



MINUTES OF THE
RAPID CITY PLANNING COMMISSION
SPECIAL MEETING
May 19, 2009

MEMBERS PRESENT: Tom Hennies, Steve Rolinger, Barb Collins, Andy Scull, Linda Marchand, John Brewer and Julie Gregg

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

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

1. No. 09CA001 - Spring Creek Neighborhood
A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan adopting the Spring Creek Neighborhood Area Future Land Use Plan** on that portion of Sections 1, 3, 10, 11, 12, 14 and 15 lying south of Spring Creek, all of Sections 13, 22, 23, 24, 25, and 26, and all of Section 27 less Foster Lode Mineral Survey, Township 1 South, Range 6 East, BHM, Pennington County, South Dakota; that portion in the W1/2 of Section 4 and Sections 5, 6 and 7 lying south of Spring Creek, the W1/2 and SE1/4 of Section 9, the S1/2 of Sections 10 and 11, and all of Sections 1, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, Township 1 South, Range 7 East, BHM, Pennington County, South Dakota; the E1/2 and SW1/4 of Section 25 and all of Section 36, Township 1 North, Range 7 East, BHM, Pennington County, South Dakota; that portion of Sections 29 and 32 lying west of SD Highway 79 and all of Sections 30 and 31, Township 1 North, Range 8 East, BHM, Pennington County, South Dakota; that portion of Sections 5, 8, 17, 20 and 29 lying west of SD Highway 79 and all of Sections 6, 7, 18, 19 and 30, Township 1 South, Range 8 East, BHM, Pennington County, South Dakota, more generally described as being located south of Spring Creek, east of Boulder Hill Road, north of Knotty Pine Road and west of S.D. Highway 79.
2. No. 09CA002 - Spring Creek Neighborhood
A request by 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 Spring Creek Neighborhood Area Future Land Use Plan** on that portion of Sections 1, 3, 10, 11, 12, 14 and 15 lying south of Spring Creek, all of Sections 13, 22, 23, 24, 25, and 26, and all of Section 27 less Foster Lode Mineral Survey, Township 1 South, Range 6 East, BHM, Pennington County, South Dakota; that portion in the W1/2 of Section 4 and Sections 5, 6 and 7 lying south of Spring Creek, the W1/2 and SE1/4 of Section 9, the S1/2 of Sections 10 and 11, and all of Sections 1, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,

23, 24, 25, 26, 27, 28, 29, and 30, Township 1 South, Range 7 East, BHM, Pennington County, South Dakota; the E1/2 and SW1/4 of Section 25 and all of Section 36, Township 1 North, Range 7 East, BHM, Pennington County, South Dakota; that portion of Sections 29 and 32 lying west of SD Highway 79 and all of Sections 30 and 31, Township 1 North, Range 8 East, BHM, Pennington County, South Dakota; that portion of Sections 5, 8, 17, 20 and 29 lying west of SD Highway 79 and all of Sections 6, 7, 18, 19 and 30, Township 1 South, Range 8 East, BHM, Pennington County, South Dakota, more generally described as being located south of Spring Creek, east of Boulder Hill Road, north of Knotty Pine Road and west of S.D. Highway 79

Horton presented the Spring Creek Neighborhood Area Future Land Use Plan and reviewed the boundaries of the study area. She also reviewed the proposed changes to the Major Street Plan within the Spring Creek Neighborhood Area.

Elkins recommended that the Planning Commission receive comments from the public and then take separate action on each item.

In response to a question from Richard Johnson, area resident, regarding the proposed road connections in the Aero Road area, Horton advised that the road connections would take place as development occurs in this area.

Johnson expressed concern about the current condition of Neck Yoke Road and the impact that additional traffic would have on the roadway. Elkins explained that the Major Street Plan allows for the preservation of right-of-way for new roads in the future.

In response to Johnson's question regarding the approval process for the Future Land Use Plan and the Major Street Plan, Elkins reviewed the process and noted that the plans for the Spring Creek Neighborhood Area would become effective around the middle of August if adopted by City Council.

Julie Mueller, area resident, expressed concern about the process that was used to notify property owners about the proposed Future Land Use Plan and Major Street Plan. Elkins briefly reviewed the legal requirements and the additional meetings and notices that the City of Rapid City use in developing the neighborhood plans. Elkins added that the Major Street Plan has been changed to reflect the comments that were received at the April open house from the Muellers and the Fries.

In response to Mueller's question as to whether staff or the Future Land Use Committee had visited the site of the intersection of the proposed connector road to Neck Yoke Road, Elkins advised that the Future Land Use Committee visited the area and that after numerous discussions they determined that this would be the best alignment for the road. Elkins added that no engineering design has been completed on the proposed collector and that the construction of this road would be development driven.

Mueller added that the property owners in this area do not want a highway in their neighborhood. A brief discussion followed.

In response to a question from Mike Mueller, area resident, regarding the Major Street Plan, Elkins explained that the Major Street Plan was approved over 30 years ago and that the plan can be revised through the Comprehensive Plan Amendment process. Discussion followed regarding the Comprehensive Plan Amendment process.

In response to Mike Mueller's question regarding Pennington County's involvement in the these plans, Elkins advised that the routings and the information for the Future Land Use Plan and the Major Street Plan Amendment were forwarded to Pennington County.

Gene Addink, Hart Ranch Development, questioned the process to change the uses of an approved Future Land Use Plan. Additional discussion followed.

Addink stated that several years ago, Hart Ranch Development, rezoned the property along South Dakota Highway 79 from General Commercial. He expressed concern that a different land use designation would impact the current zoning of those parcels. He added that Hart Ranch Development has no problems with the other land use designations or the roads in the proposed plans.

Elkins advised that the Future Land Use Committee gave careful consideration in determining the appropriate land use for these parcels. She explained that it is not a practice of the City to have large commercial zoning districts located along major roadways. She noted that the South Dakota Department of Transportation will have control over the access points along South Dakota Highway 79 and the access has been limited. A lengthy discussion followed.

Addink requested that the land use be consistent with the County zoning for the parcels along South Dakota Highway 79.

Val Manes, area resident, asked how the City has jurisdiction over property that is not in the City limits. Elkins explained that per State statute, the City has jurisdiction over platting in the three mile area and that the County has jurisdiction over the zoning in the three mile area.

In response to a question from Sylvia Cox, area resident, regarding development proposals pending in the Marie Lane area, Elkins advised that she is not aware of any development plans for property in this area. A brief discussion followed.

Pam Kieffer, area resident, informed the Committee that her family owns 500 acres in Sections 15 and 22 and requested that no roads be put through their property. She added that her family intends to use their property as an agricultural learning center for middle and high school students. Elkins explained that these road connections will be development driven.

Brian Fenske, area resident, expressed his opinion that because of the terrain in the area of Marie Lane, the road classification for Marie Lane should not be changed. Elkins explained that the road connections in this area would be development driven.

Eva Frye, area resident, stated that she owns 10 acres along Wallace Street and that she is concerned about the proposed collector street in her immediate neighborhood. A brief discussion followed.

Collins stated that she understands the concerns of the property owners and noted that the proposed road connections will not be constructed until development occurs in the area.

Brewer moved, Gregg seconded and carried to recommend approval of the Amendment to the Comprehensive Plan adopting the Spring Creek Neighborhood Area Future Land Use Plan. (4 to 3 with Brewer, Hennies, Marchand and Gregg voting yes and Scull, Rolinger and Collins voting no)

A brief discussion followed regarding the proposed land uses for the Hart Ranch Development property located adjacent to South Dakota Highway 79 and the proposed changes to the Major Street Plan.

Scull moved, Marchand seconded and unanimously carried to recommend approval of the Amendment to the Comprehensive Plan revising the Major Street Plan by eliminating and realigning arterial and collector streets in the Spring Creek Neighborhood Area Future Land Use Plan. (7 to 0 with Scull, Marchand, Hennies, Brewer, Rolinger, Collins and Gregg voting yes and none voting no)

Elkins informed the Planning Commission that the Special Planning Commission scheduled for April 20, 2009 for 8:00 a.m. has been canceled and will be rescheduled. A brief discussion followed.

Collins moved, Gregg seconded and unanimously carried to adjourn the meeting at 6:58 p.m.