



MINUTES OF THE
RAPID CITY PLANNING COMMISSION
SPECIAL MEETING
September 22, 2008

MEMBERS PRESENT: Mike Derby, Gary Brown, Linda Marchand, Julie Gregg and John Brewer. Ron Weifenbach, Council Liaison was also present.

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

Derby called the meeting to order at 5:35 p.m.

Derby stated that due to the lack of a quorum, the Planning Commission meeting will be continued to Thursday, September 25, 2008 at 7:00 a.m. He added that public comments will be received on these items at this time.

1. No. 08CA033 - Comprehensive Plan Amendment

A request by the City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan adopting the Deadwood Avenue Neighborhood Area Future Land Use Plan** on property legally described as portions of Sections 8, 9, 10, 11, 12, 13, 17, 20, 24, 25, 26, 28, 29, 33, 34 and 35, Township 2 North, Range 7 East, Pennington County, South Dakota, and all of Sections 14, 15, 16, 21, 22, 23, and 27, Township 2 North, Range 7 East, Pennington County, South Dakota, more generally described as being located north of Omaha Street/West Chicago Street, east of SD Highway 231 (Sturgis Road), south of the Pennington County line, and west of Haines Avenue, Pennington County, South Dakota.

Horton presented the Deadwood Avenue Neighborhood Area Future Land Use Plan and reviewed the boundaries of the study area.

Darrel Hanson, area resident, inquired as to when the proposed extension of Howard Street through Laurel Heights will take place.

Heller explained that this is a proposed alignment and that the extension will take place as additional platting and development occur.

Steve Mueller, area resident, expressed concern about the proposed Mining and Extraction land use designation on the GCC Dacotah Inc. property located adjacent to his property. He expressed his opinion that the property should be zoned General Agriculture and Low Density Residential instead of Mining and Extraction.

Horton advised that this plan is to identify the appropriate land uses, not zoning. She added that mining activity is allowed to take place on this property and that when the mining activity ceases, the current property owner intended to reclaim and move forward with a residential development. Additional discussion

followed.

In response to a question from Brewer about the zoning of the property, Horton advised that she would verify the zoning and report back to the Committee at Thursday's meeting.

Mueller indicated that he was not sure if he would be able to attend Thursday's meeting. Derby instructed Mueller to submit his concerns and questions in writing to staff prior to the meeting.

No. 08CA034 - Comprehensive Plan Amendment

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 Deadwood Avenue Neighborhood Area Future Land Use Plan** on property legally described as portions of Sections 8, 9, 10, 11, 12, 13, 17, 20, 24, 25, 26, 28, 29, 33, 34 and 35, Township 2 North, Range 7 East, Pennington County, South Dakota, and all of Sections 14, 15, 16, 21, 22, 23, and 27, Township 2 North, Range 7 East, Pennington County, South Dakota, more generally described as being located north of Omaha Street/West Chicago Street, east of SD Highway 231 (Sturgis Road), south of the Pennington County line, and west of Haines Avenue, Pennington County, South Dakota.

Horton reviewed the proposed changes to the Major Street Plan within the Deadwood Avenue Neighborhood Area. She noted that the South Dakota Department of Transportation and the Future Land Use Committee have identified a potential connection from Cement Road to Krebs Drive that is not currently shown on the map.

Roger Johnson, area property owner, expressed his concern with the condition of Rand Road and asked when the road was scheduled for repairs. Heller advised that she would forward his concern to the Public Works Department.

James Bailey, area property owner, expressed his opposition to the removal of the proposed collector street extending north along the section line at the intersection of Omaha Street and Mountain View Road. He added that he has submitted an application to the South Dakota Department of Transportation for access to Omaha Street at the U-Haul location.

Heller explained that if the fourth leg was constructed at the intersection of Omaha Street and Mountain View Road, the traffic movement on Omaha Street would be delayed.

In response to a question from Derby regarding the extension of Sheridan Lake Road, Heller stated that the study has determined that the extension of Sheridan Lake Road is not necessary at this time but if traffic counts increase dramatically, the extension would be needed in the future. She noted that the extension of Sheridan Lake Road is shown on the Major Street Plan.

Discussion followed regarding the potential of extending Cement Road to the

east of Deadwood Avenue across Montana Dakota Utilities' property.

Derby recommended that the property owners attend the Planning Commission Meeting on September 25, 2008 to submit additional input on these two items.

Barbara Steele, area property owner, requested clarification as to the differences between the Light Industrial and Business Park land use designations.

Heller explained that the existing zoning remains in effect and that nothing will change. She added that the Future Land Use Plan is being developed for development that would occur in the future.

In response to Mueller's comment about not being able to attend the meeting on September 25, 2008, Heller stated that staff would meet with him after the meeting to review his concerns.

Deb Steele, area resident, stated that she lives on Bunker Drive and asked how long it will be before Bunker Drive is constructed as a collector street.

Heller advised that future platting and development would trigger the extension of Bunker Drive.

Derby advised that these items will be continued to the September 25, 2008 Planning Commission Meeting at 7:00 a.m. He recessed the meeting at 6:20 p.m.