

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
February 22, 2001

MEMBERS PRESENT: Pam Lang, Dave Parker, Mel Prairie Chicken, Amber Solay, Bob Scull, Paul Swedlund, Bob Wall, and Stuart Wevik. Alan Hanks, Council Liaison was also present.

STAFF PRESENT: Marcia Elkins, Blaise Emerson, Vicki Fisher, Lisa Seaman, Bill Lass, Bill Knight, Tim Behlings, Dave Johnson and Risë Ficken

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

Lang 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.

Swedlund requested that Items 3 and 23 be removed from the Consent Agenda for separate consideration. Wall requested that Item 24 be removed from the Consent Agenda for separate consideration.

Wevik moved, Solay seconded and carried unanimously to recommend approval of the Consent Agenda Items 1 through 24 in accordance with the staff recommendations with the exception of Items 3, 23 and 24. (8 to 0)

1. Approval of the February 8, 2001 Planning Commission Meeting Minutes.
2. No. 99PL120 - Spring Canyon Estates
A request by Gary Renner for Larry Teuber to consider an application for a Preliminary and Final Plat on Lots 1, 2, 3 and 4 of Block 4 of Spring Canyon Estates (formerly Lot 2B & Lot 1 of Block 1 of Spring Canyon Estates and the NE1/4 of the SW1/4) located in the SW1/4 of the NW1/4, the NW1/4 of the SW1/4 and in the NE1/4 of the SW1/4 of Section 5, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located at the southern terminus of Clarkson Road.

Planning Commission recommended that the Preliminary and Final Plat be continued to the April 5, 2001 Planning Commission meeting.

4. No. 00PL128 - Red Rock Estates
A request by Dream Design International, Inc. to consider an application for a Preliminary & Final Plat on Lots 1-4, Block 6, of Red Rock Estates Phase 1A located in the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Sheridan Lake Road.

Planning Commission recommended that the Preliminary and Final Plat be continued to the March 8, 2001 Planning Commission meeting to allow the applicant to submit additional information.

5. No. 01SV002 – Gray's Subdivision

A request by Gary Renner for Suzanne Gabrielson to consider an application for a Variance to the Subdivision Regulations to waive the requirement for all improvements to Section Line and Access Easement on Tract L of Gray's Subdivision, Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the western terminus of City Springs Road.

Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement for all improvements to Section Line and to the Access Easement be continued to the March 8, 2001 Planning Commission meeting.

6. No. 00PL136 - Gray's Subdivision

A request by Doug Sperlich for Suzanne Gabrielson to consider an application for a Final Plat on Lots 1 and 2 of Tract L of Gray's Subdivision (formerly Tract L of Gray's Subdivision) located in the N1/2 of the NW1/4 of Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the western terminus of City Springs Road.

Planning Commission recommended that the Final Plat be continued to the March 8, 2001 Planning Commission meeting to allow time for the applicant to submit additional information.

7. No. 01UR002 - Schlottman Addition

A request by Brendan Casey to consider an application for a Use On Review to allow mini storage units in the General Commercial District on Lots X and Y of Schlottman Addition, located in SE1/4 of SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the intersection of East St. Patrick Street and Valley Drive.

Planning Commission recommended that the Use On Review to allow mini storage units in the General Commercial District be continued to the March 8, 2001 Planning Commission meeting to allow the applicant to submit additional drainage information.

8. No. 01UR003 - Section 20, T2N, R8E

A request by Davis Engineering for Gary and Shirley Wolff to consider an application for a Use On Review to allow a mobile home park in the Medium Density Residential District on SW1/4 SW1/4 and the N8/10ths of W1/4 SE1/4 SW1/4 of Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2780 143rd Avenue.

Planning Commission recommended that the Use On Review to allow a mobile home park in the Medium Density Residential District be continued to the March 8, 2001 Planning Commission meeting to allow the applicant to submit additional information, to complete improvements on the existing lagoon system and to remove structures from a water and pipeline easement.

9. No. 01PL004 - Forest Hills Subdivision

A request by Leo J. Boland for Rodney C. Egemo to consider an application for a Preliminary and Final Plat on Tracts A, B, and C of Tract S of Forest Hills Subdivision in the SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of St. Cloud and Skyline Drive.

Planning Commission recommended that the Preliminary and Final Plat be continued to the March 8, 2001 Planning Commission meeting to allow time for the applicant to submit a wild land fuel management plan.

10. No. 01AN002 - Sections 4 and 5, T1N, R7E

A request by South Dakota Army National Guard to consider an application for a Petition for Annexation on a tract of land located in the E 1/2 of Section 5 and the W 1/2 of Section 4, all in T1N, R7E, Black Hills Meridian, Pennington County, South Dakota, more fully described as: Beginning at the North 1/16 Section corner of Section 4 and 5, T1N, R7E, said point being marked with a 2 inch diameter United States Department of Interior and Bureau of Land Management cadastral survey steel cap marker dated 1998, and also as shown on the plat of dedicated street right of way signed and approved by the Common Council of the City of Rapid City on the 19th day of May, 1969, said point being the True Point of Beginning; THENCE FIRST COURSE: A bearing of S 00 01' W, on the Section line, and a distance of 1314.04 feet to the 1/4 Section corner; THENCE SECOND COURSE: A bearing of S 00 04' W, on the Section line, and a distance of 657.02 feet to the 1/32 Section corner; THENCE THIRD COURSE: A bearing of S 89 51' 30" E on the 1/32 Section line to the 1/16 Section line; THENCE FOURTH COURSE: Southerly on the 1/16 Section line to the 1/32 Section corner; THENCE FIFTH COURSE: A bearing of S 89 40' W on the 1/32 Section line to a point 50 feet westerly of a centerline curve to the left with a radius of 286.48 feet and an arc length of 251.96 feet; THENCE SIXTH COURSE: Along a line 50 feet left of a center line curve to the left with a radius of 286.48 feet and an arc length of 106.37 feet; THENCE SEVENTH COURSE: Along a line 50 feet left of a tangent line bearing N 13 34' 30" W and a distance of 616.51 feet; THENCE EIGHTH COURSE: Along a line 50 feet left of a centerline curve to the left with a radius of 904.67 feet and an arc length 464.61 feet; THENCE NINTH COURSE: Along a line 50 feet left of a tangent line bearing N 43 00' W and a distance of 7.96 feet; THENCE TENTH COURSE: Along a line 50 left of a centerline curve to the left with a radius of 477.46 feet and an arc length of 337.64 feet; THENCE ELEVENTH COURSE: Along a line 50 feet left of a tangent line bearing N 83 31' W and a distance of 125.76 feet; THENCE TWELFTH COURSE: Along a line 50 feet left of a centerline curve to the right with a radius of 238.73 feet and an arc length of 365.20 feet; THENCE THIRTEENTH COURSE: Along a line 50 feet left of a centerline tangent line bearing N 04 08' E and a distance of 80.03 feet; THENCE FOURTEENTH COURSE: Along a line 50 feet left of a centerline curve to the left with a radius of 11,459.15 feet and an arc length of 823.33 feet; THENCE FIFTEENTH COURSE: Along a line 50 feet left of a tangent line bearing N 00 01' E and a distance of 859.22 feet to the 1/16 Section line of Section 5; THENCE SIXTEENTH COURSE: Easterly on the 1/16 Section line of Section 5 and a distance of 50 feet to the previously described True Point of Beginning. Said tract of land contains 21.28 Acres, more or less, more generally

described as being located east of Hillsview Drive immediately south of Stevens High School.

Planning Commission recommended that the Petition for Annexation be approved.

11. No. 01SV003 - Village On The Green No. 2 Subdivision

A request by FMG, Inc. for Cal Weidenbach Construction to consider an application for a Variance to the Subdivision Regulations to allow sidewalks on one side of the street on Lot 23R and Lot 24R all located in Village On The Green No. 2 Subdivision, formerly Lot 23 and Lot 24 of Village On The Green No. 2 Subdivision a portion of previously platted Spiken Ridge Parcel and Golf Course Parcel of Hart Ranch Development located in SE1/4 of the SW1/4 and SW1/4 of the SE1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located on the south side of Hacker Loop Road - Hart Ranch.

Staff recommends that the Variance to the Subdivision Regulations be approved.

12. No. 01PL005 - Village On The Green No. 2 Subdivision

A request by FMG, Inc. for Cal Weidenbach Construction to consider an application for a Preliminary and Final Plat on Lot 23R and Lot 24R all located in Village On The Green No. 2 Subdivision, formerly Lot 23 and Lot 24 of Village On The Green No. 2 Subdivision a portion of previously platted Spiken Ridge Parcel and Golf Course Parcel of Hart Ranch Development located in SE1/4 of the SW1/4 and SW1/4 of the SE1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located on the south side of Hacker Loop Road - Hart Ranch.

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

Urban Planning Division Recommendations:

1. **Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid;**
2. **Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;**
3. **A Special Exception to the Street Design Criteria Manual is hereby granted to reduce the right-of-way width from 47 feet to 40 feet; and,**
4. **A Special Exception to the Street Design Criteria Manual is hereby granted to allow an exclusive access road to serve 42 dwelling units with the condition that, prior to any platting beyond the previously approved 45 lot development (or 58 dwelling units) or any further extension of the cul-de-sac located at the end of Mulligan Mile, Mulligan Mile shall be extended to Arena Road.**

13. No. 01PD001 - Original Town of Rapid City

A request by Windmere, LLC to consider an application for a Initial and Final Development Plan - Planned Commercial Development on Lots 12 thru 16 of Block 115 of the Original Town of Rapid City located in the SW1/4 of the NW1/4

of Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southeast corner of the intersection of 6th Street and Quincy Street.

Planning Commission recommended that the Initial and Final Development Plan - Planned Commercial Development be approved with the following stipulations:

Urban Planning Division Recommendations:

- 1. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met;**
- 2. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met;**
- 3. The use of the structures shall be limited to those uses permitted in the Office Commercial District. Additional uses such as those allowed as a Use On Review in the Office Commercial Zoning District may be allowed with the approval of a Major Amendment to this Planned Commercial Development; and,**
- 4. Prior to issuance of a sign permit a complete sign package shall be submitted for review and approval by the Planning Director.**

14. No. 01RZ003 - Section 22, T1N, R7E

A request by Fisk Engineering for Ken Berglund to consider an application for a Rezoning from General Agriculture District to Park Forest District on the north 825 feet of the NE1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5501 Berglund Road.

Planning Commission recommended that the Rezoning from General Agriculture District to Park Forest District be continued to the March 8, 2001 Planning Commission to allow the petitioner time to submit a Planned Development Designation or Planned Residential Development request.

15. No. 01SV004 - Sweetbriar Heights Subdivision

A request by D.C. Scott Co. Land Surveyors for Marjorie A. Fordyce to consider an application for a Variance to the Subdivision Regulations to waive the requirement for curb, gutter, sidewalks and street light conduit and to allow a lot more than twice as long as it is wide on Lot 34A and Lot 34B of Lot 34 of Lot D of Sweetbriar Heights and 9.7' wide easement for irrigation ditch and drainage in Lot 34B, located in the SE1/4 NW1/4 of Section 10, T1N, R8E of the BHM, Pennington County, South Dakota, more generally described as being located at the intersection of Sweetbriar Street and Knox Street.

Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement for curb, gutter, sidewalks and street light conduit be continued to the March 8, 2001 Planning Commission meeting to be heard in conjunction with a Preliminary and Final Plat on the subject property.

16. No. 01PL006 - Sweetbriar Heights Subdivision

A request by D.C. Scott Co. Land Surveyors for Marjorie A. Fordyce to consider an application for a Preliminary and Final Plat on Lot 34A and Lot 34B of Lot 34 of Lot D of Sweetbriar Heights and 9.7' wide easement for irrigation ditch and drainage in Lot 34B, located in the SE1/4 NW1/4 of Section 10, T1N, R8E of the BHM, Pennington County, South Dakota, more generally described as being located at the intersection of Sweetbriar Street and Knox Street.

Planning Commission recommended that the Preliminary and Final Plat be continued to the March 8, 2001 Planning Commission meeting to allow the applicant to submit additional information.

17. No. 01PD003 - Fish Hatchery Subdivision

A request by Fisk Engineering for John Skulborstad and Peter Torino to consider an application for a Planned Commercial Development - Initial and Final Development Plan on Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of the Cleghorn Fish Hatchery on U.S. Highway 44 West.

Planning Commission recommended that the Planned Development Designation be continued to the March 8, 2001 Planning Commission meeting to be heard in conjunction with a rezoning request.

18. No. 01RZ001 - Section 8, T1N, R7E

A request by Fisk Engineering for John Skulborstad to consider an application for a Rezoning from the Park Forest District to the Office Commercial District on a portion of Lot F-1 of Fish Hatchery Subdivision, located in the North Half (N1/2) of the Southeast One Quarter (SE1/4) and in the Northeast One Quarter (NE1/4) of the Southwest One Quarter (SW1/4) of Section Eight (8) of Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of Lot F-1 of Fish Hatchery Subdivision; Thence, S 51 degrees 31 minutes 28 seconds W, a distance of 210.39 feet more or less, along the Highway 44 Right-of-Way to a point of curvature; Thence, following the Highway 44 Right-of-Way along a curve to the right, said curve has a radius of 1095.92 feet and a length of 110.78 feet, chord bearing of S 54 degrees 23 minutes 15 seconds W, a chord distance of 110.73 feet more or less; Thence, N 42 degrees 46 minutes 16 seconds W, 268.89 feet more or less to the north line of Lot F-1 of Fish Hatchery Subdivision; Thence, S 89 degrees 44 minutes 15 seconds E, 437.33 feet more or less, along the north line of Lot F-1 to the point of beginning. Said tract of land contains 1.00 Acres, more or less, more generally described as being located west of the intersection of Jackson Boulevard and Chapel Lane.

Planning Commission recommendation that the Rezoning from the Park Forest District to the Office Commercial District be continued to the March 8, 2001 Planning Commission meeting to be considered in conjunction with a Planned Development Designation.

19. No. 01SV005 - Fish Hatchery Subdivision

A request by Fisk Engineering for John Skulborstad and Peter Torino to consider an application for a Variance to the Subdivision Regulations to waive the requirement for sewer, water, street light conduit and sidewalks on Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of the Cleghorn Fish Hatchery on U.S. Highway 44 West.

Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement for sewer, water, sidewalk and street light conduit be continued to the March 8, 2001 Planning Commission meeting to be heard in conjunction with a Preliminary and Final Plat on the subject property.

20. No. 01PL007 - Fish Hatchery Subdivision

A request by Fisk Engineering for John Skulborstad and Peter Torino to consider an application for a Preliminary and Final Plat on Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of the Cleghorn Fish Hatchery on U.S. Highway 44 West.

Planning Commission recommended that the Preliminary and Final Plat be continued to the March 8, 2001 Planning Commission meeting to allow the applicant to submit additional information.

22. No. 00CA017 - Summary of Adoption Action – Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan – Comprehensive Plan Amendment

Planning Commission recommended that the Planning Commission approve the summary and authorize publication in the Rapid City Journal.

---END OF CONSENT CALENDAR; BEGINNING OF REGULAR AGENDA ITEMS---

3. No. 00PD057 - Walpole Heights Subdivision

A request by SDC, Inc. to consider an application for a Major Amendment to a Planned Commercial Development to allow a motel and restaurant on Tract A Revised, Tract C Revised and Tract D, Walpole Heights Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2710 Mount Rushmore Road.

In response to a question from Swedlund, Fisher indicated that the applicant has not elected to revise the site plan to include a restaurant. She noted that staff recommends that this application be continued to the March 8, 2001 Planning Commission meeting so that the applicant can provide information on drainage, traffic and water issues.

Discussion followed concerning when the applicant is expected to submit a sign package for the proposed development and the controls available through the Planned Development process.

Parker moved, Solay seconded and unanimously carried to recommend that the Major Amendment to a Planned Commercial Development be continued to the March 8, 2001 Planning Commission meeting. (8 to 0)

23. Proposed Amendment to the Major Street Plan

Swedlund requested additional information concerning the alignment of 5th Street with U.S. Highway 16B.

Elkins advised that the project is under design at this time noting that staff will provide additional information and a recommendation for the Major Street Plan at the March 8, 2001 Planning Commission meeting.

Scully moved, Wevik seconded and unanimously carried to continue the proposed amendments to the Major Street Plan to the March 8, 2001 Planning Commission meeting. (8 to 0)

24. No. 01RD001 – Road Name Change

A resolution naming the existing unnamed roadway which is primarily located along the north/south section line located between Sections 26 & 27 and Sections 22 & 23 in T1N, R7E, BHM and also located in the NE ¼ NE1/4 of Section 27, T1N, R7E, BHM and E1/2 of SE1/4 of Section 22, T1N, R7E, BHM and all located within Rapid City, Pennington County, South Dakota to "Black Hills Boulevard".

Wall expressed his opinion that consideration should be given to using the name Black Hills Boulevard for a high visibility major thoroughfare in Rapid City as opposed to a small section line highway.

Discussion followed concerning a request to the applicants to select an alternate name for the unnamed roadway.

Wall moved, Wevik seconded and unanimously carried to continue the request for Road Name Change to the March 8, 2001 Planning Commission meeting to allow staff to consult with the applicant concerning alternative road names. (8 to 0)

25. No. 01UR004 - Marshall Heights Tract

A request by Shooters, Inc. to consider an application for a Use On Review to allow an On-Sale Liquor Establishment in conjunction with a full service restaurant on Lot 2 of Lot K-3 of Marshall Heights Tract located in the SW1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1803 LaCrosse Street.

Elkins advised that staff recommends that the Use On Review be continued to the March 8, 2001 Planning Commission meeting to allow the applicant, the South Dakota Department of Transportation and Engineering Staff to explore access alternatives for the property.

Wall moved, Wevik seconded and unanimously carried to recommend that the Use On Review to allow an On-Sale Liquor Establishment in

conjunction with a full service restaurant be continued to the March 8, 2001 Planning Commission meeting. (8 to 0)

26. No. 01UR005 - Rapid City Greenway Tracts

A request by Country Fair, LLC to consider an application for a **Major Amendment to a Use On Review to allow temporary structures (arts and crafts festival) in the Flood Hazard Zoning District** on Tracts 1-3 and Lots A and B of Tract 3 of Rapid City Greenway Tracts located in Sections 8 and 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at Canyon Lake Park.

Emerson presented the request and reviewed the slides and the staff report. He discussed possible impacts of the festival use, including parking, entertainment and proximity to sidewalks and the bike path. He indicated that staff recommends that the Use On Review be approved with stipulations.

Wall complimented the applicants and staff for working together to address this difficult issue.

Wall moved to approve the Use On Review with stipulations.

The motion died due to the lack of a second.

Wevik raised questions concerning park hours and festival entertainment on the island. He expressed concern that the Use On Review should not be approved for more than a one year period. He stated that he feels the potential for festival parking at the Blessed Sacrament Church parking lot must be addressed prior to approval of the Use On Review.

Joyce Johnson, Country Fair, LLC, advised that the hours of operation of the festival will be from 9:00 a.m. to 6:00 p.m. on Saturday and from 10:00 a.m. to 4:00 p.m. on Sunday. She explained that any entertainment on the island would consist of low-key guitar music with no major amplification and no rock bands. She emphasized that any music would be appropriate for all family members, including children. She added that they intend to visit with the Police Department and Blessed Sacrament Church officials concerning parking in their lot.

Randy Leinen, Blessed Sacrament Catholic Church Council member, advised that the Church has not been approached concerning festival parking in the Church parking lot. He reviewed the schedule for Mass noting that it is in direct conflict with the proposed festival hours. He spoke in opposition to the proposed use citing parking and traffic flows as negative impacts to Church parishioners.

Tom Timmons, 4502 Guest Road, indicated that his primary concern with the proposed use is festival entertainment. He noted that music is usually loud at festival events. He suggested that entertainment end at 9:00 p.m. and that any sound speakers be directed away from residential areas to the south. He also requested that the volume be kept below the 90 decibel level as required by City ordinance.

Johnson clarified that the festival will end by 6:00 p.m. on Saturday.

Discussion followed concerning the volume of music at this and other festivals and the potential for parking conflicts at Blessed Sacrament Church.

Leinen advised that Church Council would need to review a presentation by the applicant to make a determination regarding the parking issue.

Wall moved to recommend that the Major Amendment to a Use On Review to allow temporary structures (arts and crafts festival) in the Flood Hazard Zoning District Major be continued to the March 8, 2001 Planning Commission meeting. Wevik seconded the motion.

Wevik reviewed steps taken by the City Council, Planning Commission and staff to address the issue of festival and other community events in City parks. He noted that this site has support from City Council as a festival event location. He encouraged the applicant to work with the Blessed Sacrament Church toward the resolution of the parking issue. Wevik requested that staff modify the stipulations of approval to limit the hours of entertainment to the festival hours as identified and to limit the Use On Review approval to one year.

The motion carried unanimously to recommend that the Major Amendment to a Use On Review to allow temporary structures (arts and crafts festival) in the Flood Hazard Zoning District Major be continued to the March 8, 2001 Planning Commission meeting. (8 to 0)

27. No. 01PD002 - SSJE Subdivision

A request by Alside Supply to consider an application for a **Major Amendment to a Planned Commercial Development - Final Development Plan** to change the sign configuration on Lot 2 of SSJE Subdivision, Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the northernmost terminus of Kermit Lane.

Fisher presented the request and reviewed the staff report noting that the current proposal results in a reduction of overall signage on the site.

Scull advised that he would abstain from voting on this item.

Swedlund moved, Prairie Chicken seconded and unanimously carried to recommend that the Major Amendment to a Planned Commercial Development - Final Development Plan to change the sign configuration be approved with the following stipulation:

Urban Planning Division Recommendation:

1. All previous conditions of approval for the Final Commercial Development Plan #00PD035 shall be continually met with the exception of the following revised sign package:
 - a. A 2.5 foot X 2.5 foot wall mounted sign, a 4 foot X 10 foot wall mounted sign and two 2 foot X 2 foot wall mounted signs shall be allowed on the south side of the building; and,
 - b. A 3 foot X 12 foot wall mounted sign shall be allowed on the west side of the building.

All signs shall be colored with a beige background and have hunter

**green lettering. In addition, none of the signs shall be illuminated.
(7 to 0 with Scull abstaining)**

21. No. 01OA002 - Ordinance Amendment

A request by City of Rapid City to consider an application for an Ordinance amending Section 16.08.030 of the Rapid City Municipal Code by setting forth procedures for Minor Plats.

Lass reviewed changes made to the ordinance amendment regarding the appeal process and advised that staff recommends that the ordinance amendment be approved.

Discussion followed concerning the revisions to the proposed ordinance amendment and the level of interest by the development community in the proposed amendment.

Wevik moved, Parker seconded and unanimously carried to recommend the Ordinance be approved. (8 to 0)

28. Discussion Items

A. WECS (power generation) – Blaise Emerson

Emerson noted that staff was recently approached by an individual interested in constructing a wind generator on his residential property. He discussed the information gathered from other communities and requested that the Planning Commission give staff an indication as to how to proceed relative to this issue.

Wevik advised that the typical minimum elevation necessary to capture sufficient wind speed to power small residential wind turbines is approximately 25 feet. He expressed concern that the required height becomes a neighborhood issue. He indicated that he feels these structures should be considered as a Use On Review so that potential impacts can be closely reviewed.

Swedlund expressed concern that this issue poses a real potential for very unsightly structures in town. He noted that he feels exploration of this issue needs to be done at this time.

Discussion followed concerning minimum lot size requirements for residential wind turbines and the need for strict controls for these structures.

Based on the discussion, Elkins advised that staff would prepare a draft ordinance amendment for the Planning Commission's review.

B. Sight Triangles – Blaise Emerson

Emerson requested that this item be continued to the March 8, 2001 Planning Commission meeting to allow staff to address several legal issues associated with sight triangles.

29. Staff Items

Elkins reported that the City Council approved providing high speed internet access to Planning Commission and City Council members. She indicated that staff will be contacting all Commissioners to arrange the service.

Elkins welcomed Teresa Whitney who recently joined the Planning Department as the Air Quality Specialist. She advised that Karen Bulman has accepted the Annexation Planner position and has submitted her resignation from the Planning Commission. She added that background checks are currently underway for the GIS Technician and applications are under review for the Future Land Use Planner.

30. Planning Commission Items

In response to a question from Lang, Elkins advised that the Mayor will make an appointment to the Planning Commission to replace Karen Bulman.

Swedlund requested that the architect give a presentation at the next Planning Commission meeting showing the design features of the proposed improvements for Roosevelt Park. He indicated that these structures may also be subject to 11.1 review by the Rapid City Historic Preservation Commission.

Swedlund moved to require the Project Architect to update the Planning Commission on the status of the design of the Roosevelt Park improvements. Wevik seconded.

Discussion followed concerning the approval process for design of public improvements, existing community projects, the membership of the committee currently reviewing the Roosevelt Park project, the appropriateness of Planning Commission input and modification of project design elements, the status of the selection of building materials for the improvements, and the possibility of having Rod Johnson, Project Coordinator, make a presentation to the Planning Commission.

Swedlund accepted a friendly amendment to the motion to require Rod Johnson, Project Coordinator, to provide the Planning Commission with an update on the status of the design of Roosevelt Park improvements. The second accepted the friendly amendment. The motion carried (7 to 1 with Wevik voting no)

Wall advised that he feels the use of compact discs for the Planning Commission meeting agendas was successful. Elkins noted that she would pass that information on to the Computer Division staff.

There being no further business Wall moved, Scull seconded and unanimous carried to adjourn the meeting at 8:23 a.m. (8 to 0)