

Draft

**MINUTES OF THE
RAPID CITY PLANNING COMMISSION
DECEMBER 7, 2000
continued to
DECEMBER 15, 2000**

MEMBERS

PRESENT: Karen Bulman, Pam Lang, Vivian Jorgenson, Robert Scull, Amber Solay, Bob Wall and Stuart Wevik.

STAFF

PRESENT: Vicki Fisher, Lisa Seaman, and Risë Ficken

Lang reconvened the meeting at 7:00 a.m.

9. No. 00PD055 - Woodridge of Cathedral Heights

A request by Robert Pagan to consider an application for a **Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 8 feet** on Lot 35R of Woodridge of Cathedral Heights located in the NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southeast corner of Flormann Street and Ponderosa Place.

Seaman presented the request and reviewed the slides and staff report. She stated that staff recommends that the request be approved with stipulations.

Lang asked if any comments were received concerning this request.

Seaman noted that several people contacted staff concerning the proposed amendment. She indicated that some callers were inquiring as to why they received notification and two people expressed concerns with the fill being placed on the property.

Robert Pagan, applicant, acknowledged that there is some work to be done on the property and described some geotechnical details.

Wevik requested clarification concerning whether the reduction in setbacks would infringe upon any utility easements.

Pagan noted that a drainage easement exists on the southwest corner of the lot, noting that he is working with Engineering staff to ensure that all concerns are addressed. He indicated that no encroachment into the drainage easement would occur.

Scull moved and Jorgenson seconded to recommend that the Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 8 feet be approved with the following stipulations:

Engineering Division Recommendations:

1. **Prior to issuance of any permits, including building and grading permits, the applicant shall provide a grading plan, temporary and**

Draft

- permanent erosion control plan and retaining wall design completed by a registered professional engineer;
2. Prior to issuance of a Building or Grading permit any proposed work on Woodridge Common property shall be approved in writing by the Woodridge Homeowner's Association. A copy of the written approval shall be filed with the City; and,
 3. Prior to issuance of any permits detailed construction plans shall be submitted showing any proposed changes within drainage easements.

Wall expressed concern regarding soil stability on the subject property.

Seaman advised that the Engineering Division has been working closely with the applicant to address soil stability issues.

Fisher added that soils engineering tests and soil compaction tests have been performed. She indicated that a retaining wall has been incorporated into the design of this property as a result of discussions with the Engineering Division and Fire Department.

The motion unanimously carried to recommend that the Major Amendment to a Planned Residential Development to reduce the rear yard setback from 25 feet to 8 feet be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of any permits, including building and grading permits, the applicant shall provide a grading plan, temporary and permanent erosion control plan and retaining wall design completed by a registered professional engineer;
2. Prior to issuance of a Building or Grading permit any proposed work on Woodridge Common property shall be approved in writing by the Woodridge Homeowner's Association. A copy of the written approval shall be filed with the City; and,
3. Prior to issuance of any permits detailed construction plans shall be submitted showing any proposed changes within drainage easements.

(7 to 0)

Fisher advised that a letter was distributed on the dais from the Wildwood Homeowners Association. She noted that the letter is not related to any item pending before the Planning Commission at this time. She advised that the members of the homeowners association prepared a resolution identifying their position opposing commercial zoning changes in the Wildwood Subdivision.

Discussion followed.

There being no further business, Wall moved, Jorgenson seconded and unanimously carried to adjourn the meeting at 7:18 a.m.