

MINUTES OF THE  
RAPID CITY SPECIAL PLANNING COMMISSION MEETING  
September 4, 2007

MEMBERS PRESENT: Andy Scull, John Brewer, Frank Etter, Mike Derby, Gary Brown

OTHERS PRESENT: Marcia Elkins, Bob Dominicak, Jim Scull, Doyle Estes, Dale Jensen, Karen Bulman, Justin Pazera and Nicole Sabbatino

Brewer called the meeting to order at 5:04 pm. It was noted that a quorum of the Planning Commission was not present. Brewer indicated that the group would proceed with the tour of the proposed Dakota Canyon Tax Increment Financing District property without a quorum as no action was anticipated.

Elkins cautioned the Commissioners that this is not a public hearing and all testimony must occur during the regular Planning Commission meeting. She noted that the purposed of the meeting is to tour the property.

Jim Scull distributed copies of maps of the proposed Tax Increment District and a possible development plan. He oriented the Commission members as to the proposed location of Promise Road and the entrance to the development. He described the location of the entrance onto U.S. 16B and pointed it out to the Commission. J. Scull noted that 35 to 45 feet of dirt would be removed from the area north of where the group was standing and where the proposed Wal-Mart would be built. He pointed out the area where pine trees would be removed, the approximate location of the proposed retaining wall and berm and the approximate location where a landscaping buffer would remain to the east of where the group was standing.

In response to a question from A. Scull, J. Scull indicated that the roof of the 203,000 square foot store would be equal to or below the level of U.S. Highway 16 just north of where the group was standing.

In response to a question from Etter, J. Scull indicated that a landscape buffer would be built alongside U.S. Highway 16 with a 25 foot buffer of trees.

J. Scull reviewed the proposed buffers from the east and west and indicated that Mr. Jensen would be able to see the building roof from his property to the east, but the other landowners will not be able to see the building roof from Enchanted Hills. J. Scull described the location of the building pointing to the area in front of the pile of dirt currently located on the site. He noted that the corner of the parking lot would be approximately at the location of the dead tree northeast of where the group was standing. J. Scull identified the approximate location of the proposed nature preserve east of the dead tree. He explained that the two canyons to the east of where the group was standing would be disturbed; however the two canyons to the south of that locale would not be disturbed.

In response to a question from A. Scull, J. Scull indicated that the stake directly east of the group is the approximate location of the center line of the proposed Promise Road location.

In response to a question from A. Scull, J. Scull, identified on the map the proposed location of a trail head located off of Table Rock Road.

In response to a question from Derby, J. Scull identified on the map the green area as the land owned by the Enchanted Hills Home Owner's Association. He explained that the Enchanted Hills Home Owner's Association was not interested in participating in the proposed Nature Preserve. J. Scull indicated that the wetlands in the bottom of the ravine would not be disturbed or moved.

J. Scull suggested that the group move to the south end of the site, to the area adjacent to U.S. 16B.

Jensen requested that the Planning Commission view the proposed Tax Increment District area from his property to the east. The Commission agreed to view the site from Jensen's property after viewing the area from the south.

Brewer recessed the meeting to allow the Planning Commission to move to the south end of the proposed district adjacent to U.S. 16 B.

Brewer reconvened the meeting of the Planning Commission at this time at the southern end of the proposed Tax Increment District. He requested that J. Scull proceed with orienting the Commission.

J. Scull identified the approximate location of the cul-de-sac shown in orange on the map relative to the landscape. He pointed out the approximate location of the entrance off of U.S. 16B relative to the green sign located along U.S. 16B. J. Scull identified the approximate location of the proposed sewer to be extended across the property. The Commission hiked further north on the property to view the ravine area.

In response to a question, J. Scull indicated that the proposed walking trail would be a gravel and dirt trail. In response to another question, J. Scull pointed to the area west of where the Commission was standing and noted that the retail area would be located near the power lines.

In response to a question from A. Scull, J. Scull indicated that the bottom of the silt fence to the north would be the approximate level of the top of the Wal-Mart store building. He pointed to the approximate boundaries of the 800 foot by 1200 foot pad site for the proposed Wal-Mart store.

In response to a question from Estes, J. Scull identified the approximate final elevation of the land to the west relative to the proposed nature park.

Brewer recessed the meeting to allow the Planning Commission to move to Jensen's property east of the proposed Tax Increment District to view the area from that perspective.

Brewer reconvened the meeting of the Planning Commission at the Jensen property.

At the Chair's request, Jensen identified the approximate location of the Tax Increment District. The Commission moved to the highest point on Jensen's property. Jensen

pointed out the approximate location of the proposed Walmart site and the approximate 150 foot deep canyon.

In response to a question from Elkins, Jensen identified the location of the pile of dirt on the site and the approximate location of the roof line for the proposed retail store noting that Jensen looks down on the site from his property. Jensen used the map to orient the Planning Commission as to the location of the various proposed elements identified in the plan.

In response to a question from Brown, Jensen pointed out the various areas of the proposed commercial subdivision.

In response to a question from Elkins, Jensen pointed out the Bonnie Flyte property and residence.

Motion by Brown with second by Derby to adjourn the meeting. The motion was approved unanimously. Brewer adjourned the meeting of the Planning Commission at 6:00 pm.