

2011 Annual Report

Rapid City Planning Commission

Planning Commission Members:

John Brewer (Chairman)		
Erik Braun	Patrick Fink	Dennis Popp
Steve Rolinger	Linda Marchand (Vice Chair)	Andrew Scull
Josh Snyder	Jan Swank	Len Weimer
Sandra Beshara (Alternate 2)		Kay Rippentrop (Alternate 1)

Community Planning & Development Services Department Reorganization

In 2011, the Department of Growth Management was reorganized and renamed. The new Department of Community Planning & Development Services contains three divisions with 24 personnel and an annual budget of approximately \$2.1 million. The three divisions, Building Services, Current Planning, and Long Range Planning, provide the following primary functions:

Building Services Division

- Plans examination and building code enforcement;
- Building permits and inspections;
- Air Quality permits; and
- Staff support for Board of Adjustment, Sign Code Board of Adjustment, Building Code Boards, and Air Quality Board.

Current Planning Division

- Plans examination and zoning ordinance enforcement;
- Review and process land use applications;
- Prepares zoning code ordinances and municipal code amendments; and
- Staff support for the Planning Commission.

Long Range Planning Division

- Transportation Planning;
- Neighborhood Planning;
- Land Use Plan Amendments;
- Annexations;
- Historic Preservation;
- Tax Increment Financing; and
- Staff support for the Future Land Use Committee, TIF District Project Review Committee, Historic Preservation Commission, Historic Sign Review Committee, and Metropolitan Planning Organization Committees.

Building Services Division

Building permit activity set a record in 2011 as total valuation hit \$258,990,182 surpassing the previous record of \$212,640,288 set in 2007. A large portion of the permitting activity was due to the adoption of an ordinance requiring a building permit to re-roof combined with catastrophic hail damage three times during last year. There was also a substantial increase in commercial and public projects that boosted the valuation numbers.

The Building Services Division selected and contracted for a new building permit software system in 2011. CRW out of San Diego will be working with both the City and Pennington County to install the new software system and train staff. The new software should be activated by July, 2012.

Building Permit Totals for the Last 4 Years

Permits, Valuation, and Inspections	2008 Actual	2009 Actual	2010 Actual	2011 Actual
<i>New units & buildings:</i>				
Single-family units	199	141	182	157
Valuation	\$29,247,727	\$27,793,456	\$32,679,324	\$27,019,631
Total residential units	213	155	192	219
Valuation	\$30,224,871	\$28,917,468	\$33,877,324	\$33,809,421
Industrial buildings	1	0	0	0
Valuation	\$1,054,299	\$0	\$0	\$0
Commercial buildings	35	20	19	21
Valuation	\$36,942,267	\$21,623,058	\$25,864,341	\$40,983,587
Public buildings	4	5	3	6
Valuation	\$2,364,470	\$1,586,900	\$1,020,786	\$23,276,107
Other buildings	11	15	10	15
Valuation	\$6,273,601	\$14,699,822	\$3,535,776	\$5,785,091
Total building permits	3,160	3,043	2,915	5,253*
Total inspections	13,873	13,661	11,726	14,362
Total permit valuation	\$156,618,381	\$117,549,865	\$132,773,559	\$258,990,182

* The Building Services Division began issuing permits for residential and commercial roofing starting in June 2011. Due to catastrophic hail damage, the City issued 2,335 roofing permits with a total project valuation of \$18,874,832.

Current Planning Division

Land use application activity has continued to fall as a result of the recession and new policies and procedures designed to process some applications administratively. The new subdivision ordinance, approved by the Planning Commission, and future amendments proposed to the zoning ordinance procedures will reduce the number of cases on the Planning Commission agendas.

Public Hearing Cases for the Last 4 Years

Land Use Applications	2008 Actual	2009 Actual	2010 Actual	2011 Actual
Annexations	11	2	4	2
Comp Plan	42	31	46	14
Conditional Use	17	27	39	30
Fence Height	9	14	18	11
Ordinances	18	9	17	13
Planned Dev.	69	114	72	51
SDCL 11-6-19	106	126	25	N/A
Sidewalk Café	0	8	4	3
Sidewalk Vend.	0	1	1	11
<i>Subdivision cases by type:</i>				
Prelim/Layout	96	44	51	35
Minor	28	11	9	12
Final	54	32	35	26
Variances	59	29	27	21
Rezone	56	58	59	24
TIF's	13	3	4	8
Vacation ROW	8	10	8	6
Vac. Easement	30	19	15	22
Other	11	12	30	1
TOTAL	627	550	464	290

Long Range Planning Division

2011 Rapid City Transportation Planning Activities:

- **Safe Routes to School at Meadowbrook Elementary School** brought \$168,725 into Rapid City through outside grant funding for both infrastructure improvements (sidewalks, pedestrian crossing markings, speed tracking displays) and non-infrastructure (educational materials, bike rodeo activities and a crossing guard).
- The **Arterial Street Safety Study** provided Rapid City with recommendations to improve the top ten arterial streets based on historical crash reports.
- Completed the **2011 Update** to the 2008 Future Land Use Plan Overview, identifying neighborhood growth areas, based on residential and non-residential building permits.

2011 Tax Increment Financing Activities:

During 2011, Rapid City continued to utilize Tax Increment Financing as a means to encourage growth and development in areas with special development problems. District #71 was created in 2011 to encourage future development of property northwest of Fifth Street and Catron Boulevard through the construction of street and traffic infrastructure improvements. Project Plan Revisions were approved for District #42-Elk Vale Water. The following Districts were dissolved during 2011: District #33-Fenske, District #43-Red Rock Reservoir, District #46-Red

Rock Meadows, District #49-E. Anamosa Street, and District #59-Farrar. No Districts were denied during 2011.

Rapid City Area Population

Year	Population
2011	68,886
2010	67,956

Annexation History

Year	Annexed Acres	Square Miles
2011	35,209.800	55.015
2010	35,204.970	55.008
2009	35,187.570	54.980
2008	34,477.318	53.871

Community Planning & Development Services Department Summary

2011 Municipal Code and Comprehensive Plan Amendments

- Amendment to the Comprehensive Plan to consolidate all future land use categories into five categories: residential, commercial, industrial, public and flood hazard;
- Ordinance adding Colleges and Universities as a Conditional Use in the Medium Density Residential Zoning District;
- Ordinance adopting new Subdivision Regulations by amending Chapter 16 of the Rapid City Municipal Code;
- Ordinance to allow a Winery as a Conditional Use in the Central Business District;
- Ordinance modifying the procedure for certain amendments to the City’s Comprehensive Plan;
- Ordinance defining a “side loaded garage” and companion ordinances reducing front yard setbacks on certain street classifications in the Low Density Residential-1, Low Density Residential-2, Park Forest, Medium Density Residential, High Density Residential, General Agricultural, and Mobile Home Residential Zone Districts; and
- Amendment to the adopted Comprehensive Plan to incorporate the City of Rapid City’s Regional Airport Master Plan, Land Use Compatibility Plan, October 2010.

Annual Revenue by Source

Year	Current Planning	Building Services	Air Quality
2011	\$113,133	\$1,881,234	\$6,475
2010	\$ 74,059	\$1,142,673	\$3,275
2009	\$175,154	\$1,170,859	\$4,300
2008	\$210,092	\$1,637,132	\$4,075