



MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
SPECIAL MEETING  
November 18, 2008

MEMBERS PRESENT: Gary Brown, Tom Hennies, Dennis Landguth, Linda Marchand, Andrew Scull, Steve Rolinger and Karen Waltman

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

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

1. No. 08CA035 - Comprehensive Plan Amendment

A request by the City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan adopting the Sheridan Lake Road Neighborhood Area Future Land Use Plan** on property legally described as portions of Sections 10, 11, 12, 13, Township 1 North, Range 6 East, Pennington County, South Dakota; all of Sections 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Township 1 North, Range 6 East, Pennington County, South Dakota; and portions of Sections 2, 3, 8, 9, 10, 11, 15, 18, and 33, Township 1 North, Range 7 East, Pennington County, South Dakota; all of Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, Township 1 North, Range 7 East, Pennington County, South Dakota; portions of Sections 1, 3, 10, 11, and 12, Township 1 South, Range 6 East, Pennington County, South Dakota; all of Section 2, Township 1 South, Range 6 East, Pennington County, South Dakota; and portions of Sections 4, 5, and 6, Township 1 South, Range 7 East, Pennington County, South Dakota, more generally described as being located south of Jackson Boulevard, west of Skyline Drive, north of Spring Creek and east of Hisega Road extending south along the section line to Burgess Road, Pennington County, South Dakota

Horton presented the Sheridan Lake Road Neighborhood Area Future Land Use Plan, reviewed the boundaries of the study area and identified the two areas where additional analysis of the road network is recommended.

Leo Hamm, area resident, expressed his opinion that the study area along Shooting Star Trail should be expanded to the south to include the unplatted and undeveloped property along Sheridan Lake Road.

Horton briefly reviewed the two areas where additional road network analysis should be completed.

Elkins explained that the proposed study area boundaries would be determined during the development of the Scope of Work and the contract negotiations. She added that the Request for Proposals for the Chapel Valley area have been received and that study should be under contract in 2009. She noted that the study for the Shooting Star connection would probably be completed in 2010

when funding is available.

In response to Hennies' question regarding ingress and egress to Chapel Valley, Elkins advised that the study will determine if a secondary access is feasible.

**Hennies moved, Brown seconded and unanimously carried to recommend approval of the Sheridan Lake Road Neighborhood Area Future Land Use Plan. (7 to 0 with Brown, Hennies, Landguth, Marchand, Scull, Rolinger and Waltman voting yes and none voting no)**

2. No. 08CA036 - 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 Sheridan Lake Road Neighborhood Area** on property legally described as portions of Sections 10, 11, 12, 13, Township 1 North, Range 6 East, Pennington County, South Dakota; all of Sections 14, 15, 22, 23, 24, 25, 26, 27, 34, 35, and 36, Township 1 North, Range 6 East, Pennington County, South Dakota; and portions of Sections 2, 3, 8, 9, 10, 11, 15, 18, and 33, Township 1 North, Range 7 East, Pennington County, South Dakota; all of Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, Township 1 North, Range 7 East, Pennington County, South Dakota; portions of Sections 1, 3, 10, 11, and 12, Township 1 South, Range 6 East, Pennington County, South Dakota; all of Section 2, Township 1 South, Range 6 East, Pennington County, South Dakota; and portions of Sections 4, 5, and 6, Township 1 South, Range 7 East, Pennington County, South Dakota, more generally described as being located south of Jackson Boulevard, west of Skyline Drive, north of Spring Creek and east of the section line between Sections 9 and 10, Sections 21 and 22, Sections 27 and 28, and Sections 33 and 34, Township 1 North, Range 6 East, and east of Hisega Road extending south along the section line to Burgess Road, Pennington County, South Dakota.

Horton reviewed the proposed changes to the Major Street Plan within the Sheridan Lake Road Neighborhood Area.

Robert Carey, area resident, expressed concern about the City taking action on property that is located out of its jurisdiction and that the property owners under County jurisdiction have no representation on the Planning Commission.

Elkins advised that Mr. Scull is the Planning Commission three mile area representative. A brief discussion followed.

Tim Pavek, area resident, stated that he had no objections to the proposed plan but questioned the accuracy of the proposed routes.

Horton advised that the proposed road alignments are not set but the connections are included in the Major Street Plan as a guide for future development. She noted that when a corridor analysis is completed, the specific alignment will be identified.

Elkins added that development could also trigger a more detailed analysis of the

road alignment.

Leonard Iverson, area resident, asked if the public comments provided at the open houses are posted on the City's website. Waltman confirmed that the public comments are posted on the City's website.

Buck Schiley, representative for the Whispering Pines Homeowners Association, indicated that homeowners have received letters from the City about the requirement for septic system permits. He added that the Association is concerned about the City requiring homeowners that are outside of the City limits to obtain these permits. He asked if the septic system permits had anything to do with this plan.

Elkins advised that the requirement for the septic system permits is not related to the Future Land Use Plan and that the homeowners should contact the Public Works Department for additional information. She added that the inspection of septic systems is one way the City is trying to protect the water supply from contamination.

**Landguth moved, Scull seconded and unanimously carried to recommend approval of the Sheridan Lake Road Neighborhood Area Major Street Plan Amendments. (7 to 0 with Brown, Hennies, Landguth, Marchand, Scull, Rolinger and Waltman voting yes and none voting no)**

**Hennies moved, Rolinger seconded and unanimously carried to adjourn the meeting at 6:00 p.m.**