

MINUTES OF THE
RAPID CITY SPECIAL PLANNING COMMISSION
February 24, 2009

MEMBERS PRESENT: Gary Brown, Julie Gregg, Thomas Hennies, Dennis Landguth, Linda Marchand and Steve Rolinger.

STAFF PRESENT: Marcia Elkins, Bob Dominicak, Monica Heller, Tim Behlings and Carol Campbell.

Hennies called the meeting to order at 5:32 p.m.

1. **Proposed Options For Secondary Access Requirements For Commercial Uses.**

Heller reviewed the proposed options for secondary access for commercial uses. She presented the staff recommendation that the existing Secondary Access Policy be retained.

Kent Kennedy, Rapid City resident and businessman, requested clarification regarding the options that are in effect at this time.

In response to Kennedy's question, Elkins stated that the standard for the 40 unit dwelling rule identified in the Street Design Criteria Manual applies at the time of subdivision. Elkins stated the changes to the Street Design Criteria Manual would make the requirements effective at the time a building permit issued. Elkins suggested that the Planning Commission may want to recommend that at the time of adoption of the updated Street Design Criteria Manual that there be a grandfathering in of existing buildings. Kennedy expressed his support for the existing standard.

Mike Derby, President of Canyon Lake Resort, expressed his support for the existing standard to provide a secondary access for commercial and residential uses. Derby commented on projects that may be adversely affecting other proposed developments by the adoption of another option. Discussion followed.

In response to Hennies' question, Heller stated that the staff recommendation was to maintain the existing standard identified as Option One.

Rolinger moved, Marchand seconded to approve and maintain the current Secondary Access Policy and direct staff to review the grandfather issues for building permits for existing structures with regard to the pending updates to the Street Design Criteria Manual. (6 to 0 with Brewer, Brown, Gregg, Hennies, Landguth, Marchand and Rolinger voting yes and none voting no.)

There being no further business, Gregg moved, Landguth seconded and unanimously carried to adjourn the meeting at 5:52 a.m. (6 to 0 with Brown, Gregg, Hennies, Landguth, Marchand and Rolinger voting yes and none voting no)