

paving and lighting in a public place on Tract 31, Rapid City Greenway Tract, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of the intersection of East Main Street North and Steele Avenue.

Elkins presented the request and reviewed the revised stipulations of approval.

Wevik moved, seconded by Brown and unanimously carried to recommend that the 11-6-19 SDCL Review to allow construction of a sand/salt storage building and associated paving and lighting in a public place be approved with the following stipulations:

1. **Prior to initiation of construction, a building permit must be obtained, and a Certificate of Occupancy must be obtained prior to occupancy of the building;**
2. **The proposed on-site hydrant shall conform with all applicable provisions of the Uniform Fire Code, and be in place prior to initiation of construction;**
3. **Prior to issuance of a Building Permit, a Floodplain Development Permit shall be obtained;**
4. **If any water or sewer service will be provided to the proposed structure, a revised site plan shall be submitted showing the location of the service lines;**
5. **The existing southern most driveway approach on Steele Street shall be eliminated;**
6. **Prior to Planning Commission approval, scaled elevation drawings of the proposed structure shall be submitted for review and approval;**
7. **The maximum height of the structure shall be 48 feet;**
8. **The proposed structure shall have a minimum setback from East Main Street of 25 feet;**
9. **Prior to Planning Commission approval, a site plan showing compliance with all applicable landscape regulations shall be submitted including any proposed changes in location of the landscaping;**
10. **Prior to issuance of a ~~Building Permit~~ Certificate of Occupancy, all required landscaping shall be installed. The landscaping shall be irrigated or a plan for providing water shall be submitted for review and approval prior to issuance of a Certificate of Occupancy. All landscaping shall be maintained in a live condition at all times;**
11. **All requirements of Section 17.28 of the Zoning Ordinance regarding the Flood Hazard Zoning District shall be continually met including the requirements for temporary structures set forth in Section 17.28.040; and,**
12. **Any additional construction on the subject property will require additional review and approval through the SDCL 11-6-19 Review process. (7 to 0 with Brown, Fast Wolf, Hoffmann, Nash, Prairie Chicken, Schmidt, Stone and Wevik voting yes and none voting no)**

---HEARING ITEMS CONSENT CALENDAR---

Hoffmann announced that the Public Hearings on Items 9 through 12 were hereby opened.