

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
June 5, 2014

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, Linda Marchand, Dennis Popp, Kay Rippentrop, and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: Brett Monson, Steve Rolinger, Tim R. Rose and Andrew Scull

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Sarah Hanzel, Tim Behlings, Ted Johnson, Wade Nyberg and Andrea Wolff.

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

Brewer 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.

Motion by Popp seconded by Marchand and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 3 in accordance with the staff recommendations. (7 to 0 with Braun, Brewer, Bulman, Marchand, Popp, Rippentrop and Swank voting yes and none voting no)

---CONSENT CALENDAR---

1. Planning Commission approved the May 22, 2014 Planning Commission Meeting Minutes.
2. No. 14PL031 - Village on the Green No. 2 Subdivision
A request by Wyss Associates, Inc for Hart Ranch Development Company to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 55A through 67B of Village on the Green No. 2 Subdivision, legally described as a portion of previously platted Hart Ranch Golf Course parcel, located in the NE1/4 of the NE1/4 and the NW1/4 of the NE1/4 of Section 13, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located along Anna Court.

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

1. **Upon submittal of a Development Engineering Plan application, construction plans for Anna Court shall be submitted for review and approval. In particular, the construction plans shall show Anna Court from Arena Drive through the proposed platted area located within a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, sewer and water or an Exception shall be obtained. In addition, the plat document shall show Anna Court as right-of-way in lieu of a private platted drive and/or easement or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering**

- Plan application;**
- 2. Upon submittal of a Development Engineering Plan application, the design of the driveways for Lots 57A and 57B within the area of the emergency access road shall be submitted for review and approval;**
 - 3. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The water plan and analysis shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed phased development. In addition, utility easements shall be secured as needed;**
 - 4. Upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The sewer plan and design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. Utility easements shall also be secured for the sewer main located across the proposed lot(s) outside of Anna Court;**
 - 5. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for public improvements shall be submitted for review and approval. In addition, geotechnical analysis shall be submitted for pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;**
 - 6. Upon submittal of a Development Engineering Plan application, a grading plan shall be submitted for review and approval;**
 - 7. Upon submittal of a Development Engineering Plan application, a final drainage plan for the proposed phased development improvements signed and sealed by a Registered Professional Engineer shall be submitted for review and approval in compliance with the Infrastructure Design Criteria Manual. In addition, a major drainage easement over the 100 year storm drainage area shall be dedicated for the proposed drainage improvements and at locations of all drainage elements;**
 - 8. Prior to approval of a Development Engineering Plan application, a Floodplain Development Permit shall be obtained for any construction within the 100 year Federally designated floodplain;**
 - 9. Prior to approval of the Development Engineering Plan application, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private**

utility layout plan shall also be submitted to the respective utility companies. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;

10. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
11. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
12. Prior to submittal of a Final Plat application, an agreement shall be recorded securing maintenance and ownership of the proposed drainage elements;
13. 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,
14. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

*3. No. 14UR013 - Northstar Subdivision

A request by Fisk Land Surveying and Consulting Engineers, Inc for Mike Young for Sioux Falls Tower to consider an application for a **Conditional Use Permit to allow a cellular training tower in the Light Industrial District** for Lot 3 of Block 2 of Northstar Subdivision, located in Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Emerson Lane.

Planning Commission approved the **Conditional Use Permit to allow a cellular training tower in the Light Industrial District with the following stipulations:**

1. A Building Permit shall be obtained prior to start of construction;
2. A minimum of 11 parking spaces shall continually be provided. One of the parking spaces shall be handicap "van accessible". All provisions of the Off-Street Parking Ordinance shall be continually met;
3. A minimum of 105,923 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
4. All provisions of the Light Industrial District shall be met;
5. 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 motorist or constitute a nuisance of any kind;
6. No signage shall be allowed on the cellular training tower. All other signage shall conform to the Sign Code. No electronic signs are being approved as a part of this Conditional Use Permit. All signage not in

conformance with the Sign Code or any electronic reader board signs shall require the review and approval of a Major Amendment. 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 all signs;

7. All applicable provisions of the adopted International Fire Code shall continually be met; and,
8. The Conditional Use Permit shall allow for a 60 foot high cellular training tower. Any change in use that is a permitted use in the Light Industrial District and is in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Light Industrial District shall require the review and approval of a Major Amendment. (7 to 0 with Braun, Brewer, Bulman, Marchand, Popp, Rippentrop and Swank 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 Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

4. No. 14PL033 - Copperfield Vista Subdivision

A request by Renner and Associates, LLC for ETC Ventures, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 4 thru 20 of Block 4, Lots 3 thru 23 of Block 5, Lots 7 thru 17 of Block 6, Lots 1 thru 9 of Block 7, Lot 1 of Block 8 of Copperfield Vista Subdivision, legally described as a portion of the SE/14 of the NW1/4, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current western terminus of Homestead Street.

Fisher presented the application and reviewed the slides. Fisher stated that this phase of the development for Copperfield Vista Subdivision will extend Homestead Street to the west and will create a number of single family lots. Fisher presented staff's recommendation that the **Preliminary Subdivision Plan** application be approved with stipulations.

Marchand moved, Bulman seconded and unanimously carried to recommend that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Prior to submittal of a Development Engineering Plan application, the preliminary construction plans shall be revised to address redline comments or an Exception to the Infrastructure Design Criteria Manual and/or the Standard Specifications shall be obtained. If**

Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application. In addition, the redlined comments shall be returned with the revised construction plans;

2. Upon submittal of a Development Engineering Plan application, construction plans for Homestead Street shall be submitted for review and approval showing the street located within a minimum 68 foot wide right-of-way and constructed with a minimum 34 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans for Eunice Drive and Bar Five Ranch Road shall be submitted for review and approval showing the streets located within a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, construction plans for Tess Court and Tate Court shall be submitted for review and approval showing the streets located within a minimum 50 foot wide right-of-way and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. In addition, the cul-de-sac bulb(s) shall be located within a minimum 104 foot diameter right-of-way and constructed with a minimum 84 foot diameter paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
5. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The water plan and analysis shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed phased development. In addition, utility easements shall be secured as needed;
6. Upon submittal of a Development Engineering Plan application, sewer plans and design report prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The sewer plan and design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity. In addition, the sewer plan shall demonstrate that the

sanitary sewer will be deep enough to serve homes on the down sloping sides of Eunice Drive and Bar Five Ranch Road. Utility easements shall also be secured as needed;

7. Upon submittal of a Development Engineering Plan application, geotechnical analysis shall be submitted for the pavement design or the minimum required pavement section as per the Infrastructure Design Criteria Manual shall be provided;
8. Upon submittal of a Development Engineering Plan application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual and the Infrastructure Design Criteria Manual shall be submitted for review and approval;
9. Upon submittal of a Development Engineering Plan application, a drainage plan signed and sealed by a Registered Professional Engineer shall be submitted for review and approval in compliance with the Infrastructure Design Criteria Manual. In addition, the drainage plan shall demonstrate that the sanitary sewer will be deep enough to serve homes on the down sloping sides of Eunice Drive and Bar Five Ranch Road. Drainage easements shall also be secured as needed;
10. Prior to approval of the Development Engineering Plan application, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. The utility plans shall also be reviewed and approved by the South Dakota Department of Environment and Natural Resources. The private utility layout plan shall also be submitted to the respective utility companies. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
11. Upon submittal of a Development Engineering Plan application, a cost estimate for any required subdivision improvements shall be submitted for review and approval;
12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
13. Prior to submittal of the Final Plat application, the plat title shall be revised to read "Copperfield Vistas" in lieu of "Copperfield Vista";
14. 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,
15. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. (7 to 0 with Braun, Brewer, Bulman, Marchand, Popp, Rippentrop and Swank voting yes and none voting no)

5. No. 14RZ005 - Stamper Subdivision

A request by City of Rapid City to consider an application for a **Rezoning from No Use District to General Commercial District** for Lots 1 and 2 of Stamper Subdivision, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 7045 and 7201 S. US Highway 16.

Hanzel presented the application and reviewed the associated slides. Hanzel noted that the staff report had been revised to remove the trailer house that had been noted on the property, as it was identified as not physically being located on the property being rezoned. Hanzel stated that staff recommends the **Rezoning from No Use District to General Commercial District** be approved.

Swank moved, Marchand seconded and unanimously carried to recommend approval of the rezone from No Use District to General Commercial District. (7 to 0 with Braun, Brewer, Bulman, Marchand, Popp, Rippentrop and Swank voting yes and none voting no)

6. Discussion Items

Brewer welcomed Sarah Hanzel, Long Range Planner and congratulated City Council Liaison, Amanda Scott on her recent re-election to City Council.

7. Staff Items

None

8. Planning Commission Items

None

9. Committee Reports

- A. City Council Report (May 19, 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, Marchand moved, Swank seconded and unanimously carried to adjourn the meeting at 7:09 a.m. (7 to 0 with Braun, Brewer, Bulman, Marchand, Popp, Rippentrop and Swank voting yes and none voting no)