

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
SPECIAL MEETING  
August 25, 2008

MEMBERS PRESENT: Linda Marchand, Mike Derby, Gary Brown, Julie Gregg, Tom Hennies and John Brewer

STAFF PRESENT: Monica Heller, Marcia Elkins, Bob Dominicak, Patsy Horton and Jeanne Nicholson

Derby called the meeting to order at 5:30 p.m.

1. No. 08CA029 – West Rapid Neighborhood

A request by the City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan to adopt the West Rapid Neighborhood Area Future Land Use Plan** located on property generally lying south of Omaha Street, north of Jackson Boulevard, west of SD Highway 79 (Sturgis Road) to the Rapid City corporate limits boundary, Pennington County, South Dakota

Horton presented the West Rapid Neighborhood Area Future Land Use Plan and reviewed the boundaries of the study area. She explained that the Canyon Lake Overlay Zoning District was adopted to establish standards for residential development and for the road network within this area.

Wayne Sartorius, area resident, asked for clarification whether the City or the developer is responsible for utilities, curb and gutter, streets and sidewalks when development occurs in an undeveloped area.

Elkins advised that the Major Street Plan was adopted in 1978 and that the City is responsible for identifying future major roadways in the Comprehensive Plan. She further explained that the Comprehensive Plan is a tool to protect the landowner and to ensure that future roadways are preserved where needed.

Horton identified the areas that the land uses were changed so that the parcels would be consistent with the current zoning.

David Strom, area resident, expressed his opposition to the extension of Sheridan Lake Road from West Main Street to West Chicago Street.

Elkins advised that the City of Rapid City hired a consultant to study the extension of Sheridan Lake Road to Deadwood Avenue. She added that the study results indicate that it is not cost effective to extend Sheridan Lake Road to Deadwood Avenue and that it also recommends that the City reserve right-of-way along the route for the extension of Sheridan Lake Road in the future.

Kathy Stueckrath, area resident, expressed her opinion that West Chicago Street should not be extended because additional traffic in the Pinedale School area

would be unsafe.

**Brown moved, Gregg seconded and unanimously carried to recommend approval of the West Rapid Neighborhood Area Future Land Use Plan. (6 to 0 with Brewer, Brown, Derby, Gregg, Hennies and Marchand voting yes and none voting no)**

2. No. 08CA030 – West Rapid Neighborhood

A request by the City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan to revise the Major Street Plan by eliminating, adding and realigning arterial and collector streets in the West Rapid Neighborhood Area Future Land Use Plan** located on property generally lying south of Omaha Street, north of Jackson Boulevard, west of SD Highway 79 (Sturgis Road) to the Rapid City corporate limits boundary, Pennington County, South Dakota

Horton reviewed the proposed changes to the Major Street Plan within the West Rapid Neighborhood Area.

In response to a question from Brewer, Horton advised that the extension of Sheridan Lake Road from West Main Street to Deadwood Avenue is not economically feasible. She added that the study has identified the need to preserve right-of-way in the event that the extension becomes warranted.

In response to a question from Derby, Elkins explained the mechanism that the City uses for acquiring right-of-way.

Ronald Hill, area resident, expressed concern about the proposed extension of West Chicago Street and asked what happens to existing homes within the path of the proposed extension.

Elkins advised that when it is determined that the extension is necessary, the City of Rapid City would have to acquire the land from the individual property owners. She explained that the extension of West Chicago Street is not planned at this time and the Major Street Plan identifies the extension as a future roadway. Additional discussion followed.

Suzanne Wilson, area resident, expressed concern about additional traffic in the Pinedale School area.

In response to a question from Larry Rossum, area resident, Elkins advised that most of the South Dakota National Guard property is owned by the State and a portion is owned by the United States Government. A brief discussion followed.

In response to a question from Kathy Stueckrath, Elkins advised that at this time no discussions have been held between the City and the Rapid City School District about the closure of Pinedale School. She added that the City and the School District work together to ensure that access is available to every school.

Horton identified the proposed changes to the Major Street Plan in the West

Rapid Neighborhood Area.

**Hennies moved, Gregg seconded and unanimously carried to recommend approval of the West Rapid Neighborhood Area Major Street Plan Amendments. (6 to 0 with Brewer, Brown, Derby, Gregg, Hennies and Marchand voting yes and none voting no)**

Elkins advised that these two items will be considered at the September 15, 2008 City Council meeting.

**Brown moved, Marchand seconded and unanimously carried to adjourn the meeting at 6:08 p.m.**