirement to install sidewalks, curb, gutter, street light conduit, sewer and water main along Mall Drive and N. Maple Avenue and to reduce the pavement width from 40 feet to 26 feet along Mall Drive as per Chapter 16.16 of the Rapid City Municipal Code be continued to the January 4, 2007 Planning Commission meeting to allow the applicant to submit additional information. (8 to 0 to 1 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay and Runde voting yes and none voting no and Waltman abstaining)**



37. No. 06SV071 - Fountain Springs Business Park

A request by CETEC Engineering Services, Inc. for Franklin O. Simpson to consider an application for a **Variance to the Subdivision Regulations to reduce the pavement width from 40 feet to 24 feet along N. Plaza Drive, to reduce the pavement width from 26 feet to 24 feet along Fountain Plaza Drive and to waive the requirement to install curb, gutter, sidewalk and street light conduit as per Chapter 16.16 of the Rapid City Municipal Code** on Tract P of Fountain Springs Business Park and dedicated public right-of-way located in the S1/2 NE1/4 and the N1/2 SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as the unplatted portion of the S1/2 NE1/4, south of I90 and the N1/2 SE1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: commencing at the northeast corner of Tract L of Fountain Springs Business Park Thence S63°36'03"E 71.35 feet to the true point of beginning; Thence S77°20'21"E 464.75 feet along the 83 foot Right-of-way of North Plaza Drive to a point; Thence S12°39'39"W 398.51 feet to a point; Thence S48°33'44"W 190.08 feet to a point; Thence S89°22'32"W 217.00 feet to a point on the Right-of-way of Fountain Plaza Drive; Thence N00°37'28"W 611.03 feet along said Right-of-way to the beginning of a curve concave to the East having a radius of 251.57 feet; Thence northeasterly 7.85 feet along said curve to the true point of beginning, more generally described as being located southeast of the intersection of Plaza Drive and Fountain Plaza Drive.

Collins stated that she would abstain from discussion and vote due to a conflict of interest.

**Brewer moved, Runde seconded and carried to recommend that the Variance to the Subdivision Regulations to waive the requirement to install sidewalk along North Plaza Drive and Fountain Plaza Drive be denied without prejudice; and,**

**That the Variance to the Subdivision Regulations to reduce the pavement width from 40 feet to 24 feet along North Plaza Drive, to reduce the pavement width from 26 feet to 24 feet along Fountain Plaza Drive and to waive the requirement to install curb, gutter and street light conduit along North Plaza Drive and Fountain Plaza Drive be approved with the following stipulation:**

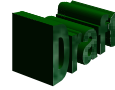
- 1. Prior to City Council approval, the applicant shall sign a waiver of right to protest any future assessment for the improvements. (8 to 0 to 1 with Brewer, Brown, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no and Collins abstaining)**

**---BEGINNING OF REGULAR AGENDA ITEMS---**

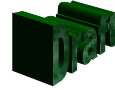
41. No. 06CA028 - Rushmore Crossing

A request by Dream Design International, Inc. to consider an application for a **Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector street, to eliminate a collector street and to relocate a collector street** on Parcel 1 thru 15 and detention ponds,





Rushmore Crossing, Sections, 29, 30, 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot BR of Lot 2 of the SE1/4 SW1/4, Section 29 in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 15, Page 103; Lot C of Lot 2 of the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 15, Page 103; Tract C of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 11, Page 68; That portion of the SW1/4, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, lying South of Lot H3 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 109 and lying South of Lot H1 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 113 and lying South of Lot H2 of said SW1/4 as shown on the plat filed in Highway Plat Book 3, Page 292 and lying South of Lot H4 of said SW1/4 as shown on the plat filed in Highway Plat Book 10, Page 150 (Interstate 90 right-of-way) and lying North of the Railroad right-of-way; excepting therefrom Lot A of the SE1/4 SW1/4, as shown on the plat filed in Plat Book 10, Page 122; AND excepting therefrom Tract C of said SW1/4, as shown on the plat filed in Plat Book 11, Page 68; and excepting therefrom Lot IR, Lot BR of Lot 2 and Lot C of Lot 2 of the SE1/4 SW1/4, as shown on the plat filed in Plat Book 15, Page 103; and excepting therefrom the W1/2 SW1/4 SW1/4 SW1/4 lying North of said Tract C; That portion of the N1/2 SE1/4 lying South of Lots H1 and H2 of said N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 3, Page 288 and lying South of Lot H3 of said N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 148 (Interstate 90 right-of-way) and the N1/2 NE1/4 SE1/4 SE1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; excepting therefrom Lot D of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 7, Page 70; and excepting therefrom Lots E and M of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 7, Page 71; and excepting therefrom Lots C and L of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 8, Page 132; and excepting therefrom Tract 1 of Flack - Hendricksen Subdivision of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 16, Page 205; and excepting therefrom Lots 1 and 2 in Block 2 of Rapps Addition of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 23, Page 166; and excepting therefrom Lots 1 and 2 of Bedco Subdivision of the NW1/4 SE1/4 as shown on the plat filed in Plat Book 26, Page 61; and excepting therefrom any dedicated streets, avenues or alleys lying within said plats; and excepting therefrom the Lot H1 of the S1/2 N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 163; and excepting therefrom that portion of the SE1/4 NW1/4 SE1/4 and that portion of the SW1/4 NE1/4 SE1/4 lying south of said Lot H1 of the S1/2 N1/2 SE1/4 as shown on the plat filed in Highway Plat Book 10, Page 163; Lot 1R, located in the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; Lot 1 of the SW1/4 SE1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; Lot A of lot 2, located in the SE1/4 SW1/4, Section 29, T2N, R8E, BHM, Pennington County, South Dakota; A portion of the unplatted portion of the SE1/4 NW1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota; The unplatted portion of the SW1/4 NE1/4 SE1/4, Section 30, lying south of Lot H1, T2N, R8E, BHM, Pennington County, South Dakota; The unplatted portion of the SW1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota; The unplatted portion of the SE1/4 SE1/4 and excepting therefrom the



N1/2 NE1/4, SE1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota; The W1/2 SW1/4, SW1/4 SW1/4, Section 29, lying north of Tract C, T2N, R8E, BHM, Pennington County, South Dakota; The Farnwood Avenue Right of Way, located in the SW1/4 SE1/4, Section 30, T2N, R8E, BHM, Pennington County, South Dakota, more generally described as being located south of I-90 between North LaCrosse Street and East North Street.

Fisher presented the Amendment to the Comprehensive Plan request. Fisher stated that staff recommends that the Amendment to the Comprehensive Plan be continued to the January 4, 2007 Planning Commission meeting.

Waltman stated that she would be abstaining from discussion and vote due to a conflict of interest.

**Hennies moved, Landguth seconded and carried to recommend that the Amendment to the Comprehensive Plan to amend the Major Street Plan to change an arterial street to a collector, to eliminate a collector street and to relocate a collector street be continued to the January 4, 2007 Planning Commission meeting to allow the applicant to submit an updated Traffic Impact Study. (8 to 0 to 1 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay and Runde voting yes and none voting no and Waltman abstaining)**

Proffitt requested that 42 and 43 be taken concurrently.

42. No. 06CA049 - Boulevard Addition

A request by Paula Anderson to consider an application for a **Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development** on Lots 7 and 8 in Block 3 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 615 West Boulevard.

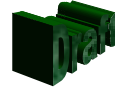
43. No. 06RZ067 - Boulevard Addition

A request by Paula Anderson to consider an application for a **Rezoning from High Density Residential District to Office Commercial District** on Lots 7 and 8 in Block 3 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 615 West Boulevard.

Proffitt presented the Comprehensive Plan Amendment and Rezoning requests and staff recommendation for denial.

LeMay expressed his opinion that the property should remain residential as it is located within the Historic District.

Paula Anderson, owner, requested that Comprehensive Plan Amendment and Rezoning be approved. Anderson expressed her opinion that the property has been difficult to sell because of the zoning limitations. Anderson requested that if



the applications were denied that they be denied without prejudice.

Pat Roseland, area resident and Chairman of the Rapid City Historic Preservation Commission expressed his opposition to the proposed rezoning request on the subject property.

In response to Brewer's questions, Anderson identified the uses of the adjacent properties within the neighborhood. Discussion followed.

Fred Thurston, area property owner expressed his concern for the preservation of the Historic District. Thurston requested that the Comprehensive Plan Amendment and Rezoning requests be denied.

**Hennies moved, Collins seconded and carried to recommend that Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development and the Rezoning from High Density Residential District to Office Commercial District be denied without prejudice. (9 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no)**

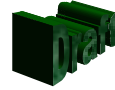
\*44. No. 06PD091 - Harter Addition and Donhiser Addition

A request by Sperlich Consulting, Inc. for Black Hills Pediatric Dentistry to consider an application for a **Major Amendment to a Planned Commercial Development to expand the parking lot and install additional landscaping** on Lots 1 and 2 of Lot K and Lot 1 of Lot J, Harter Addition; and Lot B, Donhiser Addition, located in the NE1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 624 Sheridan Lake Road.

Tegethoff presented the Major Amendment request. Tegethoff stated that staff recommends that the Major Amendment request be approved with stipulations.

**Brewer moved, Waltman seconded and unanimously carried to approve the Major Amendment to a Planned Commercial Development to expand the parking lot and install additional landscaping with the following stipulations:**

1. **A Building Permit shall be obtained prior to initiation of construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
2. **Any additional signage must meet all Sign Code regulations and will require a Major Amendment to the Planned Commercial Development;**
3. **The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;**
4. **Prior to Planning Commission approval, the applicant shall submit a revised parking plan meeting the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code;**
5. **The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;**



6. All applicable provisions of the International Fire Codes shall be continually met;
7. Any change in use will require a Major Amendment to a Planned Commercial Development;
8. All site lighting shall be directed away from the adjacent rights-of-way and residential zoned properties; and,
9. The Major Amendment to a Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years. (9 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no)

*The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Growth Management Department by close of business on the seventh full calendar day following action by the Planning Commission.*

\*45. No. 06PD092 - Signal Heights Subdivision

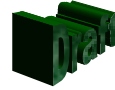
A request by Development for the Disabled for Working Against Violence, Inc. to consider an application for a **Planned Residential Development - Initial and Final Development Plan** on Tract 6 of Signal Heights of Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of East Quincy Street and Signal Drive.

Fisher presented the Planned Residential Development request. Fisher presented the staff recommendation to approve the Planned Residential Development with stipulations.

Brewer stated that he would be abstaining from discussion and vote due to a conflict of interest. Brewer expressed support for the Planned Residential Development on the subject property.

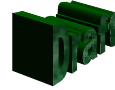
**LeMay moved, Collins seconded and carried to approve the Planned Residential Development - Initial and Final Development Plan as an Initial Residential Development Plan only with the following stipulations:**

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. The structure shall conform architecturally to the plans and elevations and color palette submitted as part of this Initial Planned Residential Development;
3. An Exception is hereby granted to allow a maximum 36 foot high building in lieu of a maximum 35 foot high building as per the Medium Density Residential District;
4. Prior to submittal of a Final Residential Development Plan, an

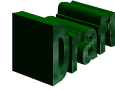


Exception shall be obtained to allow access to be taken from East Boulevard, the higher order street, in lieu of Myrtle Avenue, the lesser order street, as per the Street Design Criteria Manual or the site plan shall be revised accordingly;

5. Prior to submittal of a Final Residential Development Plan application, a Variance from the City Council shall be obtained waiving the requirement to provide a sidewalk along East Boulevard as per Chapter 12.16.080 of the Rapid City Municipal Code or the site plan shall be revised to show a sidewalk along East Boulevard as it abuts the subject property;
6. Prior to submittal of a Final Residential Development Plan, the site plan shall be revised to provide a fire apparatus turnaround at the end of the parking lot;
7. Prior to submittal of a Final Residential Development Plan, the site plan shall be revised to locate the driveway exclusively on the subject property or the application shall include the legal description for that portion of the driveway located on the adjacent property and the adjacent property owner shall sign the application form. In addition, an access easement shall be recorded at the Register of Deed's office as needed;
8. Upon submittal of a Final Residential Development Plan application, a sign package shall be submitted for review and approval. In particular, the sign package shall identify the location, size, building material, color and lighting of any proposed sign(s);
9. Upon submittal of a Final Residential Development Plan application, a lighting package shall be submitted for review and approval. In particular, the lighting shall be designed to reflect within the property boundaries so as not to shine onto adjoining properties and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
10. Upon submittal of a Final Residential Development Plan application, a landscaping plan shall be submitted for review and approval. In particular, the landscaping plan shall provide a minimum of 260,765 landscaping points;
11. Upon submittal of a Final Residential Development Plan application, the location and size of the dumpsters shall be submitted for review and approval. In addition, the dumpsters shall be screened;
12. Upon submittal of a Final Residential Development Plan application, the location, size and noise rating of any exterior air handling equipment shall be submitted for review and approval. In addition, the equipment shall be screened from all adjacent properties, including rooftop facilities;
13. Upon submittal of a Final Residential Development Plan application, alternate elevations for the proposed fencing around the playground area shall be submitted for review and approval. In particular, the chain link fence with slats shall be revised eliminating the slats or an alternative opaque fencing material shall be utilized;
14. Upon submittal of a Final Residential Development Plan application, a drainage plan shall be submitted for review and approval. In particular, calculations for the detention pond and design of the storm



- sewer shall be submitted in compliance with the Drainage Criteria Manual. The drainage plan shall also demonstrate that the existing storm manhole located in the East Boulevard right-of-way will continue to function as a release for drainage surcharge or the approach location along East Boulevard shall be relocated or the manhole shall be relocated;
15. Upon submittal of a Final Residential Development Plan application, complete water plans prepared by a Registered Professional Engineer shall be submitted for review and approval. In particular, the water main shall be extended from Crescent Drive to the west lot line of the subject property and a fire hydrant shall be located along East Boulevard or, at a minimum, the water main shall be extended under the proposed parking lot with a valve located at the east side of the parking lot and a dry water main extending under the parking lot. In addition, a "Permanent Water Easement for the City of Rapid City" shall be recorded across the subject property to East Boulevard for the proposed and/or future location of the water main(s);
  16. Upon submittal of a Final Residential Development Plan application, complete sewer plans prepared by a Registered Professional Engineer shall be submitted for review and approval. In particular, the sewer plans shall demonstrate that the sewer system is not encroaching into the toe of the slope located along the east side of the subject property. In addition, a minimum ten foot separation shall be provided between the sewer system and the proposed building. The sewer plan shall also include invert information verifying that a spacing of ten feet is adequate. The sewer system shall also be designed to allow maintenance vehicle accessibility as needed. In addition, utility easements shall be recorded as needed;
  17. Upon submittal of a Final Residential Development Plan application, additional geotechnical information shall be submitted for review and approval. In particular, the geotechnical information shall address slope stability as per the proposed development plan with a complete stabilization and restoration plan. In addition, geotechnical observation shall be provided during construction of the site. The geotechnical report shall also include soils resistivity test results. If the results indicate severe potential towards corrosion of buried metal, then information shall be provided identifying that corrosion protection per Rapid City Standard Specifications is adequate protection or additional corrosion protections shall be provided as needed for buried water system metal fixtures;
  18. The International Fire Code shall be continually met. In particular, fire hydrants shall be installed and operational prior to the issuance of a building permit and/or any construction on the site using combustible material(s). In particular, on-site fire hydrants shall be provided as needed and all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus;
  19. A minimum of 38 parking spaces shall be provided. In addition, two



- of the spaces shall be handicap accessible with one of the handicap spaces being "Van" accessible;
20. All retaining walls four feet in height and higher shall be designed and plans sealed and signed by a Professional Engineer;
  21. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
  22. All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Final Residential Development Plan application or a subsequent Major Amendment; and,
  23. The Planned Residential Development shall allow for the construction of a group home with 24 apartments and associated offices on the property. In particular, the office area may only be used for counseling and educational services for the residents of the group home. However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for two years. In addition, any change and/or expansion in use will require that a Major Amendment to the Planned Residential Development be obtained. (8 to 0 to 1 with Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no and Brewer abstaining)

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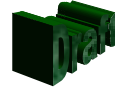
\*46. No. 06PD093 - Original Town of Rapid City

A request by Baffuto Architectura for Cornerstone Rescue Mission to consider an application for a **Major Amendment to a Planned Residential Development to allow the expansion of a group home** on the east half of Lots 27, all of Lots 28 and 29 of Block 116 of the Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 404 Columbus Street.

Tegethoff presented the Major Amendment request and recommendation for approval with stipulations.

**Hennies moved, Gregg seconded and unanimously carried to approve the Major Amendment to a Planned Residential Development to allow the expansion of a group home with the following stipulations:**

1. All stipulations of the Original Planned Residential Development – Final Development Plan shall be met at all times;
2. A Building Permit shall be obtained prior to initiation of construction and a Certificate of Occupancy shall be obtained prior to occupancy of the new structure;
3. The proposed addition shall be fully fire sprinkled and all applicable



- provisions of the International Fire Code shall be continually met;
4. Prior to issuance of a building permit, the applicant shall demonstrate how the proposed sprinkler system will be served by the existing water main;
5. Prior to issuance of a building permit, the applicant shall submit drainage information and a plan for review and approval; and
6. The Major Amendment to a Planned Residential Development shall expire if the use is not undertaken within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years. (9 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no)

*The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Growth Management Department by close of business on the seventh full calendar day following action by the Planning Commission.*

47. No. 06SR071 - Forkner Addition

A request by Dream Design International, Inc. to consider an application for an **SDCL 11-6-19 Review to reconstruct an existing street** on Lot A of Lots 7 and 12; Lot B of Lots 7, 8, 9 and 12, Forkner Addition, all located in the NW1/4 SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of the intersection of Cambell Street and E. North Street along the south side of the E. North Street right-of-way.

Elkins stated that staff recommends that the SDCL 11-6-19 Review request be continued to the January 4, 2007 Planning Commission meeting at the applicant's request.

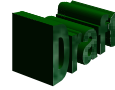
**Brewer moved, Runde seconded and unanimously carried to continue the SDCL 11-6-19 Review to the January 4, 2007 Planning Commission meeting at the applicant's request. (9 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no)**

48. No. 06SR073 - North Rapid Subdivision

A request by Pennington County to consider an application for an **11-6-19 SDCL Review to allow a secure detention facility in addition to the existing work release facility on public property** on Lots 1 thru 18, Block 18, North Rapid Subdivision, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 703 Adams Street.

Bulman presented the SDCL 11-6-19 Review request. Bulman reviewed the historical uses of the subject property and the current uses of the adjacent properties. Bulman stated that comments have been received by adjacent property owners concerning the potential negative impact of the secure detention





facility on the surrounding properties. Bulman stated that staff recommends that the SDCL 11-6-19 Review request be denied.

Don Holloway, Pennington County Sheriff, requested that the SDCL 11-6-19 Review request be approved. Holloway stated that the use would be a continued use of the facility for work release inmates and would add minimum security prisoners. Holloway expressed concerns with possible future difficulties with housing overflow inmates at the current jail and noted the need for a minimum security facility for the overflow inmates. Holloway reviewed the proposed time frame of construction of expanded jail facilities. Holloway identified classification parameters for inmates housed at the facility on the subject property.

Jim Albers, area resident expressed his concern that the SDCL 11-6-19 Review request for a temporary use of the facility may be a permanent use. Albers requested a time limitation on the proposed use of at least one to three years. Albers stated his support for Sheriff Holloway and the need for temporary housing of inmates until the completion of the jail facility or other facilities.

In response to Brown's question, Holloway stated that the Pennington County Commissioners are willing to amend the request to place a five year limitation on the proposed use of the facility on the subject property.

In response to Hennies question, Elkins stated that Pennington County would need to amend the application.

In response to Hennies question, Holloway identified the offense classifications of minimum security inmates and work release inmates. Discussion followed.

In response to Brewer's question, Holloway identified the types of occurrences of conflict or "trouble" with inmates. Discussion followed.

In response to Waltman's questions, Holloway reviewed options available for housing inmates during peak times. Discussion followed.

Holloway presented an amended application to limit time for facility use for five years.

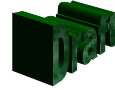
Elkins acknowledged receipt of the revised application for an SDCL 11-6-19 Review to allow a secure detention facility in addition to the existing work release facility on public property for a period of not more than five years.

Hennies expressed his support for the SDCL 11-6-19 Review request.

Veda Wojciechowski, area resident expressed concern with the submittal of a revised application and adequate notification to the public.

Elkins advised that the application submitted would replace the existing application. Discussion followed.

Collins expressed her opposition to the 11-6-19 SDCL Review request.



**Hennies moved, Waltman seconded and unanimously carried to approve the Revised 11-6-19 SDCL Review to allow a secure detention facility in addition to the existing work release facility on public property for a period of five years. (9 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no)**

49. No. 06SV073 - East Mall Business Center Subdivision

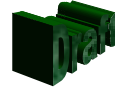
A request by Ferber Engineering Co., Inc. for FMLC, Inc. to consider an application for a **Variance to the Subdivision Regulations to reduce the width of the common access easement from 59 feet to 35 feet and to waive the requirement to install water, sewer, sidewalk, street light conduit along the common access easement as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 1 and 2 of Block 1 of East Mall Business Center Subdivision, formerly the NE1/4 of Section 30, T2N, R8E, lying north of Rushmore Mall Drive; Lot C of Lot L2 of Marshall Heights Tract, less Lot H1 and the west half of the vacated March Avenue adjacent to Lot C; Tract G of Marshall Heights Subdivision No. 2, less Lot 1 of Tracts G and H and the west half of the vacated March Avenue; the unplatted part of the W1/2 NE1/4 lying south of Rushmore Mall Drive and the E1/2 vacated March Avenue; and a portion of Lot H3 of the NW1/4, all located in the NE Section 30 T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as the NE1/4 of Section 30, T2N, R8E, lying north of Rushmore Mall Drive; Lot C of Lot L2 of Marshall Heights Tract, less Lot H1 and the west half of the vacated March Avenue adjacent to Lot C; Tract G of Marshall Heights Subdivision No. 2, less Lot 1 of Tracts G and H and the west half of the vacated March Avenue; the unplatted part of the W1/2 NE1/4 lying south of Rushmore Mall Drive and the E1/2 vacated March Avenue; and a portion of Lot H3 of the NW1/4, all located in the NE Section 30 T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of Lacrosse Street and East Mall Drive.

Fisher presented the Variance request. Fisher identified the location of the access easement. Fisher stated that staff recommends that the Variance request be approved in part and denied in part as per the staff report.

In response to Collins question, Fisher stated that as part of the platting process street light conduit is required.

**Landguth moved, Collins seconded and carried to recommend that the Variance to the Subdivision Regulations to reduce the width of the common access easement from 59 feet to 35 feet be denied; and, That the Variance to the Subdivision Regulations to waive the requirement to install water, sewer, sidewalk, street light conduit along the common access easement be approved with the following stipulation:**

- 1. Sidewalk shall be provided along one side of the access easement. (9 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay, Runde and Waltman voting yes and none voting no)**



\*50. No. 06UR022 - Original Town of Rapid City

A request by Frank Morrison to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment** on Lots 10, 11 and 12 of Block 82 of the Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 819 Main Street.

Bulman presented the request for a Conditional Use Permit. Bulman identified the locations of surrounding liquor establishments. Bulman stated that staff recommends that the Conditional Use Permit request be approved with stipulations.

Elkins stated that staff is concerned with concentration of similar uses within the surrounding downtown neighborhood. Elkins advised that the applicant is proposing a restaurant as part of the use.

In response to Brown's questions, Elkins advised that a Resolution is in place concerning the concentration of uses with a neighborhood.

Landguth expressed his concern with on-sale liquor establishment concentration within the surrounding neighborhood.

Frank Morrison, applicant, requested that the Conditional Use Permit request be approved. Morrison expressed his opinion that the proposed use would have a positive impact on the surrounding neighborhood.

Ethan Schmidt, area property owner, expressed his opposition to the proposed use and the increased concentration of on-sale liquor establishments within the subject neighborhood.

Rob Schlimgen, representing the applicant stated that he would be available for questions.

Fred Thurston, area resident expressed his opposition to the concentration of on-sale liquor establishments within the downtown neighborhood.

Landguth expressed his opposition to the Conditional Use Permit request.

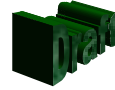
Brewer stated that he would be abstaining from discussion and vote due to a conflict of interest.

Hennies expressed his opposition to the Conditional Use Permit request.

Waltman left the meeting at this time.

In response to Collins questions, Morrison identified the type of food service provided by the establishment and the possible hours of operation.

Elkins commented on the assurances that the business be a full service restaurant. Elkins recommended that limitations on the type of liquor license be



placed as a stipulation of the Conditional Use Permit.

**LeMay moved, Collins seconded to extend the meeting past the 9:00 a.m. deadline. (8 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay and Runde voting yes and none voting no)**

LeMay expressed his support of the Conditional Use Permit and the proposed use of the subject property.

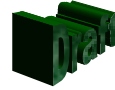
**Runde moved, LeMay seconded to approve the Conditional Use Permit to allow an on-sale liquor establishment with the following stipulations:**

- 1. A Building Permit shall be obtained prior to any construction and an Occupancy Permit shall be obtained prior to occupancy;**
- 2. Prior to obtaining a building permit, all plans shall be stamped and prepared by a Registered Professional Engineer and/or Architect as per SDCL 36-18A;**
- 3. The structure shall be fully fire sprinklered and fire alarmed/detected and all applicable provisions of the 2003 International Fire Codes shall be continually met;**
- 4. The proposed structure shall conform architecturally to the plans and elevations submitted. Any expansion to the use will require a Major Amendment to the Conditional Use Permit;**
- 5. The on-sale liquor establishment shall be operated in conjunction with a full service restaurant;**
- 6. A Sign Permit shall be obtained prior to any signs being placed on the subject property and shall comply with the Sign Code Regulations. The signs shall meet the site plan as shown and as approved by the Historic Sign Review Committee;**
- 7. No outside patio or open air windows are allowed. Any expansion of the use will require a Major Amendment to a Conditional Use Permit;**
- 8. The parking lot located west of the building shall be eliminated;**
- 9. The Conditional Use Permit shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.**

Elkins advised that the Planning Commission could add additional stipulations to limit the liquor license to beer and wine and require a Major Amendment request if the full liquor license is requested. Discussion followed.

**Runde moved, LeMay seconded and carried to amend and approve the Conditional Use Permit to allow an on-sale liquor establishment with the following stipulations:**

- 1. A Building Permit shall be obtained prior to any construction and an Occupancy Permit shall be obtained prior to occupancy;**
- 2. Prior to obtaining a building permit, all plans shall be stamped and prepared by a Registered Professional Engineer and/or Architect as per SDCL 36-18A;**
- 3. The structure shall be fully fire sprinklered and fire alarmed/detected**



- and all applicable provisions of the 2003 International Fire Codes shall be continually met;
4. The proposed structure shall conform architecturally to the plans and elevations submitted. Any expansion to the use will require a Major Amendment to the Conditional Use Permit;
  5. The on-sale liquor establishment shall be operated in conjunction with a full service restaurant;
  6. A Sign Permit shall be obtained prior to any signs being placed on the subject property and shall comply with the Sign Code Regulations. The signs shall meet the site plan as shown and as approved by the Historic Sign Review Committee;
  7. No outside patio or open air windows are allowed. Any expansion of the use will require a Major Amendment to a Conditional Use Permit;
  8. The parking lot located west of the building shall be eliminated;
  9. The Conditional Use Permit shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.
  10. The use of the property is limited to on-sale beer and wine only in conjunction with a full service restaurant. A major amendment to the Conditional Use Permit will be required if there is a request to expand the liquor use. (5 to 2 to 1 with Brown, Collins, Gregg, LeMay, and Runde voting yes and Hennies and Landguth voting no and Brewer abstaining)

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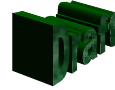
\*51. No. 06UR024 - Kormylo Subdivision

A request by Fisk Land Surveying and Consulting Engineers, Inc. for Rebecca and Robert Goosen to consider an application for a **Conditional Use Permit to allow the slaughter of animals and a meat processing and retail facility** on Lot A of Tract 2 of Kormylo Subdivision, located in Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of South Dakota Highway 79 and Minnesota Street.

Tegethoff presented the Conditional Use Permit request and recommendation to continue the request to the January 4, 2007 Planning Commission meeting at the applicant's request.

Robert Larson, area business owner expressed opposition to the proposed Conditional Use Permit request.

Shirley Stover, Vice-president of Sentinel Federal Credit Union, and area



property owner expressed opposition to the proposed Conditional Use Permit request. Stover commented that there would be a possible negative impact from the proposed use of the subject property.

Larry Nelson, Richland Mobile Home Park an adjacent property owner expressed his opposition to the proposed Conditional Use Permit request. Discussion followed.

**Collins moved to deny the Conditional Use Permit to allow the slaughter of animals and a meat processing and retail facility. The motion died for the lack of a second.**

**Hennies moved, Runde seconded and carried to continue the Conditional Use Permit to allow the slaughter of animals and a meat processing and retail facility to the January 4, 2007 Planning Commission meeting. (7 to 1 with Brewer, Brown, Gregg, Hennies, Landguth, LeMay and Runde voting yes and Collins voting no)**

***The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Growth Management Department by close of business on the seventh full calendar day following action by the Planning Commission.***

52. Discussion Items

- A. A request from Brent Moline for the Planning Commission to sponsor an Ordinance Amendment to allow an Adult Daycare Facility in the Medium Density Residential District.

Elkins presented the Ordinance Amendment request.

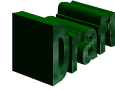
Brent Moline, owner of Parkside Professional Building, Moline requested that the City of Rapid City sponsor an Ordinance Amendment to allow an adult daycare facility in the Medium Density Residential District.

Shirley Allen, Easter Seals South Dakota expressed her opinion of the need for an Adult Daycare facility in Rapid City. Allen stated that the facility would be a day facility only.

Brewer expressed his support for the request.

Elkins advised that the Planning Commission direct staff to bring forward a formal Ordinance Amendment to allow as a Conditional Use in the Medium Density Residential. Discussion followed.

**Brewer moved, Hennies seconded and unanimously carried to**



**authorize staff to advertise for public hearing to consider an Ordinance Amendment to implement adult daycares as a Conditional Use in the Medium Density Residential District. (8 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth, LeMay and Runde voting yes and none voting no)**

- B. A request from Kent Hagg for the Planning Commission to sponsor or Ordinance Amendment to the Subdivision Regulations to allow an exception for unplatted properties when land is taken for road purposes.

Elkins presented the Amendment to the Subdivision Regulations request.

Elkins recommended that the Planning Commission authorize staff to proceed with public hearings to consider the Amendment request. Discussion followed.

LeMay left the meeting at this time.

**Hennies moved, LeMay seconded and unanimously carried to authorize staff to proceed with public hearings to consider the Amendment request to the Subdivision Regulations. (7 to 0 with Brewer, Brown, Collins, Gregg, Hennies, Landguth and Runde voting yes and none voting no)**

- C. Update on Parks and Recreation Master Planning process – Jerry Cole.

Elkins stated that staff recommends that the Update request be continued to the January 4, 2007 Planning Commission meeting.

53. Staff Items

- A. City of Rapid City Truck Route Map

John Less, City Traffic Engineer, presented the proposed truck route amendments.

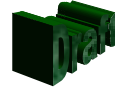
Collins left at this time.

**Brewer moved, Landguth seconded and unanimously carried to approve the amendments to the City of Rapid City Truck Route Map. (6 to 0 with Brewer, Brown, Gregg, Hennies, Landguth and Runde voting yes and none voting no)**

- B. Elkins advised the Planning Commission members of the updated calendar for Planning Commission liaisons to the City Council.

54. Planning Commission Items

Brewer expressed appreciation for Land Use Maps available in the



Council chambers for public view.

**There being no further business, Landguth moved, Runde seconded and unanimously carried to adjourn the meeting at 9:30 a.m. (6 to 0 with Brewer, Brown, Gregg, Hennies, Landguth and Runde voting yes and none voting no)**