

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
April 10, 2014

MEMBERS PRESENT: Erik Braun, Karen Bulman, Linda Marchand, Kay Rippentrop, Tim R. Rose and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: John Brewer, Brett Monson, Dennis Popp, Steve Rolinger, Andrew Scull and Walt Swan, Jr.

STAFF PRESENT: Brett Limbaugh, Vicki Fisher, Fletcher Lacock, Robert Laroco, Kip Harrington, Sarah Hanzel, Patsy Horton, Tim Behlings, Ted Johnson, Wade Nyberg, Allison Marsland, Andy Chelbck, Barb Garcia and Andrea Wolff.

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

9. No. 14CA002 - Amendment to the Comprehensive Plan by adopting "Plan Rapid City" Comprehensive Plan

A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan by adopting the "Plan Rapid City" Comprehensive Plan**.

Horton presented the application stating that the initial Comprehensive Plan was adopted in 1949 and was called the "City Plan" she noted that there have been three updates since then, the last one being in the 1980s. There have been numerous modifications to individual elements of the Plan since that time but this is an overall update. Horton stated that the plan is based on the seven core values and it weaves the essential comprehensive plan elements into those seven core values making it a truly encompassing comprehensive plan.

Horton stated that there are several implementation tasks they will be working on, twenty-one that have been identified as immediate action that they will begin work on before the end of year, some near term items, which should be addressed in the next two years and longer term items which are slated for the next two to five years

Some of the key action items that will be worked on immediately is developing a Unified Develop Code, which will consolidate the current Building Code and Subdivision Code; updating the TIF Guidelines which will incorporate some affordable housing requirements that are needed and Priority Driven Budget process.

Horton stated that quarterly progress reports, an annual report that will consolidate minor items amendments identified throughout the year to help keep the plan current, as well as a requirement for a five year update. Horton presented staff's recommendation to approve the **Amendment to the Comprehensive Plan by adopting the "Plan Rapid City" Comprehensive Plan**.

In response to Bulman's question regarding individual amendments to zoning of property by an individual, Horton stated that the plan allows for such minor

changes to be addressed as needed or to wait until the annual update and create a major amendment.

Karen Gunderson-Olson, 6241 Choke Cherry Lane, stated that she has been actively involved throughout the approval process of this plan and stated that as part of the art community as well as the pedestrian and biking community, she is in support of Plan and the direction it is taking the city and urged Planning Commission's approval of the Plan.

Rose moved, Swank seconded and unanimously carried to recommend that the Amendment to the Comprehensive Plan by adopting the "Plan Rapid City" Comprehensive Plan be approved with minor language changes as appropriate. (6 to 0 with Braun, Bulman, Marchand, Rippentrop, Rose and Swank voting yes and none voting no)

10. Discussion Items

A. Sign Code Enforcement

Andy Chlebek presented a slide presentation on the side code and the enforcement thereof. Chlebek reviewed the difference between On-Premise signage and Off-Premise signage. Chlebek briefly reviewed the qualifications of each sign type including Electronic Message Centers. He noted that Building Inspections handles the inspections. Chlebek stated that there were 28 complaints in 2013.

In response to a question from Bulman regarding ramifications for repeat violators, Chlebek reviewed the general process for violation notices.

Brad Solon, of the Building Services Department, reviewed the regulation of the brightness of signs and ran explained how they inspect signs. Solon noted that the accuracy of the measurement is important and suggested that more accurate tools be purchased for future inspections

Allison Marsland, of the Attorney's Office, stated that the goal of enforcement is to meet compliance and that they work with the individual to achieve this goal. She reviewed the enforcement process and possible fines stating that both the Building Services Department and the Attorney's Office are involved in working with the customer to achieve compliance.

Discussion followed.

11. Staff Items

None

12. Planning Commission Items

None

13. Committee Reports

- A. City Council Report (March 17, 2014)
The City Council concurred with the recommendations of the Planning Commission.
- B. Building Board of Appeals
- C. Zoning Board of Adjustment
- D. Capital Improvements Subcommittee
- E. Tax Increment Financing Committee

There being no further business, Rose moved, Swank seconded and unanimously carried to adjourn the meeting at 7:53 a.m. (6 to 0 with Braun, Bulman, Marchand, Rippentrop, Swan and Swank voting yes and none voting no)