

DRAFT

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
December 6, 2007

MEMBERS PRESENT: Peter Anderson, John Brewer, Gary Brown, Mike Derby, Frank Etter, Julie Gregg, Dennis Landguth, Steve Rolinger, Andrew Scull and Karen Waltman. Ron Kroeger, Council Liaison was also present

STAFF PRESENT: Marcia Elkins, Bob Dominicak, Monica Heller, Vicki Fisher, Karen Bulman, Travis Tegethoff, Jonathan Smith, Mary Bosworth, Ted Johnson, Bill Knight, Kevin Lewis and Carol Campbell.

Brewer called the meeting to order at 6:57 a.m.

**Brewer 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.**

**Staff requested that Items 11, 12, 18 and 19 be removed from the Non-Hearing Consent Agenda for separate consideration.**

**Scull requested that Item 15 be removed from the Non-Hearing Consent Agenda for separate consideration.**

**Motion by Brown, Seconded by Etter and unanimously carried to recommend approval of the Non-Hearing Consent Agenda Items 1 thru 20A in accordance with the staff recommendations with the exception of Items 11, 12, 15, 18 and 19. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

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

1. Approval of the November 8, 2007, November 15, 2007 and November 21, 2007 Planning Commission Meeting Minutes.
2. No. 07AN006 - Sletten Addition  
A request by City of Rapid City to consider an application for a **Petition for Annexation** on Lot DE of Tract 5 of Sletten Addition (formerly a portion of Tract 5 of Sletten Addition) located in Government Lot 3, Section 18, T2N, R8E, BHM, Pennington County, South Dakota, less that portion of the west 33 feet of Tract 5 of Sletten Addition, located in the W1/2 NW1/4 SW1/4, Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of West Nike Road and Cobalt Drive.

**Planning Commission recommended that the Petition for Annexation be approved contingent on any payment due to the North Elk Fire Protection**

**District being made by the City of Rapid City.**

3. No. 07CA030 - Marlin Industrial Park

A request by Dream Design International, Inc. to consider an application for a **Summary of Adoption Action on an Amendment to the Adopted Comprehensive Plan to change the Land Use Designation from General Agriculture to Heavy Industrial** on Lots 2 thru 7 of Marlin Industrial Park, located in the NW1/4 NE1/4 of Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1717 thru 1937 Marlin Drive.

**Planning Commission recommended that the Planning Commission approve the summary and authorize publication in the Rapid City Journal.**

4. No. 07CA042 - St. Martins Village

A request by FMG, Inc. for Good Samaritan Society to consider an application for a **Summary of Adoption Action on an Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating collector streets** on Sections 29 and 30, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of S.D. Highway 79 (Sturgis Road) and south of Hidden Valley Road.

**Planning Commission recommended that the Planning Commission approve the summary and authorize publication in the Rapid City Journal.**

5. No. 07CA053 - Morningstar Subdivision

A request by CETEC Engineering Services, Inc. for OS Development to consider an application for a **Summary of Adoption Action on an Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to Low Density Residential II** on a tract of land located in the S1/2 SE1/4 of Section 22 and the N1/2 NE1/4 of Section 27, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Commencing at the East ¼ Corner of said Section 27, said point being monumented with a rebar below the surface of the asphalt and having two reference monuments consisting of a brass cap and iron pipe, one bears N41°22'55"W 49.48 feet, the second bears N35°10'06"E 42.14 feet; Thence N34°57'40"W 2433.52 feet to the True Point of Beginning; Thence N39°20'03"E 215.75 feet to a point; Thence N45°00'00"E 192.27 feet to the beginning of a curve concave to the northwest and having a radius of 2000.00 feet; Thence along said curve a distance of 450.67 feet to a point; Thence N32°05'22"E 84.51 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 1200.00 feet and a chord bearing of N59°55'26"W; Thence along said curve a distance of 500.56 feet to a point; Thence S42°01'34"W 646.67 feet to the beginning of a curve concave to the southeast and having a radius of 480.00 feet; Thence along said curve a distance of 184.53 feet to a point; Thence S20°00'00"W 105.33 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 1200.00 feet and a chord bearing of S58°54'00"E; Thence along said curve a distance of 464.96 feet to the True Point of Beginning, from which the Center ¼ corner of said Section 27 bears

S33°29'08"W a distance of 2270.05 feet, said point being monumented with a rebar and aluminum cap stamped C ¼ LS 6014, more generally described as being located west of the intersection of Reservoir Road and Southside Drive.

**Planning Commission recommended that the Planning Commission approve the summary and authorize publication in the Rapid City Journal.**

6. No. 07PL121 - Rapps Addition

A request by Dream Design International, Inc. to consider an application for a **Preliminary Plat** on Lots 1A, 2A and 2B, Block 2, formerly Lot 1, less Lot H-1 and Lot 2, less Lot H-2 of Block 2, the vacated portion of Rapp Street and the south half of the vacated alley, located in the NE1/4 SW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot 1, less Lot H-1 and Lot 2, less Lot H-2 of Block 2, located in the NE1/4 SW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Eglin Street and Rapp Street.

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

1. **Prior to Preliminary Plat approval by the City Council, construction plans showing the installation of a sidewalk along the east side of Rapp Street and water and sewer along Rapp Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;**
2. **Prior to Preliminary Plat approval by the City Council, construction plans showing the installation of a sidewalk and sewer along Pine Street shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;**
3. **Prior to Preliminary Plat approval by the City Council, the note establishing Lot 2 A as a "private parking and circulation easement" shall be removed from the plat document or construction plans showing the easement improved to City Street Design Standards with pavement, curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;**
4. **Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the elimination of Lot K-4B and Lot K-4C;**
5. **Prior to submittal of a Final Plat application, the plat title shall be revised to read "Lot 2 and the south half of a vacated alley less Lot H-1, Block 2, Rapps Addition". In addition, the plat title shall be revised to show the property located in the "NE1/4SW1/4 and the NW1/4SE1/4, Section 30;**
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.**

7. No. 07PL122 - Watersedge Subdivision

A request by Paul Lindstrom to consider an application for a **Layout Plat** on Lots 2A and 2B of Watersedge Subdivision, located in the NE1/4 SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot 2 of Watersedge Subdivision, located in the NE1/4 SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1810 Rand Road.

**Planning Commission recommended that the Layout Plat be continued to the January 10, 2008 Planning Commission meeting to allow the applicant to submit the required information.**

8. No. 07PL134 - Hyland Crossing Subdivision

A request by Dream Design International, Inc. to consider an application for a **Preliminary Plat** on Lots 1 thru 12 of Block 1, Lots 1 thru 7 of Block 2, Lots 1 thru 4 of Block 3, Lots 1 thru 15 of Block 4, and Lots 1 thru 31 of Block 5 of Hyland Crossing Subdivision and the dedicated Right-of-way, located in the W1/2 SE1/4; SE1/4 SE1/4, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of the unplatted W1/2 SE1/4; SE1/4 SE1/4, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southern terminus of Dreamscape Drive.

**Planning Commission recommended that the Preliminary Plat be continued to the January 10, 2008 Planning Commission meeting to allow the applicant to submit additional information.**

9. No. 07PL148 - Section 21, T1N, R7E

A request by Sperlich Consulting, Inc. for Wind River, LLC to consider an application for a **Layout Plat** on Lots A, B and C of Lot 8 of the E/12 NE1/4, less Lot H1, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as the E/12 of Lot 8 of the E/12 NE1/4, less Lot H1, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4961 Sheridan Lake Road.

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

- 1. Upon submittal of a Preliminary Plat application the plat document shall be revised to identify four feet of additional right-of-way along Sheridan Lake Road, or a Variance to the Subdivision Regulations shall be obtained;**
- 2. Upon submittal of a Preliminary Plat application the applicant shall submit for review and approval plans prepared by a Professional Engineer that identify water and sewer service lines to the lots;**
- 3. Upon submittal of a Preliminary Plat application the applicant shall obtain an Exception request to allow a lot twice as long as it is wide or the plat document must be revised to comply with the length to width requirement;**

4. Upon submittal of a Preliminary Plat application a drainage, grading and erosion control plan for all improved areas prepared by a Registered Professional Engineer shall be submitted for review and approval; and,
5. Upon submittal of a Preliminary Plat application the applicant shall revise the plat document showing the elimination of the approach on the southern boundary of proposed Lot 1, and identify a shared approach for proposed Lot 1 and Lot 2.

10. No. 07PL150 - TLC Subdivision

A request by FMG, Inc. for TLC Investments, Inc. to consider an application for a **Layout Plat** on Lots A and B of TLC Subdivision, located in the NW1/4, Section 26, T1N, R7E, and the NE1/4, Section 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as that portion of Tract 1 of the SE1/4 of the SE1/4, Section 27, T1N, R7E, less Connector Subdivision and less Lot H1, south of Catron Boulevard; Lot 2 of Connector Subdivision, Sections 26 and 27, T1N, R7E; Lot A of SE1/4 NE1/4, Section 27, T1N, R7E, and Lot A of SW1/4 NW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of U. S. Highway 16 and south of Catron Boulevard.

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

1. Upon submittal of a Preliminary Plat application, a geotechnical report including pavement design shall be submitted for review and approval. In addition, the geotechnical report shall 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;
2. Upon submittal of a Preliminary Plat application, a grading plan and an erosion and sediment control plan for all improved areas shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall show the design of drainage swales, ditches and storm sewers sized in compliance with the Arrowhead Drainage Basin Design Plan and the Drainage Criteria Manual. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention shall be provided. In addition, the plat document shall be revised to provide drainage easements as needed;
4. Upon submittal of a Preliminary Plat application, a Master Utility Plan including public and private utilities shall be submitted for review and approval. In addition, the Master Utility Plan shall show utilities through the site as well as to the adjacent properties;
5. Upon submittal of a Preliminary Plat application, sewer plans

- prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the sewer plans shall demonstrate that adequate downstream sewer capacity exists to serve the property. If the sewer discharge is to the existing lift station located north of the property, an analysis of the capacity of the lift station shall also be submitted for review and approval. In addition, the plat document shall be revised to provide utility easements as needed;
6. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, the water plans shall demonstrate that adequate fire and domestic flows are being provided. The plat document shall also be revised to provide utility easements as needed;
  7. Upon submittal of a Preliminary Plat application, construction plans for U.S. Highway 16 shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
  8. Upon submittal of a Preliminary Plat application, road construction plans for Catron Boulevard shall be submitted for review and approval showing the street constructed with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
  9. Upon submittal of a Preliminary Plat, road construction plans for the principal arterial street to be constructed in the northwest corner of the property shall be submitted for review and approval showing the street located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  10. Upon submittal of a Preliminary Plat application, road construction plans for the collector street to be constructed in the southwest corner of the property shall be submitted for review and approval showing the street(s) located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
  11. Upon submittal of a Preliminary Plat application, a Vacation of Section Line Highway petition, signed by this property owner and the adjacent property owner(s), shall be submitted for review and approval. In addition, the applicant shall submit written documentation indicating that all of the affected utility companies concur with the Vacation of Section Line Highway request;
  12. Prior to submittal of a Preliminary Plat application, the applicant shall obtain concurrence from the South Dakota Department of

Transportation Commission to vacate the U.S. Highway 16 service road extending through the property. In addition, the plat document shall be revised to show a road connection to the retained service road located south of the property. The applicant shall also submit written documentation indicating that all of the affected utility companies concur with the service road right-of-way vacation request;

13. Prior to submittal of a Preliminary Plat application, the applicant shall coordinate with the South Dakota Department of Transportation the future location of the U.S. Highway 16 interchange as it impacts this property. In addition, the plat document shall be revised to accommodate any portion of the interchange footprint to be located on the property;
14. Upon submittal of a Preliminary Plat application, a cost estimate of the subdivision improvements shall be submitted for review and approval;
15. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show non-access easements along U.S. Highway 16 and Catron Boulevard as per the Street Design Criteria Manual or an Exception shall be obtained. In addition, an Approach Permit shall be obtained for any access points along Catron Boulevard;
16. Prior to submittal of a Preliminary Plat application, the plat document shall be revised to show street names for all of the un-named streets;
17. Prior to Preliminary Plat approval by the City Council, the property shall be annexed into Rapid City;
18. 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,
19. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

13. No. 07PL156 - Heartland Business Park

A request by FMG, Inc. for Bypass, LLC to consider an application for a **Preliminary Plat** on Lots 4 and 5 of Block 2, Lots 4 thru 9 of Block 5, Lots 3 thru 6 of Block 6 and Lots 1 and 2 of Block 7; all of I90 Heartland Business Park, and dedicated public right-of-way shown as Seger Drive, Rearden Court and Dakota Craft Drive, locate din the W1/2 of the NE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as the W1/2 of the NE1/4 less I90 Heartland Business Park, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Elk Vale Road and north of East Mall Drive.

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

1. Prior to submittal of a Final Plat application, the plat document shall be revised to show a drainage easement across Lot 1, Block 7 for the storm sewer crossing;
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along the entire frontage

of Lot 4, Block 2; Lot 6, Block 5; Lot 4, Block 6; and Lot 1, Block 7 as they abut Seger Drive or an Exception shall be obtained to allow access from the higher order street;

3. 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,
4. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

14. No. 07SR047 - Section 15, T1N, R8E

A request by West River Electric Assn. to consider an application for an **SDCL 11-6-19 Review to construct an electric utility substation on public property** on Lot WR of the NE1/4 NE1/4, Section 15 T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located at 3383 Reservoir Road.

**Planning Commission continued the SDCL 11-6-19 Review to construct a public electric utility substation to the January 10, 2008 Planning Commission meeting to allow staff to review additional information, and to allow the applicant time to submit an Exception Request.**

16. No. 07SR056 - FW-1 Addition and Cabin Park Subdivision

A request by Britton Engineering & Land Surveying for Fischer Furniture, Inc. to consider an application for an **SDCL 11-6-19 Review to improve Kirkeby Lane** on Kirkeby Lane Right-of-way adjacent to Tracts FW-1 and FW-2 of FW-1 Addition, and Lots 8 thru 14 of Log Cabin Park Subdivision, Section 35, T2N, R7E, and Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1830 W. Main Street.

**Planning Commission continued the SDCL 11-6-19 Review to improve Kirkeby Lane to the January 10, 2008 Planning Commission meeting to allow the applicant to submit the required information.**

17. No. 07SR057 - Section 26, T2N, R7E

A request by Renner & Associates, LLC for GCC Dakotah to consider an application for an **SDCL 11-6-19 Review to allow the extension of Disk Drive** on a portion of the Interstate 90 Right-of-way located in the S1/2 NE1/4, and the unplatted portions lying north of Interstate 90, located in the SW1/4 NE1/4 and the E1/2 NW1/4, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Interstate 90 and west of West Boulevard North and Bunker Drive.

**Planning Commission continued the SDCL 11-6-19 Review to allow the extension of Disk Drive to the January 10, 2008 Planning Commission meeting.**

20. No. 07VE028 - Section 15, T1N, R8E

A request by Renner & Associates for West River Electric Assn. to consider an application for a **Vacation of Non-Access Easement** on Lot WR of the NE1/4



NE1/4, Section 15 T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located at 3383 Reservoir Road.

**Planning Commission recommended that the Vacation of Non-Access Easement request to construct a public electric utility substation be continued to the January 10, 2008 Planning Commission meeting to allow staff to review additional information and to allow the applicant time to submit an Exception Request.**

**ADDENDUM TO  
AGENDA  
CITY OF RAPID CITY PLANNING COMMISSION  
December 6, 2007 at 7:00 a.m.**

- 20A. No. 07TP032 - 2008 – 2012 Transportation Improvement Program Amendment No. 08-002.

**Planning Commission recommended that the 2008 – 2012 Transportation Improvement Program Amendment No. 08-002 be approved.**

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

11. No. 07PL151 - Big Horn Sheep Preserve  
A request by Boschee Engineering for Cody Schad to consider an application for a **Preliminary Plat** on Government Lot A of Lot 2, Government Lot 2 less Lot A, and Government Lot 1, Section 7, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located between Strato Bowl and Copper Oaks.

Elkins presented the staff's recommendation to continue the Preliminary Plat request to the January 10, 2008, Planning Commission meeting.

**Brown moved, Waltman seconded and unanimously carried to recommend that the Preliminary Plat be continued to the January 10, 2008 Planning Commission meeting. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

12. No. 07PL152 - Homestead Subdivision  
A request by Sperlich Consulting for Ron Shape to consider an application for a **Preliminary Plat** on Lots 1 through 6 of Block 1, Lots 1 through 8 of Block 2, Lots 1 through 8 of Block 3, Lots 1 through 8 of Block 4, Lot 1 of Block 5, Lot 1 of Block 6, and Lot 1 of Block 7, Homestead Subdivision, located in the SE1/4 of the NE1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as A portion of the SE1/4 of the NE1/4 of Section 3, located in the SE1/4 of the NE1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the eastern terminus of Homestead Street and west of Reservoir Road.

Elkins presented the staff's recommendation to continue the Preliminary Plat request to the January 10, 2008 Planning Commission meeting.

**Anderson moved, Scull seconded and unanimously carried to recommend that the Preliminary Plat be continued to the January 10, 2008 Planning Commission meeting. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

15. No. 07SR055 - Canyon Springs Preserve

A request by Doty Volunteer Fire Department, Inc. to consider an application for an **SDCL 11-6-19 Review to allow the construction of a public structure** on Doty Lot 1 of Block 1 of Canyon Springs Preserve, Section 23, T2N, R6E, BHM, Pennington County, South Dakota, more generally described as being located southwest corner of the intersection of North Emerald Ridge Road and Nemo Road.

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

**Anderson moved, Brown seconded and carried to continue the SDCL 11-6-19 Review to allow the construction of a public structure to the January 10, 2008 Planning Commission meeting to allow the applicant to submit the required information. (9 to 0 to 1 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger and Waltman voting yes and none voting no and Scull abstaining)**

18. No. 07SR058 - Original Town of Rapid City

A request by Russell Oubre for the Festival of Presidents to consider an application for an **SDCL 11-6-19 Review to allow temporary structures on public property** on the 16th Street Right-of-way adjacent to Lots 16 and 17 of Block 95, the Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of St. Joseph Street and Sixth Street.

Dominicak presented the staff's recommendation to continue the SDCL 11-6-19 Review request to the January 10, 2008 Planning Commission meeting at the applicant's request.

**Brown moved, Waltman seconded and unanimously carried to continue the SDCL 11-6-19 Review to allow temporary structures on public property to the January 10, 2008 Planning Commission meeting at the applicant's request. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

19. No. 07SR059 - Original Town of Rapid City

A request by Russell Oubre for the Festival of Presidents to consider an application for an **SDCL 11-6-19 Review to allow temporary structures on**

**public property** on Sixth Street right-of-way adjacent to Lots 31 thru 32 of Block 74 and Lots 14 thru 16 of Block 75, and Lots 17 thru 23 of Block 75 all of the Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of West Main Street and Sixth Street.

Dominicak presented the staff's recommendation to continue the SDCL 11-6-19 Review to the January 10, 2008 Planning Commission meeting at the applicant's request.

**Landguth moved, Rolinger seconded and unanimously carried to continue the SDCL 11-6-19 Review to allow temporary structures on public property to the January 10, 2008 Planning Commission meeting at the applicant's request. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

**Brewer announced that the Public Hearings on Items 21 through 43 were opened.**

**Staff requested that Item 38 be removed from the Hearing Consent Agenda for separate consideration.**

**Etter moved, Brown seconded and unanimously carried to recommend approval of the Hearing Consent Agenda Items 21 through 43 in accordance with the staff recommendations with the exception of Item 38. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

**The Public Hearings for Items 21 through 43 were closed.**

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

21. No. 07CA050 - Marlin Industrial Park

A request by Dream Design International, Inc. to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial** on a portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeasterly corner of Lot 7 of Marlin Industrial Park, common to a point on the southerly edge of right-of-way of Marlin Drive, and the point of beginning; Thence, first course: N04°18'35"W, a distance of 29.56 feet, to a point on the centerline of Marlin Drive; Thence, second course: curving to the left, along the centerline of Marlin Drive, on a curve with a radius of 3000.00 feet, a delta angle of 07°43'51", a length of 404.79 feet, a chord bearing of N81°52'30"E, and chord distance of 404.48 feet; Thence, third course: N78°00'34"E, along the centerline of Marlin drive, a distance of 95.10 feet, to intersection of centerline of Marlin Drive and Creek Drive; Thence fourth course: curving to the left, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of 11°21'28", a length of 198.23 feet, a chord bearing of S17°40'09"E, and chord distance of 197.91 feet, to the end of previously dedicated Creek Drive; Thence

fifth course: curving to the left, on a curve with a radius of 1000.00 feet, a delta angle of  $01^{\circ}08'47''$ , a length of 20.01 feet, a chord bearing of  $S23^{\circ}55'17''E$ , and chord distance of 20.01 feet; Thence sixth course: curving to the left, on a curve with a radius of 600.00 feet, a delta angle of  $08^{\circ}33'39''$ , a length of 89.65 feet, a chord bearing of  $S28^{\circ}46'30''E$ , and chord distance of 89.57 feet; Thence seventh course:  $S56^{\circ}56'40''W$ , a distance of 50.00 feet; Thence eighth course: curving to the right, on a curve with a radius of 650.00 feet, a delta angle of  $02^{\circ}21'34''$ , a length of 26.77 feet, a chord bearing of  $N31^{\circ}52'33''W$ , and chord distance of 26.76 feet; Thence ninth course:  $S59^{\circ}18'14''W$ , a distance of 311.85 feet; Thence tenth course:  $S08^{\circ}30'44''E$ , a distance of 235.10 feet, to a point on the section 1/16 line; Thence eleventh course:  $N89^{\circ}56'36''W$ , along the along the section 1/16 line, a distance of 313.37 feet, to the southeasterly corner of said Lot 7; Thence twelfth course:  $N00^{\circ}01'20''E$ , along the easterly boundary of said Lot 7, a distance of 574.90 feet, to the northeasterly corner of said Lot 7, common to a point on the southerly edge of Marlin Drive right-of-way, and the point of beginning, more generally described as being located southwest of the intersection of Creek Drive and Marlin Drive.

**Planning Commission recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial be continued to the January 10, 2008 Planning Commission meeting to allow the Future Land Use Committee to consider this item.**

22. No. 07RZ072 - Marlin Industrial Park

A request by Dream Design International, Inc. to consider an application for a **Rezoning from General Agriculture District to Light Industrial District** on a portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeasterly corner of Lot 7 of Marlin Industrial Park, common to a point on the southerly edge of right-of-way of Marlin Drive, and the point of beginning; Thence, first course:  $N04^{\circ}18'35''W$ , a distance of 29.56 feet, to a point on the centerline of Marlin Drive; Thence, second course: curving to the left, along the centerline of Marlin Drive, on a curve with a radius of 3000.00 feet, a delta angle of  $07^{\circ}43'51''$ , a length of 404.79 feet, a chord bearing of  $N81^{\circ}52'30''E$ , and chord distance of 404.48 feet; Thence, third course:  $N78^{\circ}00'34''E$ , along the centerline of Marlin drive, a distance of 95.10 feet, to intersection of centerline of Marlin Drive and Creek Drive; Thence fourth course: curving to the left, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of  $11^{\circ}21'28''$ , a length of 198.23 feet, a chord bearing of  $S17^{\circ}40'09''E$ , and chord distance of 197.91 feet, to the end of previously dedicated Creek Drive; Thence fifth course: curving to the left, on a curve with a radius of 1000.00 feet, a delta angle of  $01^{\circ}08'47''$ , a length of 20.01 feet, a chord bearing of  $S23^{\circ}55'17''E$ , and chord distance of 20.01 feet; Thence sixth course: curving to the left, on a curve with a radius of 600.00 feet, a delta angle of  $08^{\circ}33'39''$ , a length of 89.65 feet, a chord bearing of  $S28^{\circ}46'30''E$ , and chord distance of 89.57 feet; Thence seventh course:  $S56^{\circ}56'40''W$ , a distance of 50.00 feet; Thence eighth course: curving to the right, on a curve with a radius of 650.00 feet, a delta angle of  $02^{\circ}21'34''$ , a length of 26.77 feet, a chord bearing of  $N31^{\circ}52'33''W$ , and chord distance of 26.76 feet; Thence ninth course:  $S59^{\circ}18'14''W$ , a distance of 311.85 feet; Thence

tenth course: S08°30'44"E, a distance of 235.10 feet, to a point on the section 1/16 line; Thence eleventh course: N89°56'36"W, along the along the section 1/16 line, a distance of 313.37 feet, to the southeasterly corner of said Lot 7; Thence twelfth course: N00°01'20"E, along the easterly boundary of said Lot 7, a distance of 574.90 feet, to the northeasterly corner of said Lot 7, common to a point on the southerly edge of Marlin Drive right-of-way, and the point of beginning, more generally described as being located southwest of the intersection of Creek Drive and Marlin Drive.

**Planning Commission recommended that the Rezoning from General Agriculture District to Light Industrial District be continued to the January 10, 2008 Planning Commission meeting to be heard in conjunction with associated Amendment to the Adopted Comprehensive Plan.**

23. No. 07CA051 - Marlin Industrial Park

A request by Dream Design International, Inc. to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Office Commercial** on a portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the intersection of centerline of Marlin Drive and Creek Drive, and the point of beginning; Thence first course: N78°00'34"E, along the centerline of Marlin Drive, a distance of 201.84 feet, to the end of the previously dedicated Marlin Drive; Thence, second course: N78°00'34"E, a distance of 66.26 feet; Thence, third course: curving to the left, on a curve with a radius of 1000.00 feet, a delta angle of 03°39'13", a length of 63.77 feet, a chord bearing of N76°10'58"E, and chord distance of 63.76 feet; Thence, fourth course: N74°21'21"E, a distance of 66.33 feet; Thence, fifth course: S15°38'39"E, a distance of 29.50 feet; Thence, sixth course: S74°21'21"W, a distance of 54.43 feet; Thence, seventh course: S26°59'57"E, a distance of 151.65 feet; Thence, eighth course: S56°56'40"W, a distance of 309.27 feet; Thence, ninth course: S56°56'40"W, a distance of 50.00 feet; Thence tenth course: curving to the right, on a curve with a radius of 600.00 feet, a delta angle of 08°33'39", a length of 89.65 feet, a chord bearing of N28°46'30"W, and chord distance of 89.57 feet; Thence eleventh course: curving to the right, on a curve with a radius of 1000.00 feet, a delta angle of 01°08'47", a length of 20.01 feet, a chord bearing of N23°55'17"W, and chord distance of 20.01 feet, to the end of dedicated Creek Drive centerline; Thence twelfth course: curving to the right, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of 11°21'28", a length of 198.23 feet, a chord bearing of N17°40'09"W, and chord distance of 197.91 feet, the intersection of centerline of Marlin Drive and Creek Drive, and the point of beginning; Said Parcel contains 87,663 square feet or 2.012 acres more or less, more generally described as being located southeast of the intersection of Creek Drive and Marlin Drive.

**Planning Commission recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Office Commercial be continued to the January 10, 2008 Planning Commission meeting to allow the Future Land Use Committee to**

**consider this item.**

24. No. 07RZ073 - Marlin Industrial Park

A request by Dream Design International, Inc. to consider an application for a **Rezoning from General Agriculture District to Office Commercial District** on a portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the intersection of centerline of Marlin Drive and Creek Drive, and the point of beginning; Thence first course: N78°00'34"E, along the centerline of Marlin Drive, a distance of 201.84 feet, to the end of the previously dedicated Marlin Drive; Thence, second course: N78°00'34"E, a distance of 66.26 feet; Thence, third course: curving to the left, on a curve with a radius of 1000.00 feet, a delta angle of 03°39'13", a length of 63.77 feet, a chord bearing of N76°10'58"E, and chord distance of 63.76 feet; Thence, fourth course: N74°21'21"E, a distance of 66.33 feet; Thence, fifth course: S15°38'39"E, a distance of 29.50 feet; Thence, sixth course: S74°21'21"W, a distance of 54.43 feet; Thence, seventh course: S26°59'57"E, a distance of 151.65 feet; Thence, eighth course: S56°56'40"W, a distance of 309.27 feet; Thence, ninth course: S56°56'40"W, a distance of 50.00 feet; Thence tenth course: curving to the right, on a curve with a radius of 600.00 feet, a delta angle of 08°33'39", a length of 89.65 feet, a chord bearing of N28°46'30"W, and chord distance of 89.57 feet; Thence eleventh course: curving to the right, on a curve with a radius of 1000.00 feet, a delta angle of 01°08'47", a length of 20.01 feet, a chord bearing of N23°55'17"W, and chord distance of 20.01 feet, to the end of dedicated Creek Drive centerline; Thence twelfth course: curving to the right, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of 11°21'28", a length of 198.23 feet, a chord bearing of N17°40'09"W, and chord distance of 197.91 feet, the intersection of centerline of Marlin Drive and Creek Drive, and the point of beginning; Said Parcel contains 87,663 square feet or 2.012 acres more or less., more generally described as being located southeast of the intersection of Creek Drive and Marlin Drive.

**Planning Commission recommended that the Rezoning from General Agriculture District to Office Commercial District be continued to the January 10, 2008 Planning Commission meeting to be heard in conjunction with associated Amendment to the Adopted Comprehensive Plan.**

25. No. 07CA052 - Marlin Industrial Park

A request by Dream Design International, Inc. to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial** on a portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of right-of-way common to Creek Drive and Elk Vale Road, and the point of beginning; Thence, first course: curving to the left, along the southerly edge of right-of-way of Elk Vale Road, on a curve with a radius of 3014.79 feet, a delta angle of 05°11'13", a length of 272.92 feet, a chord bearing of N79°49'24"E, and chord distance of 272.83 feet; Thence, second course: S15°38'39"E, a distance of 95.46 feet; Thence, third course: S74°21'21"W, a distance of 66.33 feet; Thence, fourth course: curving to the right, on a curve

with a radius of 1000.00 feet, a delta angle of 03°39'13", a length of 63.77 feet, a chord bearing of S76°10'58"W, and chord distance of 63.76 feet; Thence fifth course: S78°00'34"W, a distance of 66.26 feet, to the end of dedicated Marlin Drive centerline; Thence sixth course: S78°00'34"W, along the centerline of Marlin Drive, a distance of 201.84 feet, to the intersection of centerline Marlin Drive and Creek Drive; Thence seventh course: curving to the right, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of 05°21'24", a length of 93.49 feet, a chord bearing of N09°18'43"W, and chord distance of 93.46 feet; Thence eighth course: N06°38'01"W, along the centerline of Creek Drive, a distance of 422.07 feet, to a point on the southerly right-of-way of Elk Vale Road; Thence ninth course: curving to the left, along the southerly edge of right-of-way of Elk Vale Road, on a curve with a radius of 3014.79 feet, a delta angle of 00°57'11", a length of 50.15 feet, a chord bearing of N82°50'59"E, and chord distance of 50.15 feet, to the southeasterly corner of right-of-way common to Creek Drive and Elk Vale Road, and the point of beginning; Said Parcel contains 182,629 square feet or 4.193 acres more or less, more generally described as being located northeast of the intersection of Creek Drive and Marlin Drive.

**Planning Commission recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial be continued to the January 10, 2008 Planning Commission meeting to allow the Future Land Use Committee to consider this item.**

26. No. 07RZ074 - Marlin Industrial Park

A request by Dream Design International, Inc. to consider an application for a **Rezoning from General Agriculture District to General Commercial District** on portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of right-of-way common to Creek Drive and Elk Vale Road, and the point of beginning; Thence, first course: curving to the left, along the southerly edge of right-of-way of Elk Vale Road, on a curve with a radius of 3014.79 feet, a delta angle of 05°11'13", a length of 272.92 feet, a chord bearing of N79°49'24"E, and chord distance of 272.83 feet; Thence, second course: S15°38'39"E, a distance of 95.46 feet; Thence, third course: S74°21'21"W, a distance of 66.33 feet; Thence, fourth course: curving to the right, on a curve with a radius of 1000.00 feet, a delta angle of 03°39'13", a length of 63.77 feet, a chord bearing of S76°10'58"W, and chord distance of 63.76 feet; Thence fifth course: S78°00'34"W, a distance of 66.26 feet, to the end of dedicated Marlin Drive centerline; Thence sixth course: S78°00'34"W, along the centerline of Marlin Drive, a distance of 201.84 feet, to the intersection of centerline Marlin Drive and Creek Drive; Thence seventh course: curving to the right, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of 05°21'24", a length of 93.49 feet, a chord bearing of N09°18'43"W, and chord distance of 93.46 feet; Thence eighth course: N06°38'01"W, along the centerline of Creek Drive, a distance of 422.07 feet, to a point on the southerly right-of-way of Elk Vale Road; Thence ninth course: curving to the left, along the southerly edge of right-of-way of Elk Vale Road, on a curve with a radius of 3014.79 feet, a delta angle of 00°57'11", a length of 50.15 feet, a chord bearing of N82°50'59"E,

and chord distance of 50.15 feet, to the southeasterly corner of right-of-way common to Creek Drive and Elk Vale Road, and the point of beginning; Said Parcel contains 182,629 square feet or 4.193 acres more or less, more generally described as being located northeast of the intersection of Creek Drive and Marlin Drive.

**Planning Commission recommended that the Rezoning from General Agriculture District to General Commercial District be continued to the January 10, 2008 Planning Commission meeting to be heard in conjunction with associated Amendment to the Adopted Comprehensive Plan.**

27. No. 07CA055 - Section 21, T2N, R8E

A request by City of Rapid City to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial** on a portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the Section Corner common to Sections 21, 22, 27, and 28, T2N, R8E, BHM, thence  $N00^{\circ}04'09''W$ . along the section line common to Sections 21, and 22, a distance of 530.00 feet to the point of beginning; Thence, first course:  $S89^{\circ}55'51''W$ , a distance of 449.12 feet; Thence, second course:  $N00^{\circ}07'41''W$ , a distance of 860.00 feet; Thence third course:  $N89^{\circ}55'51''E$ , a distance of 450.00 feet, to a point on the section line common to Sections 21, and 22; Thence, fourth course:  $S00^{\circ}04'09''E$ , along the section line common to Sections 21, and 22, a distance of 860.00 feet, to the point of beginning, more generally described as being located north of Seger Drive and west of Elk Vale Road.

**Planning Commission recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial be continued to the January 10, 2008 Planning Commission Meeting at the applicant's request.**

28. No. 07CA056 - Section 21, T2N, R8E

A request by City of Rapid City to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial** on a portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of Lot 2R of Beaird Subdivision and the point of beginning, Thence, first course:  $S74^{\circ}37'29''E$ , a distance of 1202.78 feet; Thence, second course:  $S31^{\circ}45'55''E$ , a distance of 1162.49 feet; Thence, third course:  $S90^{\circ}00'00''W$ , a distance of 439.54 feet; Thence, fourth course:  $N00^{\circ}00'00''E$ , a distance of 428.29 feet; Thence, fifth course:  $N37^{\circ}32'29''W$ , a distance of 394.90 feet; Thence, sixth course:  $N62^{\circ}35'52''W$ , a distance of 1229.50 feet, to the southeasterly corner of Lot 2R of Beaird Subdivision and the point of beginning, more generally described as being located north of Seger Drive and west of Elk Vale Road.

**Planning Commission recommended that the Amendment to the Adopted**



**Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial be continued to the January 10, 2008 Planning Commission Meeting at the applicant's request.**

29. No. 07CA057 - Section 21, T2N, R8E

A request by City of Rapid City to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial** on a portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at section corner common to Sections 20, 21, 28, and 29 T2N, R8E, BHM, thence N00°02'15"W, a distance of 521.16 feet to the point of beginning, Thence, first course: N00°02'15"W, along the section line common to Sections 20 and 21, a distance of 941.15 feet; Thence, second course: S48°29'18"E, a distance of 331.54 feet; Thence, third course: S83°10'38"E, a distance of 304.61 feet; Thence, fourth course: N88°20'00"E, a distance of 1840.91 feet; Thence, fifth course: N60°21'45"E, a distance of 305.29 feet; Thence, sixth course: N00°00'00"E, a distance of 1256.52 feet; Thence seventh course: N90°00'00"E, a distance of 439.54 feet; Thence eighth course: S31°45'55"E, a distance of 187.71 feet; Thence ninth course: S70°52'51"E, a distance of 832.49 feet; Thence tenth course: S00°00'00"E, a distance of 1709.19 feet; Thence eleventh course: S89°55'51"W, a distance of 3980.51 feet, to a point on the section line common to Sections 20 and 21, and the point of beginning, more generally described as being located north of Seger Drive and west of Elk Vale Road.

**Planning Commission recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial be continued to the January 10, 2008 Planning Commission Meeting at the applicant's request.**

30. No. 07CA058 - Section 21, T2N, R8E

A request by City of Rapid City to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential to Light Industrial** on a portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of Lot 2R of Beaird Subdivision and the point of beginning, Thence, first course: S62°35'52"E, a distance of 1229.50 feet; Thence, second course: S37°32'29"E, a distance of 394.90 feet; Thence, third course: S00°00'00"E, a distance of 1684.81 feet; Thence, fourth course: S60°21'45"W, a distance of 305.29 feet; Thence, fifth course: S88°20'00"W, a distance of 1840.91 feet; Thence, sixth course: N83°10'38"W, a distance of 304.61 feet; Thence seventh course: N48°29'18"W, a distance of 331.54 feet, to a point on the section line common to Sections 20 and 21, T2N, R8E; Thence eighth course: N00°02'15"W, along the section line common to Sections 20 and 21, a distance of 1188.45 feet, to the Section 1/4 Corner common to Sections 20 and 21; Thence ninth course: N00°00'41"W, along the section line common to Sections 20 and 21, a distance of 1325.18 feet, to the north Section 1/16 Corner common to Sections 20 and 21; Thence tenth course: N89°59'19"E, a distance of 33.10 feet, to the southwesterly corner of Lot 3 of Beaird Subdivision; Thence eleventh course: S89°56'52"E, along the southerly boundary of said Lot 3 of

Beaird Subdivision, a distance of 564.86 feet, to the southeasterly corner of said Lot 3 of Beaird Subdivision, common to a southerly corner of said Lot 2R of said Beaird Subdivision; Thence twelfth course: S89°56'31"E, along the southerly boundary of said Lot 2R of Beaird Subdivision, a distance of 727.10 feet, to the southeasterly corner of said Lot 2R of Beaird Subdivision and the point of beginning, more generally described as being located north of Seger Drive and east of Dyess Avenue.

**Planning Commission recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential to Light Industrial be approved.**

31. No. 07CA059 - Sections 21, T2N, R8E

A request by City of Rapid City to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial** on a portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the Section Corner common to Sections 21, 22, 27, and 28, T2N, R8E, BHM, thence, N00 04'09"W, a distance of 1390.00 feet to the point of beginning; Thence, first course: S89 55'51"W, a distance of 450.00 feet; Thence, second course: S00 07'41"E, a distance of 860.00 feet; Thence, third course: S89 55'51"W, a distance of 873.79 feet; Thence, fourth course: N00 00'00"E, a distance of 1709.19 feet; Thence, fifth course: S70 52'51"E, a distance of 73.39 feet; Thence, sixth course: S20 31'58"E, a distance of 434.44 feet; Thence seventh course: N89 55'51"E, a distance of 1099.64 feet, to a point on the section line common to sections 21, and 22; Thence eighth course: S00 04'09"E, along the section line common to sections 21 and 22, a distance of 418.04 feet, to the point of beginning, more generally described as being located north of Seger Drive and west of Elk Vale Road.

**Planning Commission recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial be continued to the January 10, 2008 Planning Commission Meeting at the applicant's request.**

32. No. 07CA060 - Boulevard Addition

A request by Lynn Livingston for James and Pamela Giese to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development** on Lots 19 and 20 of Block 3 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1021 St. Joseph Street.

**Planning Commission recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development be continued to the January 10, 2008 Planning Commission meeting at the request of the**

applicant.

33. No. 07RZ075 - Boulevard Addition

A request by Lynn Livingston for Pamela and James Giese to consider an application for a **Rezoning from Office Commercial District to General Commercial District** on Lots 19 and 20 of Block 3 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1021 St. Joseph Street.

**Planning Commission recommended that the Rezoning from Office Commercial District to General Commercial District be continued to the January 10, 2008 Planning Commission meeting at the request of the applicant.**

\*34. No. 07PD085 - Rockinon Ranch Estates

A request by Jared Tordsen for Land and Marine Development, Inc. to consider an application for a **Planned Residential Development - Initial and Final Development Plan** on Lots 1 thru 7, 22, 31 and 32, Rockinon Ranch Estates, located in the N1/2 NE1/4 SE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Bunker Drive along Abbey Road.

**Planning Commission approved the Planned Residential Development - Initial and Final Development Plan with the following stipulations:**

1. **Prior to Planning Commission approval, the applicant shall submit a site plan demonstrating that the proposed driveways do not encroach into the non-access easements or the non-access easements shall be vacated as needed and an Exception shall be obtained to reduce the separation between an intersection and a driveway. In addition, the site plan shall be revised to clarify that one driveway is proposed to Lot 7 or an Exception shall be obtained to allow two driveways to a residential lot;**
2. **A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
3. **The signage shall conform architecturally to the plans, elevations and color palette submitted as part of this Planned Residential Development. In addition, the signage is limited to identifying the proposed name of the development with no other advertising allowed. A sign permit shall also be obtained for each sign demonstrating that the sign is located outside of any sight triangles and outside of the public right(s)-of-way;**
4. **A minimum 18 foot front yard setback shall be provided for corner Lots 7, 22, 31 & along Lennon Lane. In addition, a minimum 25 foot side yard setback along Joplin Lane and Hendrix Lane, as labeled on the applicant's site plan, shall be provided. A side yard setback along interior side lot lines of eight feet for a one story structure and twelve feet for a two story structure shall be provided. In addition, a minimum 25 foot rear yard setback shall be provided;**
5. **All provisions of the Low Density Residential District shall be met**

unless otherwise specifically authorized as a stipulation of this Initial and Final Planned Residential Development or a subsequent Major Amendment;

6. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Initial and Final Planned Residential Development; and,
7. The Planned Residential Development shall allow for the construction of single family residence(s). 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 a period of two years. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Residential Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

*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.*

\*35. No. 07PD090 - Stoney Creek South No. 2 Subdivision

A request by Stoney Creek Associates, LLLP to consider an application for a **Major Amendment to a Planned Residential Development** on Lot 1 of Stoney Creek South No. 2 Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of Nugget Gulch Road and Catron Boulevard.

**Planning Commission approved the Major Amendment to a Planned Residential Development with the following stipulations:**

1. A minimum of 1,075,382 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
2. A minimum of 417 parking spaces shall be provided with 12 of the spaces being handicap accessible. In addition, two of the handicap spaces shall be "Van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
3. 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 addition, all weather access roads shall be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. All of the residential dwelling units and the clubhouse shall be sprinklered;
4. All air handling equipment shall be screened with an opaque

- screening fence;
5. All signage shall conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to a Planned Residential Development. In addition, the lighting for the signs shall be designed to preclude reflection on the adjacent properties and/or streets. A sign permit shall also be obtained for each individual sign;
  6. The proposed structures shall conform architecturally to the proposed elevations, design plans and color palette submitted as part of this Final Planned Residential Development;
  7. All other provisions of the Zoning Ordinance shall be met unless otherwise specifically authorized as a Major Amendment to the Planned Residential Development; and,
  8. The Planned Residential Development shall allow for the construction of a 278 unit apartment complex with a clubhouse/office building and accessory garages on the property. The clubhouse/office building shall be used exclusively by the tenants of the apartment complex and their guests. However, the Major Amendment to a Planned Residential Development shall expire if no work has commenced within two years of the date of approval by the Planning Commission.

*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.*

\*36. No. 07PD094 – SSJE Subdivision

A request by Tom Rau for Remax Realtors of Rapid City to consider an application for a **Major Amendment to a Planned Commercial Development** on Lot 7 of SSJE Subdivision, located in the SW1/4 SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1331 Jess Street.

**Planning Commission approved the Major Amendment to a Planned Commercial Development be approved with the following stipulations:**

1. **Knollwood Drainage Basin Fees shall be paid prior to the issuance of a building permit;**
2. **Prior to Planning Commission approval, topographic information and a grading plan shall be submitted to insure that all requirements of the Knollwood Drainage Basin Design Plan are being met;**
3. **Prior to Planning Commission approval, a pavement section design and specifications shall be submitted for review and approval;**
4. **Prior to Planning Commission approval, existing and proposed sewer service line locations shall be identified;**
5. **Prior to City Council approval, a revised site plan shall be submitted for review and approval showing the proposed approach shifted to the east to align with Kermit Street or that a minimum 50 foot off-set**

- from the end of Kermit Street radius to the proposed approach shall be provided;
6. Prior to issuance of a certificate of occupancy, handicap ramps shall be installed in accordance with City Code;
  7. Prior to issuance of a Certificate of Occupancy, all fire codes shall be complied with;
  8. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;
  9. The building shall be a maximum 15,000 square foot one story structure with metal siding and a metal-pitched roof. The building shall be colored in hues of tan with a four foot high black and red colored band located along the top of the structure. In addition, two 4 foot by 20 foot mounted wall signs shall be located on the north side of the structure. A third mounted wall sign, also measuring 4 foot by 20 foot, shall be located on the west side of the structure. The signs shall incorporate the same color design as the structure and shall be lighted. Prior to City Council approval, a revised floor plan shall be submitted for review and approval identifying a display window along the front of the proposed building;
  10. Prior to City Council approval, a revised landscaping plan shall be submitted for review and approval identifying an irrigation system to serve the proposed landscaping;
  11. A 4,000 square foot area of the proposed building shall be used as a muffler shop and shall meet the minimum requirements established for a vehicle service establishment as identified in the General Commercial Zoning District. In addition, the remaining 11,000 square feet of the proposed building shall be used as an office/retail use with an associated distribution/wholesaling use. Any other type of use will require a Major Amendment to the Planned Commercial Development;
  12. A minimum of 57 parking spaces shall be provided with three of the spaces being handicap accessible. The parking lot and the interior circulation on the property shall be paved. All provisions of the Off-Street Parking Ordinance shall be continually met. Any change in use shall trigger a review of the off-street parking requirements to insure compliance with the provisions of Section 17.50.270 of the Off Street Parking Ordinance; and,
  13. The Final Commercial Development Plan approval shall expire if the use is not undertaken and completed within two years of the date of approval by City Council, or if the use as approved has ceased for a period of two years.

***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.***

A request by Don Jiracek to consider an application for a **Rezoning from Medium Density Residential District to General Commercial District** on Lots 1 thru 2 of Block 2 of North Boulevard Addition, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 409 West Boulevard.

**Planning Commission recommended that the Rezoning from Medium Density Residential District to General Commercial District be continued to the January 10, 2008 Planning Commission meeting.**

39. No. 07SV053 - Watersedge Subdivision

A request by Paul Lindstrom to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install, curb, gutter, and sidewalk as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 2A and 2B of Watersedge Subdivision, located in the NE1/4 SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot 2 of Watersedge Subdivision, located in the NE1/4 SW1/4, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1810 Rand Road.

**Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement to install, curb, gutter, and sidewalk as per Chapter 16.16 of the Rapid City Municipal Code be continued to the January 10, 2008 Planning Commission meeting to be heard in conjunction with the Layout Plat.**

40. No. 07SV057 - Hyland Crossing Subdivision

A request by Dream Design International, Inc. 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 and pavement as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 1 thru 12 of Block 1, Lots 1 thru 7 of Block 2, Lots 1 thru 4 of Block 3, Lots 1 thru 15 of Block 4, and Lots 1 thru 31 of Block 5 of Hyland Crossing Subdivision and the Dedicated Right-of-way, located in the W1/2 SE1/4; SE1/4 SE1/4, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as the unplatted W1/2 SE1/4; SE1/4 SE1/4, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southern terminus of Dreamscape Drive.

**Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement as per Chapter 16.16 of the Rapid City Municipal Code be continued to the January 10, 2008 Planning Commission meeting at the applicant's request.**

41. No. 07SV063 - Stoney Creek South Subdivision

A request by Boschee Engineering for Stoney Creek Development to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install sidewalk as per Chapter 16.16 of the Rapid City**

**Municipal Code** on Lot 4 and Outlot D of Stoney Creek South Subdivision, located in the SW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Sheridan Lake Road and at the southern terminus of Bendt Drive.

**Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement to install sidewalk as per Chapter 16.16 of the Rapid City Municipal Code be denied without prejudice.**

42. No. 07UR013 - Flormann Subdivision

A request by Hermanson Egge Engineering to consider an application for a **Conditional Use Permit to allow a nursing home in a Medium Density Residential Zoning District** on Tract X of Flormann Subdivision, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 302 St. Cloud Street.

**Planning Commission continued the Conditional Use Permit to allow a nursing home in a Medium Density Residential Zoning District to the January 10, 2008 Planning Commission meeting to allow the applicant's appeal to be heard by the Sign Code Board of Appeals.**

43. No. 05VR014 - Sletten Addition

A request by Sperlich Consulting, Inc. for Doeck, LLC to consider an application for a **Vacation of Section Line Highway** on that portion of the statutory Section Line Right-of-Way lying in the NE1/4, SE1/4, Section 13, T2N, R7E, and that portion of the statutory Section Line Right-of-Way, lying in Tract 5, Sletten Addition, located in the NW1/4, SW1/4, Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the northwest corner of the north to east curve of West Nike Road.

**Planning Commission recommended that the Vacation of Section Line Highway request be continued to the January 10, 2008 Planning Commission meeting.**

---END OF HEARING CONSENT CALENDAR---

38. No. 07RZ065 - Original Town of Rapid City

A request by Bob Fuchs to consider an application for a **Rezoning from General Commercial District to Central Business District** on the South 50 feet of Lots 28 thru 32 of the Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 321 7th Street.

Elkins presented the staff's recommendation to deny the Rezoning request without prejudice at the applicant's request. Elkins further noted that the applicant has reached an agreement with the City of Rapid City and adjacent property owners for parking allotments.

**Rolinger moved, Waltman seconded and unanimously carried to**



**recommend that the Rezoning from General Commercial District to Central Business District be denied without prejudice at the applicant's request. (10 to 0 with Anderson, Brewer, Brown, Derby Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

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

\*44. No. 07PD081 - Eagle Ridge Subdivision

A request by FourFront Design, Inc. for Eagle Ridge Properties, LLC to consider an application for a **Major Amendment to a Planned Residential Development** on Lots 2A and 2B of Block 1 of Black Hills Center, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 121 Stumer Road.

Fisher presented the staff's recommendation to continue the Major Amendment request to the January 10, 2008 Planning Commission meeting at the applicant's request.

**Rolinger moved, Etter seconded and unanimously carried to continue the Major Amendment to a Planned Residential Development to the January 10, 2008 Planning Commission meeting at the applicant's request. (10 to 0 with Anderson, Brewer, Brown, Derby Etter, Gregg, Landguth, Rolinger, Scull 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. 07PD089 - Brookfield Subdivision

A request by Orlin and Amy Rohde to consider an application for a **Major Amendment to a Planned Residential Development** on Lot 24 of Block 1 of Brookfield Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2 Adonia Lane.

Smith presented the staff's recommendation to deny the Major Amendment request. Smith noted that the applicant has requested a reduction in the rear yard setback requirements.

In response to Anderson's question, Smith stated that the error surfaced at final inspection.

Orlin Rohde, the applicant, stated that during construction of the residence the deck was constructed simultaneously and that the contractor had advised that the deck was in compliance. Rohde further noted that the infringement into the setback was determined at the final inspection. Rohde requested that the setback requirement be reduced. Discussion followed.

In response to Derby's question, Rohde stated that there is not a homeowner's association in place. Discussion followed.

**Scull moved, Rolinger seconded and unanimously carried to approve the Major Amendment to a Planned Residential Development 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. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence. All other provisions of the Low Density Residential District shall be met unless exceptions have been specifically authorized;
3. An exception is hereby specifically authorized for Lot 24 of Block 1 of Brookfield Subdivision to reduce the rear yard setback for the deck only to 18 feet;
4. All International Fire Codes shall be continually met;
5. The proposed single family residences shall conform architecturally to the plans, elevations and color palette submitted as part of this Major Amendment to the Initial Planned Residential Development and the Final Planned Residential Development;
6. An Exception is hereby granted to allow a cul-de-sac to serve 38 lots in lieu of 20 lots as per the Street Design Criteria Manual;
7. All signage shall comply with Section 15.28 of the Rapid City Municipal Code;
8. The Planned Residential Development shall allow for the construction of a single family residence on each lot. 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. (10 to 0 with Anderson, Brewer, Brown, Derby Etter, Gregg, Landguth, Rolinger, Scull 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.***

46. No. 07RD007 - Hyland Crossing Subdivision

A request by Dream Design International to consider an application for a **Road Name Change from Sammis Trail to Moon Meadows Drive** on the S1/2 NW1/4, S1/2 NE1/4, N1/2 SW1/4, N1/2 SE1/4 of Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of South Highway16 and south of Sammis Trail.

Elkins presented the staff's recommendation to continue the Road Name Change

request to the January 10, 2008 Planning Commission meeting.

In response to Anderson's question regarding the status, Elkins stated that staff is in discussion with the applicant.

**Brown moved, Rolinger seconded and unanimously carried to recommend that the Road Name change from Sammis Trail to Moon Meadows Drive be continued to the January 10, 2008 Planning Commission meeting. (10 to 0 with Anderson, Brewer, Brown, Derby Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

47. No. 07SR054 - Rapid City Greenway Tract

A request by Designworks for Parks & Recreation Department to consider an application for an **SDCL 11-6-19 Review to allow the improvement of a public park** on Tract 27 of the Rapid City Greenway Tract, Section 6, T1N, R8E, and Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 125 Waterloo Street.

Tegethoff presented the staff's recommendation to continue the SDCL 11-6-19 Review request to the January 10, 2008 Planning Commission meeting.

In response to Brewer's question, Tegethoff stated that Public Works Department staff is in the process of obtaining a Flood Plain Development Permit. Discussion followed.

Brewer requested that the staff provide more detail on the proposed structures.

**Rolinger moved, Gregg seconded and unanimously carried to continue the SDCL 11-6-19 Review to allow the improvement of a public park to the January 10, 2008 Planning Commission meeting. (10 to 0 with Anderson, Brewer, Brown, Derby Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

48. No. 07UR011 - Section 30, T2N, R8E

A request by Maple Avenue Development, LLC for Laura A. Hawkins to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment** on a portion of the unplatted balance of the NW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the southeast corner of Lot 1 of LJS Subdivision, located in the NW1/4 NW1/4, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota as shown on the plat filed September 9, 1999 and recorded in Book 29 of Plats on Page 86 of the office of the Register of Deeds, said corner also being located on the north edge of Maple Avenue right-of-way; thence, northerly along the east line of said Lot 1 of LJS Subdivision, N00°07'31"E, a distance of 250.42 feet more or less; thence, S74°21'24"E, a distance of 200.00 feet more or less; thence, S10°46'22"E, a distance of 145.00 feet more or less; thence, S08°59'42"E, a distance of 55.00 feet more or less to a point on the north line of said Maple Avenue right-of-way; thence, westerly along the north line of said Maple Avenue right-of-way, N89°55'48"W, a distance of

228.84 feet more or less, to the point of beginning, more generally described as being located at 2310 North Maple Avenue.

Smith presented the staff's recommendation to continue the Conditional Use Permit request to the January 24, 2007 Planning Commission meeting. Smith further noted that the applicant is seeking a Variance request from the Zoning Board of Adjustments. Discussion followed.

**Waltman moved, Anderson seconded and unanimously carried to continue the Conditional Use Permit to allow an on-sale liquor establishment to the January 24, 2008 Planning Commission meeting. (10 to 0 with Anderson, Brewer, Brown, Derby Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

49. No. 07VR005 - Section 4, T1N, R8E

A request by Dream Design International, Inc. to consider an application for a **Vacation of Right-of-way** on the portion of the unplatted balance lying between Lancer Drive and Elk Vale Road of the SE1/4 less Lot H1, less Lots H3 and H4 of the W1/2 SE1/4 and less Lots H3, H4 and H5 of the E1/2 SE1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of Lancer Drive and Elk Vale Road.

Smith presented the staff's recommendation to continue the Vacation of Right-of-Way request to the January 10, 2008 Planning Commission meeting at the applicant's request.

**Rolinger moved, Brown seconded and unanimously carried to recommend that the Vacation of Right-of-way be continued to the January 10, 2008 Planning Commission meeting. (10 to 0 with Anderson, Brewer, Brown, Derby Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

50. Discussion Items

- A. Request for staff to review maximum height requirement in the General Commercial Zoning District – Rapid City Zoning Board of Adjustment.

Elkins stated that a request has come forward from the Rapid City Zoning Board of Adjustment for the Planning Commission to consider amending the General Commercial Zoning District to allow buildings with a height of 85 feet. Extensive discussion followed.

**Anderson moved, Scull moved to address the height requirements through the Variance Board on a case by case basis.** Discussion followed.

Rolinger expressed his support to address the height requirements at this time. Discussion followed.

**Amended motion by Anderson, and seconded by Scull to continue to the request for staff to review the maximum building height requirement in the General Commercial Zoning District to the January 24, 2008 Planning Commission meeting to allow staff to bring forward additional background information. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

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

Elkins presented the staff's recommendation to continue the Pros and Cons of Expanding the City's Platting Jurisdiction to the December 13, 2007 Planning Commission training session for a briefing.

**Derby moved, Landguth seconded and unanimously carried to continue the Pros and Cons of Expanding the City's Platting Jurisdiction to the December 13, 2007 Planning Commission training session. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

51. Staff Items

52. Planning Commission Items

53. Committee Reports

- A. City Council Report (November 19, 2007)  
The City Council concurred with the recommendations of the Planning Commission.
- B. Sign Code Board of Appeals
- C. Zoning Board of Adjustment
- D. Parks and Recreation Subcommittee
- E. Capital Improvements Subcommittee
- F. Americans With Disabilities Act Compliance Committee
- G. Drinking Water Protection Committee
- H. Tax Increment Financing Committee
- I. Off-Premise Sign Permit Committee
- J. Infrastructure Development Partnership Fund Committee
- K. Floodplain Boundary Policy Committee
- L. Landscape Code Committee
- M. Smart Growth Committee
- N. Others

**There being no further business, Anderson moved, Brown seconded and unanimously carried to adjourn the meeting at 7:50 a.m. (10 to 0 with Anderson, Brewer, Brown, Derby, Etter, Gregg, Landguth, Rolinger, Scull and Waltman voting yes and none voting no)**

