

In response to Brewer's question, Elkins stated that the Rapid City Council would determine whether or not the .16 Funding is available. Elkins further commented that the existing Project Plan is in place and the applicant could continue to rely on the existing plan or proposed.

In response to Anderson's questions, Elkins stated that the .16 Committee has concerns with using hookup fees. Elkins advised that the preference is to use a Tax Increment Financing to ensure that the funding is repaid. Discussion followed.

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

Derby moved, Anderson seconded and carried to recommend that the Tax Increment District No. 56 Revised Project Plan (Third Revision) be approved contingent upon funding for the City's share of the project costs from the .16 Utility Fund. (6 to 1 to 1 with Anderson, Brewer, Brown, Derby, LeMay, Scull and Waltman voting yes and Collins voting no and Waltman abstaining)

51. Discussion Items

52. Staff Items

A. Parkland and School Land Dedication.

Elkins requested that the Parkland and School Land Dedication be continued to a training session with the Parks Director to brief the Commission on the Parks Master Plan and to allow staff to provide additional information to the Planning Commission.

Brown moved, Waltman seconded and unanimously carried to continue the Parkland and School Land Dedication to a training session to allow staff to provide additional information. (8 to 0 with Anderson, Brewer, Brown, Collins, Derby, LeMay, Scull and Waltman voting yes and none voting no)

B. Elkins stated that the Future Land Use Committee has requested an Ordinance Amendment to allow Planned Developments and Heavy Industrial Zoning District. Elkins stated that Planned Developments are allowed to address concerns with regard to aesthetic issues to buffer Heavy Industrial areas. Elkins requested that the Planning Commission authorize staff to draft an Ordinance Amendment to allow Planned Developments to be used in Heavy Industrial Zoning District.

Brewer expressed his support for the Ordinance Amendment request. Discussion followed.

Karen Gunderson Olsen, expressed her support for Heavy Industrial uses in the community.

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are other connection fees that were doubled a year ago and the City needs to look at those service fees at the same time as the utility rate increases. Johnson moved, second by Okrepkie to continued to the August 28, 2007 Public Works Committee Meeting. (Continue to the August 28, 2007 Public Works Committee Meeting). Motion carried unanimously.

No. PW081407-03 - Wellington Drive Area Parkland – Director of Parks and Recreation Jerry Cole reported that Rapid City has 1,643 acres of open space and parklands. In the area east of Highway 16 and south Highway 44, the population is around 20,400 people and has probably grown. This area holds about thirty-three percent of the population of Rapid City and the medium age is thirty-five years. The population under age eighteen is twenty-four percent and over age sixty-five is about twelve percent and that is important information for the Parks and Recreation Department because those are the ages of the people that are taking advantage of our neighborhood parks amenities when they are built. The area holds about twenty-one percent of the land mass and about sixteen and a half percent of the park and open space and about 33 percent of the population. The National Park and Recreation Association statistics, on average, recommend neighborhood parks based on a population of 1,000. The population in this area is 20,000, so there should be approximately twenty neighborhood parks. Neighborhood parks are based on a size of one to fifteen acres. If there is a larger neighborhood park with more amenities, you can reduce that figure because the distance of travel will be greater coming into that park. A one acres park with a playground would have a five to ten minute walk or a half mile radius to get there. With a larger park that has playgrounds, and a dog park and other amenities and a hiking trail, and those type of things and is still classified as a neighborhood park, that distance grows so you can put the radius out further and cover more people with just a single park. An example is Robbinsdale Park that has a radius of about a two mile draw, a general standard for a park like Robbinsdale Park. As Robbinsdale Park has baseball fields, playgrounds, BMX track, and soccer fields, the draw is a greater distance and covers more people than a single park. Centennial Park has a playground, basically the only amenity, and a radius of a half-mile draw. The southern part of Rapid City is in need of neighborhood parks. School playgrounds can be classified as a neighborhood park and so you have more coverage. In essence, you have some blank areas in the southern area around the Catron Drive and in the east areas. We have a proposed park for American Softball Association softball fields just on the south of the board and the 5-year plan has issued money for the planning of that park as well as the building of that park. There is \$175,000.00 to start that process which will help with the coverage in this. In conclusion, we are still short about 8 neighborhood parks in this area. The City is short of parks in other areas of the city as well, but the request was to study this area only. Alderman Johnson expressed interest in a presentation for the rest of the community. He suggested using the same criteria that was used throughout the community rather than using the lower national standard. Cole advised that the National Parks and Recreation Associations standards are just a guideline. Cities across the nation create their own standards either by moving the population base to 2,000 or 3,000 or reducing that population. So, depending on what the City wants, you can move those numbers around to satisfy the needs of the population. The Wellington Drive area is a special case because it is block off by Catron Drive. As the community grows, the City needs to look at a place where a park can be centrally located. Alderman Kooiker inquired whether to move forward with the park. Cole said that The Parks and Recreation Board understands and knows the areas of the City that would like to have neighborhood parks. They are continually looking at those areas to see what is happening and trying to have the money or find the money to purchase types of land that might be up for sale or look at dedication of parkland. Developers have come forward lately with parkland ideas. That is a good step for a fast growing city like Rapid City. Alderman LaCroix stated that he thinks pocket parks are a good idea, but should be done by the homeowners association in their development. Cole advised that there are several associations around the community that have created those pocket parks space within a development. An example is the apartment complexes on Minnesota Street that have their own playground. Alderman Johnson thought some developments in the area have proposed a Wilderness Park

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that might service the area. Okrepkie moved, second by Hurlbut to acknowledge the report. Motion carried unanimously. *On consent calendar*

No. PW081407-04 - Status of Pavement Management System – Public Works Director Dirk Jablonski updated the Public Works Committee on the Pavement Management System. He said that the software was not used extensively and in reviewing it, the software appears to be somewhat dated and it would possibly take a full-time staff position to use it. In lieu of that, Public Works is offering a staff version of a pavement management system. Engineering Services has reviewed the condition of all the streets and ranked those streets. Other factors such as classification and age will be applied to those condition rankings. The priority list will be presented to the Public Works Committee within the next 60 days. Kooiker moved, second by Hurlbut to proceed with the identification of priorities and bring forward a report to the Public Works Committee meeting on October 10, 2007. Motion carried unanimously. (Continue to the October 10, 2007 Public Works Committee Meeting).

Report on West Chicago Lighting Project – Alderman Chapman. Alderman Chapman stated that this is a part of the reconstruction of West Chicago Street and initially, the consultant recommended that the City install arterial level lighting on the sidewalk. The residents of the neighborhood were concerned about the arterial level lighting. A series of public meetings were held in the neighborhood. At the May 22, 2007 meeting, five options were explored and the neighborhood had a chance to express their concerns. At the next meeting, three options were identified including nothing, put lights on the existing poles, or put lights in intermediate steps along the way. All three options would move the lights from the sidewalk to the median on West Chicago Street. The biggest concern residents had, was that they did not want the lights shining in their windows at night. Alderman Chapman and City Engineer Robert Ellis recommend that the lights be installed on the existing Black Hills Power poles in the median. There is \$170,000 budgeted from CIP to install the lighting. City Engineer Robert Ellis advised that West Chicago Street is actually classified as a minor arterial. Minor arterial streets are generally commercialized and industrialized and have more lighting than what would be installed. However, this is a neighborhood and to install arterial street lighting may be a little intrusive on some of the existing homeowners. As this is a different situation and there does not tend to be a high volume of traffic at night on this street, Engineering Services felt that maybe reducing the level of lighting would be justified. Alderman Johnson voiced his concern about meeting the original design standards for the lighting. Robert Ellis advised that in a year, staff would review to see if additional lighting is needed in the area. Hurlbut moved, second by Okrepkie to approve the request to install street lighting in the median on Black Hills Power transmission poles. Motion carried unanimously. *On consent calendar*

PUBLIC WORKS DIRECTOR'S ITEMS

No. PW081407-05 - Okrepkie moved, second by LaCroix to approve authorization for staff to begin contract negotiations for engineering services for the Source Water Protection Initiative Master Plan. Motion carried unanimously. *On consent calendar*

No. PW081407-06 - Johnson moved, second by Okrepkie to approve authorization for staff to solicit proposals for engineering services for Skyline Drive Restoration. Motion carried unanimously. *On consent calendar*

APPROVE CHANGE ORDER

No. PW081407-07 - Kooiker moved, second by Okrepkie to approve Change Order No. 2F for Sheridan Lake Road PCCP Repair Project No. STCM07-1636 / CIP No. 50445 for increase of \$2,926.54. Motion carried unanimously. *On consent calendar*

LeMay moved, Scull seconded and unanimously carried to recommend that the Vacation of Right-of-way be continued to the September 6, 2007 Planning Commission meeting to allow the applicant to submit the required information. (8 to 0 with Anderson, Brewer, Etter, Gregg, Landguth, LeMay, Scull and Waltman voting yes and none voting no)

38. Discussion Items

39. Staff Items

A. Parkland and School Land Dedication.

Elkins reminded the Planning Commissioners that a training session will be held on September 5, 2007 at 11:30 with presentations from Jerry Cole of the Parks and Recreation Director.

B. Elkins advised that the Malcolm Chapman, Chairman of the City Council requested that Ron Weifenbach be approved to serve on the Future Land Use Committee.

Landguth moved, Anderson seconded to appoint Ron Weifenbach to the Future Land Use Committee. (8 to 0 with Anderson, Brewer, Etter, Gregg, Landguth, LeMay, Scull and Waltman voting yes and none voting no)

40. Planning Commission Items

41. Committee Reports

- A. City Council Report (August 6, 2007)
The City Council concurred with the recommendations of the Planning Commission.
- B. Sign Code Board of Appeals
- C. Zoning Board of Adjustment
- D. Parks and Recreation Subcommittee
- E. Capital Improvements Subcommittee
- F. Americans With Disabilities Act Compliance Committee
- G. Drinking Water Protection Committee
- H. Tax Increment Financing Committee
- I. Off-Premise Sign Permit Committee
- J. Infrastructure Development Partnership Fund Committee
- K. Floodplain Boundary Policy Committee
- L. Landscape Code Committee
- M. Smart Growth Committee
- N. Others

There being no further business, Anderson moved, Scull seconded and unanimously carried to adjourn the meeting at 7:43 a.m. (8 to 0 with Anderson, Brewer, Etter, Gregg, Landguth, LeMay, Scull and Waltman voting yes and none voting no)

into an agreement with the City identifying the terms for the demolition of the existing Philadelphia Street, the restoration of the land and the construction of the pedestrian and bike path; and,

4. **Prior to Public Works Committee approval, surety shall be posted for the demolition and restoration of the existing Philadelphia Street. (7 to 0 with Anderson, Brewer, Brown, Collins, Gregg, Rolinger and Scull voting yes and none voting no)**

60. Discussion Items

- A. Parkland/School Land Dedication.

Elkins reviewed information presented in the packet and reviewed the Planning Commission's previous discussions on this issue. Elkins stated if the Planning Commission wishes to proceed with the adoption of the Parkland and School land dedication requirements, they should direct staff to draft an Ordinance for further consideration. Discussion followed.

Brewer asked for proposed language to be presented to the Planning Commission for review.

Gregg moved, and Brown seconded the motion to request that staff draft language to require Parkland and School land dedication and bring it back for Planning Commission consideration. (7 to 0 with Anderson, Brewer, Brown, Collins, Gregg, Rolinger and Scull voting yes and none voting no)

- B. Pros and Cons of Expanding City's Platting Jurisdiction.

61. Staff Items

62. Planning Commission Items

63. Committee Reports

- A. City Council Report (October 1, 2007)
The City Council concurred with the recommendations of the Planning Commission with the exception of the following items:

No. 07CA039 - Morningstar Subdivision

A request by CETEC Engineering Services, Inc. for OS Development to consider an application for an **Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to Low Density Residential II** on a tract of land located in the NW1/4 NE1/4 of Section 27, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Being more particularly described as follows: Commencing at the East 1/4 Corner of said Section 27, said point being monumented with a rebar below the surface of the asphalt and having two reference monuments consisting of a brass cap and iron pipe, one bears N41°22'55"W 49.48 feet, the second bears N35°10'06"E 42.14 feet; Thence N34°57'40"W 2433.52 feet to the True Point of Beginning;