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MINUTES OF THE
RAPID CITY PLANNING COMMISSION
June 24, 2010

MEMBERS PRESENT: Erik Braun, Gary Brown, Julie Gregg, Doug Kinniburgh, Dennis Landguth, Linda Marchand, Steve Rolinger and Andrew Scull. Karen Gunderson-Olson, Council Liaison was also present

STAFF PRESENT: Marcia Elkins, Bob Dominicak, Monica Heller, Vicki Fisher, Karen Bulman, Jim Flaaen, Mary Bosworth, Ted Johnson, Karley Halsted, Tim Behlings, Joel Landeen and Carol Campbell.

Scull called the meeting to order at 7:00 a.m.

Scull reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.

Staff requested that Item 7 be removed from the Consent Agenda for separate consideration.

Scull requested that Item 8 be removed from the Consent Agenda for separate consideration.

Motion by Brown, Seconded by Marchand and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 16 in accordance with the staff recommendations with the exception of Items 7 and 8. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the June 10, 2010 Planning Commission Meeting Minutes and the June 14, 2010 Special Planning Commission Meeting Minutes.

2. No. 08OA003 - Ordinance Amendment

A request by City of Rapid City to consider an application for an **Ordinance Amendment to amend Section 17.50.335 "Sight Triangles" of the Rapid City Muncipal Code.**

Planning Commission recommended that the Ordinance Amendment to amend Section 16.50.335 "Sight Triangles" of the Rapid City Muncipal Code be approved.

*3. No. 09PD053 - St. Martins Village

A request by FMG, Inc. for Good Samaritan Society to consider an application for a **Planned Residential Development - Final Development Plan** on an

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unplatted parcel of land located in the SE1/4 SW1/4 and the SW1/4 SE1/4 and the NE1/4 SE1/4 and the NW1/4 SE1/4 and the SW1/4 NE1/4 and less Lot A of the W1/2 SE1/4, Section 29, 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 continued the Planned Residential Development - Final Development Plan to allow the construction of townhomes with attached garages and the construction of the utilities and roads to serve the townhomes to the July 22, 2010 Planning Commission meeting.

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.

4. No. 09SR123 - Section 35, T1N, R7E

A request by Kent Hagg for Hagg Development Inc. to consider an application for a **SDCL 11-6-19 Review to extend public utilities** on the SW1/4 NW1/4, Section 35, T1N, R7E, BHM, and the U.S. Highway 16 Right-of-way and Moon Meadows Right-of-way located adjacent to the SW1/4 NW1/4, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of U.S. Highway 16 and Sammis Trail.

Planning Commission acknowledged the applicant's withdrawal of SDCL 11-6-19 Review to extend a public sewer main.

5. No. 10CA018 - Mt. Rushmore Road Corridor

A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan to adopt the Mount Rushmore Road Corridor Development Plan** located south of Omaha Street/SD Highway 44, north of Fairmont Blvd/Cathedral Drive, west of Fifth Street, and 1750 feet west of Mt Rushmore Road in Sections 35 and 36, Township 2 North, Range 7 East, BHM, Pennington County, South Dakota; and Sections 1, 2, 11 and 12, Township 1 North, Range 7 East, BHM, Pennington County, South Dakota and that portion of Sections 11 and 12 lying 1900 feet west of Mt Rushmore Road and east of 5th Street, Township 1 North, Range 7 East, BHM, Pennington County, South Dakota.

Planning Commission recommended that the Amendment to the Comprehensive Plan adopting the Mount Rushmore Road Corridor Development Plan be approved.

6. No. 10OA001 – Ordinance Amendment

A request by City of Rapid City to consider an application for an **Ordinance Amendment to add Race Tracks with on-sale liquor establishment and Planned Developments as Conditional Uses in the General Agriculture Zoning District.**

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Planning Commission recommended that the Ordinance Amendment to add Race Tracks with on-sale liquor establishment and Planned Developments as Conditional Uses in the General Agriculture Zoning District be approved.

*9. No. 10PD042 - Rushmore Crossing

A request by Dream Design International, Inc. to consider an application for a **Planned Commercial Development - Final Development Plan** on a portion of the Lot 5 of Block 2 of Rushmore Crossing, Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the Section Corner common to Sections 29, 30, 31, 32, T2N, R8E, BHM, thence N20°15'43"E, a distance of 1004.18 feet, to a corner on the easterly boundary of Tract C of Block 2 of Rushmore Crossing, common to a corner of the interior boundary of Lot 5 of Block 2 of Rushmore Crossing, and the point of beginning; Thence, first course S61°19'48"E, a distance of 62.20 feet; Thence, second course: curving to the left, on a curve with a radius of 199.60 feet, a delta angle of 22°10'38", a length of 77.26 feet, a chord bearing of S72°23'46"E, and chord distance of 76.78 feet; Thence, third course: S83°27'45"E, a distance of 31.29 feet, to a point on the easterly boundary of said Lot 5, common to the westerly boundary of Tract D of Block 2 of Rushmore Crossing; Thence, fourth course: S05°15'42"E, along the easterly boundary of said Lot 5, common to the westerly boundary of said Tract D, a distance of 31.20 feet; Thence fifth course: S18°46'19"W, along the easterly boundary of said Lot 5, common to the westerly boundary of said Tract D, a distance of 248.40 feet; Thence sixth course: N71°13'42"W, along the easterly boundary of said Lot 5, common to the westerly boundary of said Tract D, a distance of 9.94 feet; Thence seventh course: N71°13'14"W, a distance of 10.01feet; Thence eighth course: N28°44'21"W, a distance of 46.82 feet; Thence ninth course: N71°24'56"W, a distance of 89.33 feet; Thence tenth course: N60°28'23"W, a distance of 79.61 feet, to a point on the easterly boundary of said Tract C, common to a point on the interior boundary of said Lot 5; Thence eleventh course: N28°40'12"E, along the easterly boundary of said Tract C, common to the interior boundary of said Lot 5, a distance of 236.73 feet, to a corner on the easterly boundary of said Tract C, common to a corner of the interior boundary of said Lot 5, and the point of beginning, more generally described as being located at 1135 Eglin Street.

Planning Commission approved the Planned Commercial Development - Final Development Plan 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. **Prior to issuance of a building permit, all necessary changes shall be made to the site plan(s) as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;**
3. **The proposed structure(s) shall conform architecturally to the plans, elevations and color palette submitted as part of this Planned Commercial Development Plan;**
4. **The roof top mechanical equipment shall be screened from view**

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along the front and side(s) of the buildings. In addition, the roof top mechanical equipment shall be camouflaged in color to match the color of the roof;

5. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. No electronic signs are being approved as a part of this sign package. The addition of electronic signs shall be considered a Major Amendment to the Planned Commercial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. The Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
6. The dumpster and compactor shall be located as shown on the site plan and screened as proposed;
7. The currently adopted International Fire Code shall be continually met. The proposed structure(s) shall also have fire sprinkler systems and be fire alarmed as per the currently adopted International Fire Code;
8. All provisions of the General Commercial District shall be met unless an exception is specifically authorized as a stipulation of this Final Commercial Development Plan or a subsequent Major Amendment; and,
9. The Planned Commercial 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 Commercial 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.

10. No. 10PL015 - Settlers Creek Townhomes
A request by Bob Brandt for Rushmore Properties, LLC to consider an application for a **Preliminary Plat** on Lot 10A and Lot 10B of Block 2 of Settlers Creek Townhomes, located in the N1/2 SE1/4 of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as the unplatted parcel located in the N1/2 SE1/4 of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at

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1400 Philadelphia Street.

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

1. **Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;**
2. **Prior to Preliminary Plat approval by the Planning Commission, a Final Plat in compliance with Preliminary Plat #07PL090 shall be reviewed and approved or this plat document shall be revised to include access to the proposed lots;**
3. **Prior to submittal of a Final Plat application, the Preliminary Plat shall show the utility easement along the south lot line as an existing 16.5 foot wide utility easement and show the vacation of 4.5 feet of the existing easement. In addition, the plat document shall be revised to show the recording information securing Settlers Creek Place within a 47 foot wide access and utility easement;**
4. **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,**
5. **Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.**

11. No. 10PL032 - Tower Place

A request by Renner & Associates, LLC for Andrea K. Sabow to consider an application for a **Preliminary Plat** on Tracts A, B and C of Tower Place, located in the N1/2 of the SW1/4, Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of the E1/2 of the NW1/4 of the SW1/4 and a portion of the NE1/4 of the SW1/4, Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Tower Road and north of Skyline Ranch Road.

Planning Commission continued the Preliminary Plat to the July 22, 2010 Planning Commission meeting.

12. No. 10SV009 - Tower Place

A request by Renner & Associates, LLC for Andrea K. Sabow to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, streetlight conduit, water, sewer and additional pavement along Tower Road, Skyline Ranch Road and to waive the requirement to install curb, gutter, sidewalk streetlight conduit, water, sewer and pavement along Hanks Drive as they abut the property as per Chapter 16.16 of the Rapid City Municipal Code** on Tracts A, B and C of Tower Place, located in the N1/2 of the SW1/4, Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as The E1/2 E1/4 NW1/4 SW1/4, Section 14, T1N, R7E, BHM, Pennington County, South Dakota, excepting there from Lot B of the S1/4 NW1/4, N1/4 SW1/4, Section 14, shown on the plat filed in Plat Book 3, Page 155, and also excepting there from Lot A, Section 14, shown on the plat filed in Plat Book 3, Page 17, and that part

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of the NE1/4 SW1/4, Section 14, bounded on the north by Lot B of the S1/4 NW1/4 and the N1/4 of the SW1/4, Section 14, shown on the plat filed in Plat Book 3, page 155, and bounded on the east by the right-of-way for "Old U.S. Highway 16" shown on the plat filed in Highway Plat Book 2, Page 48, and bounded on the south by Lot A, Section 14, shown on the plat filed in Plat Book 3, Page 17, and bounded on the west by the west boundary line of said NE1/4 SW1/4, more generally described as being located west of Tower Road and north of Skyline Ranch Road.

Planning Commission continued the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, streetlight conduit, water, sewer and additional pavement along Tower Road and Skyline Ranch Road and to waive the requirement to install curb, gutter, sidewalk, streetlight conduit, water, sewer and pavement along Hanks Drive as they abut the property to the July 22, 2010 Planning Commission meeting.

13. No. 10PL036 - Marlin Industrial Park

A request by CETEC Engineering Services, Inc. for RCS Storage, LLC to consider an application for a **Layout and Preliminary Plat** on Lot 3R of Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 3 and 4 of Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1718 and 1824 Marllin Drive.

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

1. **Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Growth Management Department;**
2. **Prior to Preliminary Plat approval by the City Council, a complete Preliminary Plat document shall be submitted for review and approval which includes the plat title and certificates of signature;**
3. **Prior to Preliminary Plat approval by the City Council, construction plans shall be submitted for review and approval showing water and sewer along Elk Vale Road or a Variance to the Subdivision Regulations shall be obtained;**
4. **Prior to Preliminary Plat approval by the City Council, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;**
5. **Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;**
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,**

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

14. No. 10SV012 - Marlin Industrial Park

A request by CETEC Engineering Services, Inc. for RCS Storage, LLC to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install water and sewer along Elk Vale Road as per Chapter 16.16 of the Rapid City Municipal Code** on Lot 3R of Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 3 and 4 of Marlin Industrial Park, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1718 and 1824 Marlin Drive.

Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement to install water and sewer along Elk Vale Road as per Chapter 16.16 of the Rapid City Municipal Code be approved with the following stipulation:

1. **Prior to City Council approval, the applicant shall sign a waiver of right to protest any future assessment for the improvements.**

15. No. 10PL037 - Red Rock Meadows Subdivision

A request by Dream Design International, Inc. to consider an application for a **Preliminary Plat** on Lots 14 thru 22 of Block 7 and Lots 14 thru 21 of Block 8 of Red Rock Meadows Subdivision, of the NW1/4 of the NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of the NW1/4 of the NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the northern terminus of Seminole Lane.

Planning Commission continued the Preliminary Plat to the July 8, 2010 Planning Commission meeting.

16. No. 10SR025 - Original Town of Rapid City

A request by Geiger Architecture for City of Rapid City to consider an application for a **SDCL 11-6-19 Review to allow structures on public property** on Lots 20 thru 32 of Block 64 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 333 Sixth Street.

Planning Commission continued the SDCL 11-6-19 Review to allow structures on public property to the July 8, 2010 Planning Commission meeting.

---END OF CONSENT CALENDAR---

*7. No. 10PD039 - Section 9, T1N, R8E

A request by Fisk Land Surveying & Consulting Engineers for Recreational Adventures, Co. to consider an application for a **Planned Commercial Development - Initial and Final Development Plan** on a Tract of land located

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in Tract A of the SE1/4 SW1/4, Section 4, and the NE1/4 NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown on the plat recorded in Book 9 of Pages on Page 264, and more fully described as follows: beginning at the southwest corner of said Tract A; thence, first course, northwesterly along the westerly line of said Tract A, a distance of 130.00 feet; thence, second course, 90 degrees and northeasterly, a distance of 80.00 feet; thence, third course, 90 degrees southeasterly and parallel to the first course, a distance of 160.5 feet, more or less, to a point on the southeasterly line of said Tract A; thence, fourth course, southwesterly and along the southeasterly line of Tract A, a distance of 85.6 feet, more or less, to the point of beginning, more generally described as being located at 3010 East Highway 44.

Flaen presented the staff recommendation to continue the Planned Commercial Development request to the July 8, 2010 Planning Commission meeting at the applicant's request.

Brown moved, Braun seconded and unanimously carried to continue the Planned Commercial Development - Initial and Final Development Plan to the July 8, 2010 Planning Commission meeting. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull 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.

*8. No. 10PD040 - Robbinsdale Addition No. 10

A request by Williams & Associates Architecture, Inc. for Black Hills Surgical Hospital, LLP to consider an application for a **Major Amendment to a Planned Commercial Development** on Lot 1R of Block 28 and Lot 32R-2 of Block 18, all in Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the northwest corner of the intersection of Anamaria Drive and Fifth Street.

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

Rolinger moved, Marchand seconded and carried to approve the Major Amendment to a Planned Commercial Development with the following stipulations:

- 1. A Major Amendment to the Planned Commercial Development be obtained if emergency services are added in the future;**
- 2. A sign permit must be obtained prior to installation of any signage and all signage shall be located outside of the drainage easement;**
- 3. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorists;**
- 4. All signage shall conform to the design, color and location as shown**

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in the sign package approved as a part of the Planned Commercial Development. No electronic signs are approved as a part of this Development Plan. The addition of electronic signage will require a Major Amendment to the Planned Commercial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. The Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;

5. All provisions of the currently adopted Fire Code shall be continually met;
6. A minimum of 292,164 landscaping points shall be provided. The landscaping shall be installed as per the approved landscape plan and shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live, vegetative state;
7. A minimum of 234 parking spaces shall be provided, 7 of which are to be handicap accessible spaces including a minimum of 1 "van" accessible space. The parking shall be installed as per the approved parking plan and shall comply with all requirements of the Off-Street Parking Ordinance;
8. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
9. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
10. The building shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to a Planned Commercial Development. Changes to the proposed plans and elevations, which the Growth Management Director determines to be consistent with the original approved plans and elevations, may be allowed as a Minimal Amendment to the Planned Commercial Development;
11. If the area of disturbance exceeds one acre, an Air Quality Permit must be obtained prior to issuance of a building permit;
12. The Major Amendment to a Planned Commercial Development shall expire if the use has not commenced 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. (7 to 0 to 1 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand and Rolinger voting yes and none voting no and Scull abstaining)

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.

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---BEGINNING OF REGULAR AGENDA ITEMS---

*17. No. 09PD097 - Big Sky Business Park

A request by Dennis Hettich for Conrads Big C Signs to consider an application for a **Major Amendment to a Planned Commercial Development** on Lot 2 of Block 1 of Big Sky Business Park, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 747 Timmons Boulevard.

Flaen presented the staff recommendation to continue the Major Amendment to a Planned Commercial Development request to the August 5, 2010 Planning Commission meeting at the applicant's request.

Brown moved, Marchand seconded and unanimously carried to continue the Major Amendment to the Planned Commercial Development to the August 5, 2010 Planning Commission meeting. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull 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.

*18. No. 10PD041 - Rapid Valley Subdivision

A request by Fisk Land Surveying & Consulting Engineers for Carroll Asphalt Paving to consider an application for a **Planned Industrial Development - Initial and Final Development Plan** on Lot A of Blocks 3 and 4 of Rapid Valley Subdivision, located in the NE1/4 NE1/4, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2507 East St. Patrick Street.

Flaen presented the Planned Industrial Development and the phases of development of the subject property. Flaen presented the staff recommendation to approve the Planned Industrial Development with stipulations.

In response to Scull's question, Flaen confirmed that the proposed use is for sales only and is not an asphalt plant.

In response to Braun's question, Flaen stated that the applicant is proposing the installation of curbside sidewalk to match the existing sidewalk.

In response to Karen Gunderson-Olson's question, Flaen confirmed that a batch plant is not a permitted use.

Landguth moved, Gregg seconded and unanimously carried to approve the Planned Industrial Development - Initial and Final Development Plan with the following stipulations:

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1. Prior to issuance of a Building Permit, an Exception to the Street Design Criteria Manual request to allow curbside sidewalk along East Saint Patrick Street signed by the property owner shall be submitted and approved or a revised site plan identifying property line sidewalk along East Saint Patrick Street shall be submitted for review and approval;
2. Prior to issuance of a Certificate of Occupancy, the applicant shall coordinate with the Fire Department to establish a covenant agreement to allow the installation of the fire protection features within an acceptable time frame not to exceed 3 years;
3. All applicable provisions of the International Fire Code are to be continually met;
4. A minimum of 125,611 landscape points shall be provided on the property. The landscaping shall be installed as per the approved landscape plan and kept free of refuse and debris and continually maintained in a live vegetative state and replace as necessary;
5. The property shall be used as an office for an asphalt paving company, an office for the sale of recreational vehicles and storage. Any change in use will require a Major Amendment to the Planned Commercial Development;
6. An opaque fence, wall or mass plantings no less than 7-foot in height shall be provided if construction equipment or supplies are stored outside of the building;
7. A Permit to Work in the Right-of-Way shall be obtained for any construction activities located in the public right-of-way;
8. Prior to issuance of a building permit for Phase Three, grading, erosion and drainage information be submitted for review and approval and a grading and/or erosion and sediment control permit be obtained if necessary;
9. Prior to issuance of a Certificate of Occupancy, the outdoor furnace shall be removed from the property;
10. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorists;
11. All signage shall conform to the design, color and location as shown in the sign package approved as a part of the Planned Commercial Development. No electronic signs are approved as a part of this Development Plan. The addition of electronic signage will require a Major Amendment to the Planned Commercial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. The Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
12. If the area of disturbance exceeds one acre, an Air Quality Permit shall be obtained prior to issuance of a building permit;

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13. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy if the usage changes;
14. A minimum of four off-street parking spaces shall be provided at Phase One of development and a minimum of 14 off-street parking spaces shall be provided at Phase Two of development. In addition, a minimum of one "van" handicap accessible space shall be provided at all times. The parking shall be installed and striped as per the approved parking plan and all provisions of the Off-Street Parking Ordinance shall be continually met;
15. All provisions of the Light Industrial Zoning District shall continually be met; and,
16. The Planned Industrial Development shall expire if the use is not undertaken and completed as per the phasing plan schedule. Phase One shall commence within two years of the date of approval by the Planning Commission. Phase Two shall commence within four years of the date of approval by the Planning Commission. If Phase Two has not commenced within four years of the date of approval by the Planning Commission, a Major Amendment for Phase Two shall be obtained prior to its commencement. Phase Three shall commence within six years of the date of approval by the Planning Commission. If Phase Three has not commenced within six years of the date of approval by the Planning Commission, a Major Amendment shall be obtained prior to its commencement. In addition, the Planned Industrial Development shall expire if the use as approved has ceased for a period of two years. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull 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.

*19. No. 10PD043 - Blakes Addition

A request by Hermanson Egge Engineering, Inc. for Robert Case to consider an application for a **Planned Residential Development - Initial and Final Development Plan** on the east 12.5 feet of Lot 25 and all of Lots 26 thru 28 of Block 9 of Blakes Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 218 East New York Street.

Flaen presented the staff recommendation to approve the Planned Residential Development with stipulations.

In response to Braun's question, Flaen stated that there has been only one inquiry from a neighbor.

Rolinger moved, Braun seconded and unanimously carried to approve the

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Planned Residential Development - Initial and Final Development Plan with the following stipulations:

1. Prior to Planning Commission approval, elevations shall be submitted for review and approval of the proposed fence and concrete retaining wall;
2. Prior to issuance of a Building Permit, all redline comments on the site plan shall be addressed and the original redlined plans be returned to the Growth Management Department;
3. Prior to issuance of a Building Permit, a Permit to Work in the Right-of-Way and an Erosion and Sediment Control Permit shall be obtained;
4. Prior to issuance of a Building Permit, construction plans shall be submitted for review and approval identifying that the proposed garage will meet all applicable fire separation requirements of the Fire Code;
5. Prior to issuance of a Building Permit, a calculation of the increase in impervious surfaces on the property shall be submitted for review and approval;
6. Prior to issuance of a Building Permit, plans stamped by a registered Land Surveyor or Professional Engineer must be submitted per SDCL 36-18A;
7. All disturbed soil shall be reclaimed and stabilized with 14 days of halting construction activities;
8. All applicable provisions of the currently adopted International Fire Code shall continually be met;
9. The proposed structures shall conform architecturally to the plans and design features submitted as a part of this Initial and Final Development Plan;
10. All provisions of the Low Density Residential District shall be met unless specifically authorized as a stipulation of this Planned Residential Development, or a subsequent Major Amendment;
11. The rear yard setback is hereby reduced from 5 feet to 1 foot 6 inches for the existing buildings on the site. Any removal of the building in whole or part shall require that a minimum 5 foot front yard setback be provided;
12. The side yard setback is hereby reduced from 8 feet to 2 feet for the proposed garage on the east property line;
13. The side yard setback is hereby reduced from 5 feet to 0 feet for the existing shed on the west property line. Any removal of the building in whole or part shall require that a minimum 5 foot front yard setback be provided; and,
14. The Planned Residential Development shall expire if the use is not undertaken 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. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull 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

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business on the seventh full calendar day following action by the Planning Commission.

Fisher requested that items 20 and 21 be taken concurrently.

20. No. 10PL033 - North Rapid Addition

A request by Sperlich Consulting, Inc. for Daene Boomsma to consider an application for a **Preliminary Plat** on Lots 27R and 29R of Block 25 of North Rapid Addition, located in the E1/2 of the SW1/4 of the NE1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 27, 28 and 29 of Block 25 of North Rapid Addition, located in the E1/2 of the SW1/4 of the NE1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 724 Lemmon Avenue.

21. No. 10SV010 - North Rapid Addition

A request by Sperlich Consulting, Inc. for Daene Boomsma to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to pave the alley right-of-way and to waive the requirement to increase the existing pavement width of Lemmon Avenue from 24.1 feet to 27 feet as they abut the property pursuant to Chapter 16.16 of the Rapid City Municipal Code** on Lots 27R and 29R of Block 25 of North Rapid Addition, located in the E1/2 of the SW1/4 of the NE1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 27, 28 and 29 of Block 25 of North Rapid Addition, located in the E1/2 of the SW1/4 of the NE1/4, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 724 Lemmon Avenue.

Fisher presented the staff recommendation to continue the Plat and Variance request to the July 22, 2010 Planning Commission meeting.

John Haag, 725 Lemmon Avenue expressed his opposition to the Preliminary Plat and Variance requests. Haag expressed concern with the proposed development on the subject property. Haag requested that the Plat and the Variance requests be denied.

Karen Gunderson-Olson expressed her concern with damage to the sidewalk from the placement of the house on another similar proposed development in the neighborhood. Discussion followed.

In response to Landguth's questions, Elkins stated that stipulation number 10 requires that the applicant address the drainage basin improvements and drainage. Elkins further noted that staff would review the new Federal Emergency Management Agency map with the drainage study that will need to be submitted. Elkins added that the orientation of the house would be a building permit issue and would be allowed to be turned to face the sidewalk lot line under the Low Density Residential Zoning District. Discussion followed.

Elkins reminded the Planning Commission that the requests before them are the Plat and the Variance to the Subdivision Regulations.

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In response to Scull's questions, Fisher noted that the applicant has a variance request before the Zoning Board of Adjustment on July 20, 2010 to reduce the front lot line and to reduce side yard setbacks.

Rolinger moved, Marchand seconded and unanimously carried to continue the Preliminary Plat and Variance to the Subdivision Regulations to waive the requirement to pave the alley right-of-way and to waive the requirement to increase the existing pavement width of Lemmon Avenue from 24.1 feet to 27 feet as they abut the property pursuant to Chapter 16.16 of the Rapid City Municipal Code to the July 22, 2010 Planning Commission meeting. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull voting yes and none voting no)

22. No. 10RZ041 - Sections 8 and 9, T1N, R8E

A request by City of Rapid City to consider an application for a **Rezoning from No Use District to Low Density Residential District** on Blocks 1, 2, 5 and 6 and Lots 1 thru 6 of Block 3 all of Rapid Valley Subdivision, the 20 foot wide East St. Francis Street right-of-way located adjacent and north of Block 5, the 40 foot wide East St. Francis Street right-of-way located north of Block 6, Sedivy Lane located west and adjacent to Block 5, the 20 foot wide Pecan Lane located adjacent to Lots 10 thru 12 of Block 2 and the 40 foot wide Pecan Lane located adjacent to Lots 1 thru 6 of Block 3 and Lots 13 thru 18 of Block 2 and Lot 1 of Block 5 and Lot 12 of Block 6, and the 40 foot wide Olive Lane, all located in Rapid Valley Subdivision, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; Lots 1 thru 10 of Long Acre Square Subdivision and Long Acre Drive, and Blocks 1 thru 2 of Sedivy Subdivision and Blanche Drive and Garden Lane, and East St. Patrick Street right-of-way located north of Rapid Valley Subdivision, all located in Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; Lots 1 thru 21 of Eden Gardens Addition and Eden Lane and Garden Lane, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, Lot 1, Lot B of Lot 2, Lot A of Lot 2 thru 3, Lot 3D of Lot 3, Lot W of Lot 8B and Lot 1 of Lot 9B, all of the SW1/4 NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east and west of Valley Drive and south of S.D. Highway 44.

Bulman presented the staff recommendation to approve the Rezoning from No Use District to Low Density Residential District noting numerous affects of the proposed rezoning.

Kinniburgh discussed the neighborhood's concern with the annexation process.

In response to Scull's question, Bulman confirmed that once a mobile home is removed, a property owner would not be able to replace the home with another mobile home.

Braun moved, Marchand seconded and unanimously carried to recommend that the Rezoning from No Use District to Low Density Residential District be approved. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth,

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Marchand, Rolinger and Scull voting yes and none voting no)

23. No. 10SR014 - Rapid City Greenway Tract

A request by City of Rapid City to consider an application for a **SDCL 11-6-19 Review to construct drainage improvements on public property** on Tract 25 less Lots H1 and H2 of Rapid City Greenway Tracts, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Omaha Street between East Boulevard and Third Street.

Fisher presented the staff recommendation to approve the SDCL 11-6-19 Review to construct drainage improvements on public property.

Brown moved, Rolinger seconded and unanimously carried to approve SDCL 11-6-19 Review to construct drainage improvements on public property. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull voting yes and none voting no)

24. No. 10SR024 - Section 8, T1N, R8E

A request by Ernest C. Barton to consider an application for a **SDCL 11-6-19 Review to construct a street in the public right-of-way** on the Fairmont Boulevard right-of-way located adjacent to Lot E less the west 17 feet and less Lot H2, Platted, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3276 Cambell Street.

Fisher presented the staff recommendation to approve the SDCL 11-6-19 Review to construct a street in the Fairmont Boulevard right-of-way to be constructed with an asphalt paved surface. Fisher noted that the applicant has been approved by the Zoning Board of Adjustments for a reduction in the paving requirements for the internal circulation and parking spaces and the landscaping with the requirement that asphalt millings be used as an alternative paving surface. Fisher reviewed the site plan. Fisher reiterated staff's recommendation that the Fairmont Boulevard right-of-way be constructed to a 20 foot wide paved surface and to waive the requirement to install utilities, curb, gutter and sidewalk.

Len Weimer, introduced Dennis and Jason Rosane and further identified the type of business proposed on the subject property. Weimer requested that asphalt millings be allowed as a paving surface and that the access be allowed off of Fairmont Boulevard. Weimer expressed his concern that there is lack of adequate access to the subject property. Discussion followed.

In response to Karen Gunderson-Olson's question, Fisher identified the location of the internal circulation route on the site plan. Discussion followed.

Fisher clarified that the staff recommendation is to approve the SDCL 11-6-19 review with a 20 foot wide paved surface. Weimer stated that they would widen the portion of Fairmont Boulevard to a 26 foot wide surface with asphalt millings. Discussion followed.

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In response to Kinniburgh's question, Fisher stated that Public Works recommendation is that the surface be paved.

In response to Kinniburgh's question, Landeen stated that the City is ultimately responsible for maintenance of the Fairmont Boulevard right-of-way. Discussion followed.

Elkins clarified that the property fronts Cambell Street and Fairmont Boulevard.

Kinniburgh requested that staff address surfacing options.

Lengthy discussion followed regarding access options and the lack of ability for the Planning Commission to approve the request with stipulations.

In response to Brown's question, Elkins stated that if the applicant were to revise their proposal to use asphalt millings for 18 months and then replace it with full depth asphalt that that would be something that the Planning Commission could approve. Discussion followed.

In response to Scull's question, Elkins stated that the Planning Commission could not approve this request as a condition of approval. Discussion followed.

Weimer stated that the intent is to construct the parking and driveway areas. Weimer added that the sales office would not be constructed until the viability of the business is proven. Discussion followed.

Braun expressed his support for the pavement alternative.

Karen Gunderson-Olson questioned the SDCL 11-6-19 Review process. Elkins stated that the changes in State statute are effective July 1, 2010.

In response to Rolinger's question, Elkins stated that the Planning Commission acknowledge the revised application and then approve the application as revised.

Rolinger moved, Brown seconded to acknowledge and approve the applicant's revised application to construct a 26 foot wide asphalt millings road with the road to be improved to a full depth paved road designed by an engineer within 18 months of approval or the use will be removed from the site. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull voting yes and none voting no)

25. No. 10SV011 - Dakota Ridge Subdivision

A request by Wyss Associates, Inc. for Rapid City Defense Housing Corporation to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install sidewalk along the south side of Clover Ridge Court, the south side of Clover Ridge Drive, the north side of East Minnesota Street and the west side of Prairie View Drive, to reduce the pavement width on Clover Ridge Court from 24 feet to 20.5 feet, to reduce the pavement width on Wild Flower Drive from 27 feet to 20.5 feet, to reduce the right-of-way width on Clover Ridge Court, Clover Ridge Drive, Prairie**

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View Drive and Wild Flower Drive from 52 feet to 50 feet, to reduce the right-of-way width on E. Minnesota Street from 100 feet to 90 feet and 80 feet, respectively, to reduce the cul-de-sac diameter on Clover Ridge Court from 110 feet to 100 feet, to reduce the cul-de-sac pavement width on Clover Ridge Court from 96 feet to 69.2 feet and to waive the requirement to provide a sewer main along Wild Flower Drive as per Chapter 16.16 of the Rapid City Municipal Code on Lots 1R thru 32R of Block 3 of Dakota Ridge Subdivision, located in the SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 1 thru 32 of Block 3 of Dakota Ridge Subdivision, located in the SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Cambell Street, south of East Minnesota Street and east of Elm Avenue.

Fisher presented the staff recommendation to approve the Variance to the Subdivision Regulations request with stipulations.

Rolinger moved, Gregg seconded and unanimously carried to approve the Variance to the Subdivision Regulations to reduce the right-of-way width on Clover Ridge Drive, Prairie View Drive and Wild Flower Drive from 52 feet to 50 feet, to reduce the cul-de-sac right-of-way diameter on Clover Ridge Court from 110 feet to 100 feet and to reduce the right-of-way width on E. Minnesota Street from 100 feet to 90 feet and 80 feet, respectively with the following stipulation:

- 1. A ten foot wide public utility and pedestrian access easement shall be provided along E. Minnesota Street; and,**

That the Variance to the Subdivision Regulations to waive the requirement to install sidewalk along the south side of Clover Ridge Court, the south side of Clover Ridge Drive, the west side of Prairie View Drive and the north side of East Minnesota Street, to reduce the pavement width on Clover Ridge Court from 24 feet to 20.5 feet, to reduce the pavement width on Wild Flower Drive from 27 feet to 20.5 feet, to reduce the cul-de-sac pavement width on Clover Ridge Court from 96 feet to 69.2 feet and to waive the requirement to provide a sewer main along Wild Flower Drive be approved with the following stipulations:

- 1. Prior to City Council approval, the applicant shall sign a waiver of right to protest any future assessment for the improvement; and,**
- 2. No-parking signs shall be posted along one side of Wild Flower Drive and within the cul-de-sac on Clover Ridge Court prior to submittal of a Final Plat application. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull voting yes and none voting no)**

26. No. 10SV013 - Eastbrooke 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 sewer along Racine Street and to reduce the right-of-way width for LaCrosse Street from 100 feet to 80 feet as per Chapter 16.16 of the Rapid City Municipal Code** on the vacated S1/2 of St. Louis Street, the vacated 10 foot of Racine Street and a portion of Racine Street, Tract B of the SE1/4 of the

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SW1/4, Section 31, T2N, R8E, all of Block 1 of Brennan and Sweeney Addition and the vacated alley in Block 1 of Brennan and Sweeney Addition of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at Racine Street and LaCrosse Street.

Fisher presented the staff recommendation to deny the Variance to the Subdivision Regulations. Fisher added that staff would require a master utility plan to adequately review the proposed variance requests.

In response to Scull's question, Fisher stated that the applicant would not be able to come back later and pursue a variance request for the sewer main.

Renee Catron-Blair, Dream Design International, Inc. reviewed the recent Plat and Racine Street vacation of right-of-way requests that have recently been approved. Catron-Blair reviewed the LaCrosse Street reconstruction project and further identified the sewer locations on the subject property. Catron-Blair expressed her opinion that through the Planned Commercial Development process that the necessity for sewer lines may be addressed. Catron-Blair requested that the Planning Commission approve the Variance to the Subdivision Regulations requests.

In response to Scull's question, Catron-Blair stated that there are no current proposed developments for the subject property. Discussion followed.

Elkins stated that if there were a Master Plan, staff may be able to support the request to see how the site would be served.

Discussion followed regarding sewer line locations.

Landguth moved, Gregg seconded and carried to recommend that the Variance to the Subdivision Regulations to waive the requirement to install sewer along Racine Street and to reduce the right-of-way width for LaCrosse Street from 100 feet to 80 feet as per Chapter 16.16 of the Rapid City Municipal Code be denied. (Roll Call 5 to 3 with Braun, Brown, Gregg, Landguth, Marchand voting yes and Kinniburgh, Rolinger and Scull voting no)

*27. No. 10UR009 - Section 29, T2N, R7E

A request by ARC International for Diocese of Rapid City and Rapid City Catholic Schools to consider an application for a **Conditional Use Permit to allow a school and church in Medium Density Residential zoning district** on the SE1/4 NW1/4, Section 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2101 City Springs Road.

Bulman presented the staff recommendation to continue the Conditional Use Permit request to the July 8, 2010 Planning Commission meeting.

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

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Rolinger moved, Gregg seconded and carried to continue the Conditional Use Permit to allow a school and church in Medium Density Residential zoning district to the July 8, 2010 Planning Commission meeting. (7 to 0 to 1 with Brewer, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull voting yes and none voting no with Braun abstaining)

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.

28. 10TP017 – Chapel Valley Access and Route Alignment Study – Draft Report

Heller presented the Draft Report for alternative access to the Chapel Valley. Heller noted that the purpose of the study was to determine an alignment for a secondary access to the Chapel Valley area. Heller noted that the current density exceeds the 40 unit rule. Heller stated that currently there are 542 homes in the Chapel Valley area with one access point. Heller reviewed the result of various public meetings and the general opinions of the area residents. Heller summarized the proposed options to provide a second access for the Chapel Valley area.

In response to Scull's question regarding cost, Heller reviewed the relative construction costs for the recommended option. Discussion followed.

Lt. Colonel George Larson, Vice President of Chapel Valley Association presented his concerns with loss of parking to the area swimming pool and the pedestrian access and safety.

Chip Rasmussen, 4826 Steamboat Circle, expressed his concern with the possible negative impact to the safety of the neighborhood with the increased traffic due to the proposed short cut off route on Bethpage Drive. Rasmussen reviewed the public opinion regarding the second access study.

Shirley Frederick, area resident expressed concern with regard to safety issues regarding the implementation of a second access.

Marilee McLaughlin, area resident expressed concern recommended options in the study. McLaughlin questioned if the revised Flood Maps are being considered in the study.

Karen Paugh, area resident expressed her support for the "no action" action. Paugh further expressed her concern for the possible negative impact to the water shed with the implementation of the recommended second access. Paugh commented on the current need for road maintenance in the area.

Jeanette Keck, area resident expressed her opposition to the addition of a secondary access. Keck read a letter from another resident of the Chapel Valley

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area expressing his opposition to the proposed second access. Keck requested that the Planning Commission take the “No Action” action.

In response to Braun’s question, Heller reviewed the screening criteria. Heller further reviewed the feasible alternatives for a possible second access into the Chapel Valley neighborhood.

Brown moved, Braun seconded and unanimously carried to continue the Planning Commission meeting past the 9:00 a.m. deadline. (8 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull voting yes and none voting no)

Rolinger and Kinniburgh left the meeting at this time.

Terry Painter 4021 Red Rock Canyon Road expressed his opposition to the second access option to the Chapel Valley area.

Peg McIntire, 4520 Steamboat Circle expressed her opposition to a second access to provide an emergency exit.

In response to Scull’s question, Elkins stated that the Planning Commission could continue the Route Alignment Study – Draft Report. Discussion followed.

Brown moved, Marchand seconded and unanimously carried to continue the Draft Chapel Valley Access and Route Alignment Study for approximately a month to a special evening Planning Commission meeting. (6 to 0 with Braun, Brown, Gregg, Landguth, Marchand and Scull voting yes and none voting no)

29. Discussion Items

30. Staff Items

31. Planning Commission Items

A. Election of Officers:

Braun moved, Gregg seconded and unanimously carried to continue the Election of Officers to the July 8, 2010 Planning Commission meeting. (6 to 0 with Braun, Brown, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull voting yes and none voting no)

32. Committee Reports

- A. City Council Report (June 7, 2010)
The City Council concurred with the recommendations of the Planning Commission.
- B. Sign Code Board of Appeals
- C. Zoning Board of Adjustment
- D. Capital Improvements Subcommittee
- E. Drinking Water Protection Committee
- F. Tax Increment Financing Committee

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G. Infrastructure Development Partnership Fund Committee

There being no further business, Gregg moved, Landguth seconded and unanimously carried to adjourn the meeting at 9:15 a.m. (6 to 0 with Braun, Brewer, Brown, Gregg, Landguth, Marchand and Scull voting yes and none voting no)