

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
August 7, 2014

MEMBERS PRESENT: John Brewer, Karen Bulman, Linda Marchand, John Pinkard, Kay Rippentrop, Tim R. Rose and Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: Eric Braun, Brett Monson, Dennis Popp, Steve Rolinger, Jan Swank and Andrew Scull

STAFF PRESENT: Brett Limbaugh, Vicki Fisher, Fletcher Lacock, Robert Laroco, Kip Harrington, Patsy Horton, Tim Behlings, Ted Johnson, Carla Cushman and Carol Campbell.

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

Marchand 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 6 be removed from the Consent Agenda for separate consideration.

Motion by Rose, seconded by Bulman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 8 in accordance with the staff recommendations with the exception of Item 6. (6 to 0 with Bulman, Brewer, Marchand, Pinkard, Rippentrop and Rose voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the July 24, 2014 Planning Commission Meeting Minutes.
2. No. 14PL039 - Elks Country Estates
A request by Sperlich Consulting Inc. for ZCO Incorporated to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 2 thru 4 of Block 14 and Lots 2 thru 4 of Block 16 of Elks Country Estates, legally described as a portion of Tract 1 of the E1/2 of Section 16, located in the SE1/4 of the SE1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of the intersection of Jolly Lane and Padre Drive.

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

1. **Prior to submittal of a Final Plat application, “No-parking” signs shall be posted along the east side of Jolly Lane in accordance with Rapid City Standard Specifications pursuant to the approved Exception request (File #14EX135) to reduce the pavement width for Jolly lane from 34 feet to 32 feet or an approved cost estimate and surety shall be posted for the signage upon submittal of a Final Plat application; and,**
2. **Prior to submittal of a Final Plat application, the Certificate of**

Ownership on the plat document shall be revised to show “ZCO Inc.” as the owner instead of “Triple Z Real Estate Development, LLLP” or documentation shall be submitted verifying that the ownership has changed.

3. No. 14PL041 - Tower Ridge 2

A request by Sperlich Consulting, Inc. for Tony Marshall to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 3A, 3B, 3C, 3D, 3E, 4A, 4B, 5A, 5B, 6A, 7A, 7B, 8A, 8B, 8C, 9A, 9B, 9C, 9D, 9E of Block 1 of Tower Ridge 2, legally described as Lots 3 through 9 of Block 1 of Tower Ridge 2, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the terminus of Table Rock Road.

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

1. **Upon submittal of a Development Engineering Plan application, the redlined comments on the construction drawings and the plat document shall be addressed or Exception(s) to the Infrastructure Design Criteria Manual 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 and plat document;**
2. **Upon submittal of a Development Engineering Plan application, construction plans for Tablerock Road shall be submitted for review and approval showing the street constructed with two additional feet of pavement for a total pavement width of 26 feet, a minimum 96 foot diameter paved cul-de-sac bulb and street light conduit 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, the construction plans and plat document shall be revised to show a minimum 118 foot diameter right-of-way for the Tablerock Road cul-de-sac bulb or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;**
4. **Upon submittal of a Development Engineering Plan application, the plat document shall be revised to retain the existing 8 foot wide minor drainage and utility easement along all interior lot lines or written documentation shall be submitted from all of the affected utility companies indicating concurrence with vacating the existing easement;**
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 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, utility easements shall 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 if additional pavement is required;
 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 if subdivision improvements are required;
 9. Upon submittal of a Development Engineering Plan application, construction plans and a final design drainage report for the proposed storm water quality improvements shall be submitted for review and approval. Any changes to the pond from those outlined in the South Truck Route Drainage Basin Design Plan, as per the preliminary design information, shall require an amendment to the Drainage Basin Design Plan which shall require a design report signed by a Professional Engineer. 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 include Lot 9D;

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.

*4. No. 14UR017 - Rushmore Regional Industrial Park

A request by Jessica Castleberry to consider an application for a **Conditional Use Permit to allow a child care center in the Light Industrial District** for Lot 8 of Block 2 of Rushmore Regional Industrial Park, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3459 Jet Drive.

Planning Commission approved the Conditional Use Permit to allow a child care center in the Light Industrial District with the following stipulations:

1. A building permit shall be obtained prior to any construction. A Certificate of Completion shall be obtained prior to commencement of the child care center use;
2. Prior to issuance of a building permit, revised plans shall be submitted showing that the required separation is being provided between the proposed outdoor play area and any portions of the fenced-in yard located within 25 feet of the Jet Drive right-of-way. In addition, plans shall be revised to show sidewalks are being provided along Jet Drive, or an Exception must be obtained from City Council waiving the requirement to provide sidewalks;
3. Prior to issuance of a Certificate of Completion, all fire sprinkler protection and fire alarms must be installed and approved by the Rapid City Fire Department. All provisions of the International Fire Code shall be continually maintained;
4. All handicap design requirements shall be continually met;
5. A minimum of 10 parking spaces shall be provided as shown on the submitted site plan. A minimum of one of the provided parking spaces shall be van handicap accessible. In addition, a loading and unloading zone shall be provided as shown on the submitted plans. All parking shall comply with the requirements of the Rapid City Municipal Code;
6. A minimum of 53,729 points of landscaping shall be provided as shown on the submitted plans. All landscaping shall continue to comply with the requirements of the Rapid City Landscaping Ordinance. All landscaping shall be maintained in a live, vegetative state and replaced as necessary;
7. All signage shall comply with the requirements of the Rapid City Sign Code. Changes to signage which comply with the requirements of the Rapid City Municipal Code shall be permitted with an approved sign permit. A sign permit is required for each sign;
8. The Child Care Center shall operate in compliance with the submitted operations plan and the requirements of the Rapid City Municipal Code. Changes in the operations plan for the facility shall

- require a Major Amendment to the Conditional Use Permit;
9. All provisions of the Light Industrial District shall be continually maintained, and;
 10. This Conditional Use Permit shall allow for a child care center. Uses permitted in the Light Industrial District shall be permitted contingent upon provision of sufficient parking and an approved building permit. Conditional uses shall require the review and approval of a Major Amendment to the Conditional Use Permit.

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.

5. No. 14PL042 - Orchard Meadows

A request by Dream Design International, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Tracts F, H and L, Lots 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A and 16B of Block 2, Lots 2 thru 18 of Block 3, Lots 2 thru 24 of Block 4, Lots 1A and 1B of Block 5 of Orchard Meadows, legally described as that part of the N1/2 of the SW1/4 of the NE1/4, less Stekl Subdivision, less Orchard Meadows, less railroad right-of-way, less Lot H1 and H2; the S1/2 of the SW1/4 of the NE1/4, less Lot H1, the S1/2 of the SE1/4 of the NW1/4 of the SW1/4 and the W1/2 of the SE1/4, less Tract A of the E1/2 of the SW1/4 and the W1/2 of the SE1/4, less Lot H1 in the NE1/4 of the SW1/4, less Lot H1 in the S1/2 of the SE1/4 of the NW1/4, less Lot H2 in the SE1/4 of the SW1/4 of the NE1/4, less Lot 1 of Wally Byam Addition, and Lot 1, less Tract A and Tract B of Orchard Meadows of Wally Byam Addition all located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of S.D. Highway 44 and east of Elk Vale Road.

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

1. 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. 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;
2. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
3. Upon submittal of a Development Engineering Plan application, wastewater system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual shall be submitted for

- review and approval;
 4. Upon submittal of a Development Engineering Plan application, water system analysis, calculations and design in accordance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
 5. Upon submittal of a Development Engineering Plan application, an updated drainage plan in compliance with the Unnamed Tributary Drainage Basin Plan and the Perrine Drainage Basin Plan shall be submitted for review and approval. In addition, the updated drainage plan shall be in compliance with Chapter 4 of the Infrastructure Design Criteria Manual Storm Water Drainage and Storm Water Quality Manual Post-Construction water quality requirement. An agreement securing maintenance and ownership of the proposed drainage easements shall also be recorded and a copy submitted with the Final Plat application;
 6. Upon submittal of a Development Engineering Plan application, geotechnical analysis signed and stamped by a Professional Engineer for public roadways and pavement design shall be submitted for review and approval if subdivision improvements are required;
 7. 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 if subdivision improvements are required;
 8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements for the proposed phase of development shall be submitted for review and approval;
 9. Upon submittal of a Final Plat application, a copy of the executed agreement with Rapid Valley Sanitary District to allow 105 dwelling units with lift station upgrades shall be submitted;
 10. 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,
 11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).
7. 14TP027 – Approve the Market Research Study Draft Report
- Planning Commission recommended that the Market Research Study Draft Report be approved.**
8. 14TP028 – Approve the Rapid City Origin-Destination Study Final Report
- Planning Commission recommended that the Rapid City Origin-Destination Study Final Report be approved.**

---END OF CONSENT CALENDAR---

6. 14TP026 – Approve the 2015-2018 Transportation Improvement Program Final Report

Harrington presented the Transportation Improvement Program Final Report. Harrington outlined the Phasing of the Mount Rushmore Road Reconstruction project. Harrington identified that the bidding process has been delayed and that the Department of Transportation has altered the Phasing sequence. Harrington added that the funding will be altered as well.

Bulman moved, Rose seconded and unanimously carried to recommend approval of the 2015-2018 Transportation Improvement Program Final Report. (6 to 0 with Bulman, Brewer, Marchand, Pinkard, Rippentrop and Rose voting yes and none voting no)

---BEGINNING OF REGULAR AGENDA ITEMS---

- *9. No. 14PD020 - Big Sky Business Park

A request by Dream Design International, Inc. to consider an application for a **Final Planned Development Overlay to construct an apartment complex** for Lot 1 of Block 5 of Big Sky Business Park, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of Bernice Street and Neel Street.

Lacock presented the Final Planned Development Overlay. Lacock identified the specific details of the proposed development with regard to elevations, layout and phases.

Rose moved, Bulman seconded and unanimously carried to approve the Final Planned Development Overlay to construct an apartment complex with the following stipulations:

1. **Acknowledge the Exception granted to allow two three-story buildings with a height of 42 feet in lieu of the maximum allowed three-stories with a height of 35 feet provided that the proposed minimum front yard setbacks from Berniece Street and Neel Street are maintained;**
2. **A minimum of 121,530 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;**
3. **A minimum of 96 parking spaces shall be provided. Four of the parking spaces shall be handicap accessible. One of the handicap spaces shall be “van accessible.” All provisions of the Off-Street Parking Ordinance shall be continually met;**
4. **A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
5. **Upon submittal of a building permit, plans shall be prepared and**

- stamped by a licensed Architect or Professional Engineer as appropriate pursuant to SDCL 36-18A;
6. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
 7. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
 8. All outdoor lighting shall continually 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;
 9. All signage shall conform to the Sign Code. No electronic signs are being approved as a part of this Final Planned Development. 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;
 10. All applicable provisions of the adopted International Fire Code shall continually be met;
 11. All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment; and,
 12. The Final Planned Development shall allow for two three-story apartment buildings for a total of 62 apartment units for the property. Any change in use that is a permitted use in the underlying zoning district shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the underlying zoning district shall require the review and approval of a Major Amendment. (6 to 0 with Bulman, Brewer, Marchand, Pinkard, Rippentrop and Rose 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.

10. No. 14OA006 - An Ordinance Amending Provisions Concerning the General Provisions of Subdivisions by Amending Chapter 16.04.090 of the Rapid City Municipal Code

Horton presented a summary of the Ordinance Amendment and the effect of its implementation.

Bulman added her support for the Ordinance Amendment.

Bulman moved, Rose seconded and unanimously carried to recommend that the Ordinance Amending Provisions Concerning the General Provisions of Subdivisions by Amending Chapter 16.04.090 of the Rapid

City Municipal Code be approved. (6 to 0 with Bulman, Brewer, Marchand, Pinkard, Rippentrop and Rose voting yes and none voting no)

*11. No. 14PD018 - Robbinsdale Addition No. 10

A request by Sperlich Consulting, Inc. for Williams & Associates Architecture, Inc to consider an application for a **Major Amendment to a Planned Development to expand an existing hospital** for Lot 32R-2 of Block 18 and Lot 1R of Block 28 of Robbinsdale No.10, located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 216 Anamaria Drive.

Laroco presented the Major Amendment request. Laroco reviewed the specific details for the proposed expansion with regard to elevations, landscaping, parking, increased structures and site layout. Laroco added that the applicant will develop the subject property in phases and further outlined those phases. Laroco identified on the site photos where the proposed expansion would be located and the elevation details. Laroco added that sound mitigation with regard to the HVAC unit has been addressed by the applicant. Laroco commented that the architectural style will be maintained with the proposed expansion.

Marchand reviewed a letter submitted by adjacent property owners expressing concerns and noted the applicant was addressing those concerns.

In response to Brewer's question regarding parking in one of the development phases. Laroco identified the location and the number of additional parking proposed on the site.

In response to Bulman's question regarding elevations, Jason Roberdeau with Williams & Associates identified the expected building height of the proposed expansion. Discussion followed.

In response to Bulman's question, Roberdeau identified the landscaping requirements and maintenance.

Fisher reviewed the details of the previous development requests and subsequent requirements. Fisher added that lots adjacent to the facility have been purchased by the applicant to assist in providing a buffer.

Brewer abstained from discussion and voting.

Rose moved, Bulman seconded to approve the Major Amendment to a Planned Development to expand an existing with the following stipulations:

- 1. The previously approved Exception to allow a building totaling 48 feet in height is hereby acknowledged;**
- 2. A building permit shall be obtained prior to construction. A Certificate of Occupancy shall be obtained prior to use of the new additions;**
- 3. An air quality permit shall be obtained prior to disturbance of earth greater than one acre;**
- 4. Prior to issuance of a building permit, all redline comments shall be**

- addressed. All redline comments shall be returned to Community Planning and Development Services;
5. All plans shall be stamped/prepared by a registered professional per SDCL 36-18A;
 6. All areas of expansion and all exterior changes to the site shall be handicap accessible as necessary;
 7. Temporary or permanent erosion and sediment control measures shall be in place prior to occupancy of the new portions of the building;
 8. A minimum of 272 parking spaces shall be provided. A minimum of 5 of those parking spaces shall be handicap accessible. One of the proposed handicap spaces shall be van accessible. All parking and circulation shall continue to comply with the requirements of the Rapid City Parking Ordinance;
 9. A minimum of 221,389 points of landscaping shall be provided as shown on the approved landscaping plan. All landscaping shall continue to comply with the requirements of the Rapid City Landscaping Ordinance. All landscaping shall be maintained in a live, vegetative state and replaced as necessary;
 10. All lighting shall be designed to preclude shining on any adjoining properties and/or rights-of-way or create a nuisance to neighboring residences or traffic of any kind;
 11. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment. The addition of LED signage shall require a Major Amendment to the Planned Development. All signage which complies with the requirements of the Rapid City Sign Code shall be permitted with the approval of a sign permit. A sign permit is required for each sign;
 12. All provisions of the International Fire Code shall be continually maintained;
 13. All provisions of the Office Commercial District shall be continually maintained unless specifically authorized as a part of this Major Amendment or a subsequent Major Amendment to the Planned Development, and;
 14. This Major Amendment to the Planned Development shall allow for the phased expansion of the Black Hills Surgical Center. Any uses permitted in the Office Commercial District shall be permitted contingent upon provision of sufficient parking and with an approved building permit. Any conditional uses shall require a Major Amendment to the Planned Development. (5 to 0 to 1 with Bulman, Marchand, Pinkard, Rippentrop and Rose voting yes and none voting no and Brewer 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 Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

- *12. No. 14PD019 - Lamperts Addition, Forest Hills, Kepp Heights Subdivision #3, Hunts, Ridge Park Estates, Derby Subdivision, Overlook Subdivision, Dino Subdivision. A request by City of Rapid City to consider an application for a **Final Planned Development Overlay to construct public park amenities** for the S1/2 of the W1/2 of SE1/4 of the NW1/4 and the N1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 2, T1N, R7E; Lots 1 thru 4 of Block 7 of Lamperts Addition; Tract A,B and C of Tract S of Forest Hills; Lot 14R of Kepp Heights Subdivision #3, the S1/2 of Block 31 of Hunts; Lots 1 thru 12; vacated Summit Boulevard adjusted to said Lots 1-10 of Block 28 of Hunts, all located in Section 2, T1N, R7E and Tract AR2 of Ridge Park Estates; Lot 15 thru 17 (also in Section 10) of Kepp Heights Subdivision #3; Tract J in the SW1/2 of the NW1/4 of Section 11, T1N, R7E; all located in Section 11, T1N, R7E and Lot CR less utility Lots A and B of Forest Hills, Lot B of Derby Subdivision, Lots 7 and 8 of Overlook Subdivision and Lot C of Dino Subdivision, Section 2, T1N, R7E, all located in BHM, Rapid City, Pennington County, South Dakota, more generally described as being located along Skyline Drive and at the eastern terminus of West Fulton Street.

Lacock reviewed the proposed Planned Development Overlay and identified the improvements with regard to parking, landscaping and restroom facilities. Lacock stated that the Parks Department will be constructing trailheads and the hiking and biking trails.

Lacock added that staff recommends approval of the Final Planned Development Overlay.

Kevin Atwater, area resident expressed his concern with the water runoff into the adjacent properties from the proposed parking lot at the terminus of West Fulton Street. Atwater stated that he does not object to the proposed Skyline Wilderness Park improvements and added that the drainage issue needs to be addressed. Atwater commented on the positive aspects of the existing natural features of the park.

Carol Rischall, area resident expressed her support for improvements to the Skyline Wilderness area. Rischall added her concern for the increase in use that may have a negative impact. Rischall identified negative effects from the use of alcohol by some individuals utilizing the park and requested added police presence. Rischall also commented that dogs run unleashed by people utilizing the park area.

Chris Gross, General Manager for KEVN expressed his support for the improvements. Gross added his concern for bicycle and pedestrian safety with Skyline Drive being utilized by vehicle traffic. Gross expressed support for improved walking trails and further suggested that the pedestrian traffic be directed to the walking trails and off the right-of-way.

Brewer expressed concern for water runoff and drainage on hard surfacing. Brewer requested additional information regarding drainage and safety.

Bulman expressed her concern for safety and drainage issues and requested

additional information. Bulman requested the plaque for Hangman's Tree be maintained.

Fisher stated that the application has been presented to the Park and Recreation Board. Fisher suggested that the application be continued to allow a representative of the Parks and Recreation Department to be present address concerns of the Planning Commission members and members of the public.

Rose moved, Bulman seconded and unanimously carried to continue the Final Planned Development Overlay to construct public park amenities to the August 21, 2014 Planning Commission meeting. (6 to 0 with Bulman, Brewer, Marchand, Pinkard, Rippentrop and Rose 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.

13. Discussion Items

14. Staff Items

15. Planning Commission Items

In response to Brewer's questions regarding the Rushmore Road Project and phasing, Harrington stated that the exact bid letting date would be sometime in August and summarized the phases of the project.

In response to Brewer's question regarding design phases on grass median, Harrington stated that the Department of Transportation is overseeing the phasing of the construction.

16. Committee Reports

A. City Council Report (July 21, 2012)

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, Bulman seconded and unanimously carried to adjourn the meeting at 7:44 a.m. (6 to 0 with Bulman, Brewer, Marchand, Pinkard, Rippentrop and Rose voting yes and none voting no)