



MINUTES OF THE
RAPID CITY PLANNING COMMISSION
February 10, 2011

MEMBERS PRESENT: Erik Braun, John Brewer, Eric Christianson, Julie Gregg, Doug Kinniburgh, Dennis Landguth, Linda Marchand, Dennis Popp, Kay Rippentrop, Steve Rolinger, Andrew Scull and Pat Wyss. Dave Davis, Council Liaison was also present.

MEMBERS ABSENT: None.

STAFF PRESENT: Marcia Elkins, Vicki Fisher, Karen Bulman, Patsy Horton, Jim Flaaen, Tim Behlings, Joel Landeen, Dale Tech, Brandon Quiett, Robert Ellis and Risë Ficken.

Gregg called the meeting to order at 7:00 a.m.

Elkins advised that as 12 Planning Commissioners are present Alternates Popp and Rippentrop will not vote unless another member(s) leaves the meeting.

Gregg reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.

Staff requested that Items 6 and 8 be removed from the Consent Agenda for separate consideration.

Motion by Rolinger, seconded by Marchand and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 9 in accordance with the staff recommendations with the exception of Items 6 and 8. (10 to 0 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Marchand, Rolinger, Scull and Wyss voting yes and none voting no)

---CONSENT CALENDAR---

1. Planning Commission approved the January 27, 2011 Planning Commission Meeting Minutes.

*2. No. 10PD052 - Section 28, T2N, R8E

A request by Dream Design International, Inc. to consider an application for a **Planned Commercial Development - Initial and Final Development Plan** for a portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and a portion of Lot E of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at; the southeasterly corner of Lot 3 of Forefather Flats Subdivision, common to a point on the northerly edge of Interstate 90 right-of-way, and the point of beginning; Thence, first course: N00°02'40"W, along the easterly boundary of said Lot 3, a distance of 359.70 feet; Thence, second course: N89°56'14"E, a distance of 86.82 feet; Thence, third course: S00°10'04"E, a distance of 190.75 feet; Thence, fourth course: S25°39'15"E, a distance of 9.14 feet; Thence, fifth course: S56°22'25"E, a distance of 10.96 feet; Thence, sixth course: N89°46'53"E, a distance of 73.64 feet; Thence, seventh course: N00°00'00"E, a distance of 94.80 feet; Thence,



eighth course: N90°00'00"E, a distance of 8.23 feet; Thence, ninth course: N00°00'00"E, a distance of 77.18 feet; Thence, tenth course: S89°23'24"E, a distance of 44.24 feet; Thence, eleventh course: N19°08'40"E, a distance of 32.41 feet; Thence, twelfth course: northwesterly, curving to the right, on a curve with a radius of 23.54 feet, a delta angle of 63°55'08", a length of 26.26 feet, a chord bearing of N36°17'51"W, and chord distance of 24.92 feet; Thence, thirteenth course: N02°40'34"E, a distance of 25.63 feet; Thence, fourteenth course: N90°00'00"E, a distance of 241.53 feet; Thence, fifteenth course: N00°00'00"E, a distance of 192.44 feet; Thence, sixteenth course: N36°20'19"W, a distance of 3.75 feet; Thence, seventeenth course: N06°05'08"W, a distance of 41.12 feet; Thence, eighteenth course: N00°00'00"E, a distance of 1.34 feet; Thence, nineteenth course: N90°00'00"E, a distance of 3.69 feet; Thence, twentieth course: N45°00'00"E, a distance of 28.28 feet; Thence, twenty-first course: S00°00'00"E, a distance of 115.69 feet; Thence, twenty-second course: southeasterly, curving to the left, on a curve with a radius of 160.00 feet, a delta angle of 62°30'13", a length of 174.54 feet, a chord bearing of S31°15'06"E, and chord distance of 166.02 feet; Thence, twenty-third course: S60°32'23"W, a distance of 19.67 feet; Thence, twenty-fourth course: S00°00'00"E, a distance of 390.94 feet, to a point on the northerly edge of said Interstate 90 right-of-way; Thence, twenty-fifth course: S79°07'35"W, along the northerly edge of said Interstate 90 right-of-way, a distance of 20.25 feet; Thence, twenty-sixth course: N89°50'05"W, along the northerly edge of said Interstate 90 right-of-way, a distance of 531.10 feet, to the southeasterly corner of said Lot 3, and the point of beginning, more generally described as being located south of the intersection of East Mall Drive and Dakota Craft Drive and north of Interstate 90.

Planning Commission continued the Planned Commercial Development - Initial and Final Development Plan to the February 24, 2011 Planning Commission meeting.

3. No. 10PL061 - Gateway Business Park Subdivision
A request by Dream Design International, Inc. to consider an application for a **Preliminary Plat** for Lots 1 and 2 of Block 1 of Gateway Business Park Subdivision, legally described as a portion of the NW1/4 of the SE1/4 and a portion of Lot E of the S1/2 of the SE1/4, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located between East Mall Drive and Interstate 90 at the southern terminus of Dakota Craft Drive.

Planning Commission continued the Preliminary Plat to the February 24, 2011 Planning Commission meeting.

4. No. 10PL028 - White Eagle Ranch
A request by Dream Design International, Inc. to consider an application for a **Preliminary Plat** for Lots A and B of White Eagle Ranch, legally described as a portion of the NE1/4 of the SE1/4, Section 19, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 14870 East Highway 44.

Planning Commission continued the Preliminary Plat to the March 10, 2011



Planning Commission meeting.

5. No. 10SV007 - White Eagle Ranch

A request by Dream Design International, Inc. to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer at the Section Line Highway and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer at Airport Road as per Chapter 16.16 of the Rapid City Municipal Code** for Lots A and B of White Eagle Ranch, legally described as a portion of the NE1/4 of the SE1/4, Section 19, T1N, R9E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 14870 East Highway 44.

Planning Commission continued the Variance to the Subdivision Regulations to the March 10, 2011 Planning Commission meeting.

*7. No. 11PD001 - Rapid City Greenway Tracts

A request by FMG Engineering for Baseball 320, Inc. to consider an application for a **Planned Residential Development - Initial and Final Development Plan** for that portion of Tract 8 of the Rapid City Greenway Tracts that is located in the NE1/4 of SE1/4 of NW1/4 of Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at Pete Lien Baseball Field near the southwest corner of the intersection of Canyon Lake Drive and Sheridan Lake Road.

Planning Commission continued the Planned Residential Development - Initial and Final Development Plan to the February 24, 2011 Planning Commission meeting.

9. No. 11PL003 - Five Star Subdivision

A request by FMG Engineering for Rubloff Rapid City, LLC to consider an application for a **Layout Plat** for proposed Lot A of Lot 1R and Lot B of Lot 1R of Five Star Subdivision, legally described as Lot 1R of Five Star Subdivision located in NW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Haines Avenue, south of Disk Drive and north of Interstate 90.

Planning Commission recommended that the Layout Plat be approved with the following stipulations:

1. **Upon submittal of a Preliminary Plat application, road construction plans for Interstate 90 shall be submitted for review and approval. In particular, the road construction plans shall show the street constructed with curb, gutter, sidewalk, street light conduit, sewer and water or a Variance to the Subdivision Regulations shall be obtained to waive the requirement to install water and sewer and an Exception shall be obtained to waive the requirement to provide sidewalk, curb, gutter and street light conduit;**
2. **Upon submittal of a Preliminary Plat application, road construction plans for the access easement shall be submitted for review and approval. In particular, the road construction plans shall show the**



- street located within a 59 foot wide easement and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to submittal of a Preliminary Plat application, the Operation and Easement Agreement shall be reviewed and approved by the City Attorney's Office or additional access easements in a form acceptable to the City Attorney shall be provided to secure access along all shared access aisles and to all parking spaces as required;
 4. Upon submittal of a Preliminary Plat application, a landscape plan, a parking plan and a sign package shall be submitted for review and approval to insure that the subdivision of the property into two lots as proposed is in compliance with all applicable requirements of the Rapid City Municipal Code;
 5. Upon submittal of a Preliminary Plat application, an Exception shall be obtained to allow the water and sewer service lines serving Lot B of Lot 1R to cross Lot A of Lot 1R or the lot layout shall be revised to comply with the design specifications or plans to relocate the utilities in compliance with all applicable provisions of the Rapid City Municipal Code and the adopted Utility Specification shall be submitted for review and approval;
 6. Upon submittal of a Preliminary Plat application, the plat document shall be revised to provide non-access easements in compliance with the Street Design Criteria Manual or an Exception shall be obtained to allow a 40 foot wide approach along Disk Drive in lieu of a maximum 28 foot wide approach as per the Street Design Criteria Manual. If the Exception is not obtained, then construction plans shall be submitted for review and approval to reconstruct the existing approach to comply with the Street Design Criteria Manual;
 7. Upon submittal of a Preliminary Plat application, an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual shall be submitted for review and approval if subdivision improvements are required. In addition, an Erosion and Sediment Control Permit shall be obtained prior to any construction;
 8. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan in compliance with the Drainage Criteria Manual shall be submitted for review and approval if subdivision improvements are required. In particular, the drainage plan shall include calculations demonstrating that discharge from any improvements will not exceed pre-development flow rates or local detention facilities shall be provided. In addition, the plat document shall also be revised to provide drainage easements as necessary;
 9. Upon submittal of a Preliminary Plat application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
 10. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid;
 11. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required; and,



12. **The approved Layout Plat for which no grading, construction or other improvements have been initiated within two years of the date of approval of the plat shall be deemed as expired. However, the owner or applicant of the plat may, prior to the termination of the two year period, request a one year extension subject to approval by the City Council.**

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

6. No. 11OA001 - Ordinance Amendment

A request by City of Rapid City to consider an application for a an **Ordinance requiring a Disclosure Statement be provided to owners of property when the City of Rapid City or the Rapid City Planning Commission is the applicant requesting the property be rezoned by amending Section 17.54.040 of the Rapid City Municipal Code.**

Bulman advised that the City Attorney's office is working to correct typographical errors in the Ordinance Amendment. She indicated that the corrected document would be forwarded to the City Council.

Rolinger moved, Braun seconded and unanimously carried to recommend approval of the Ordinance Amendment. (10 to 0 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Marchand, Rolinger, Scull and Wyss voting yes and none voting no)

*8. No. 11PD004 - Regional Hospital Addition

A request by Donovan Wattier for Vern Osterloo to consider an application for a **Major Amendment to a Planned Commercial Development** for Tract H and Tract I of Regional Hospital Addition, located in the SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 353 Fairmont Boulevard - Rapid City Regional Hospital.

Flaen advised that the reference in the staff report stating that there was one objection received concerning this request is incorrect. Flaen clarified that there have been two inquiries received on the request, but there have been no objections to the request. Flaen stated that staff recommends approval of the request with stipulations.

Scull stated that he would abstain from voting on this item due to a conflict of interest.

Rolinger moved, Braun seconded and carried to approve the Major Amendment to a Planned Commercial Development with the following stipulations:

1. **A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
2. **All plans shall be stamped by a registered professional engineer**



- and/or architect as per SDCL 36-18A;
3. All applicable provisions of the currently adopted International Fire Code shall be continually met;
 4. A minimum of 1,018 off-street parking spaces shall continually be provided on the property with a minimum of 20 handicap accessible spaces. The off-street parking spaces shall be continually maintained in accordance with Chapter 17.50.270 of the Rapid City Municipal Code and the approved parking plan;
 5. The landscaping plan shall continually comply with Chapter 17.50.300 of the Rapid City Municipal Code and the approved landscape plan. The landscaping shall be continually maintained in a live vegetative state, kept free of refuse and debris and replaced when necessary;
 6. No landscaping shall be planted over the water main located in the 5th Street right-of-way;
 7. The requirement to provide a minimum of 50% of the required landscaping within 20 feet of the parking lot and to provide one tree with shrubs, groundcover and/or mulch in the parking lot islands is hereby waived provided that the required landscaping in the parking lot islands located 400 feet or further from the center of the helipad is continually provided;
 8. The proposed structure(s) shall conform architecturally to the plans, elevations and color palette submitted as part of the Planned Commercial Development Plan;
 9. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorists;
 10. All signage shall conform to the design, color and location as previously approved as part of the Final Development Plan(s) and subsequent Major Amendment(s). Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. No electronic signs are being proposed as a part of this Major Amendment. The addition of electronic signage will require a Major Amendment to the Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
 11. An Air Quality Construction Permit shall be obtained for all construction activities disturbing one acre or more of surface area prior to the initiation of construction;
 12. New construction over the sewer line easement shall be replaced at the owner's expense if excavation for the sewer is required;
 13. All parking lot grades, access, and turning width radii shall accommodate Fire Department apparatus and shall be in compliance with the Rapid City Municipal Code and the Uniform Fire Code;
 14. All applicable provisions of the previously approved Final



Development Plan(s) and subsequent Major Amendment(s) shall be continually met; and,

- 15. The Major Amendment to the Planned Commercial Development shall expire if the use has not commenced within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years; and,**

To approve the removal of Tract I of the Regional Hospital Addition from this Planned Commercial Development and established Tract I as a separate Planned Commercial Development subject to the following stipulations:

- 1. An Exception is hereby granted to reduce the separation between the approach to the subject property and the intersection of Black Fox Drive and Elk Street from 75 feet to 35 feet;**
- 2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
- 3. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;**
- 4. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;**
- 5. The proposed commercial structure shall be used as a hospice facility and offices as shown on the application. Any other use shall require a Major Amendment to the Planned Commercial Development;**
- 6. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. The lighting for the sign shall be designed to preclude reflection on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;**
- 7. A minimum of 249,977 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;**
- 8. A minimum of 78 parking spaces shall be provided. Four of the spaces shall be handicap accessible with one of the handicap spaces being "van accessible". In addition, all provisions of the Off-Street Parking Ordinance shall be continually met;**
- 9. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;**
- 10. The dumpster shall be located as shown on the site plan and screened on all four sides as proposed;**
- 11. All International Fire Codes shall be met; and,**
- 12. The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years. (9 to 0 to 1 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Wyss voting yes, with none voting no and with Scull abstaining)**



The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Growth Management Department by close of business on the seventh full calendar day following action by the Planning Commission.

*10. No. 10UR039 - Section 29, T2N, R7E

A request by ARC International for Rapid City Diocese & Rapid City Catholic Schools to consider an application for a **Major Amendment to a Conditional Use Permit** for the SE1/4 NW1/4 of Section 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2101 City Springs Road.

Bulman advised that this item was placed on non-consent to allow members of the Planning Commission to abstain from voting.

Braun and Wyss stated that they would abstain from voting on this item due to a conflict of interest.

Brewer moved, seconded by Kinniburgh and carried to continue the Major Amendment to a Conditional Use Permit to the February 24, 2011 Planning Commission meeting. (8 to 0 to 2 with Brewer, Christianson, Gregg, Kinniburgh, Landguth, Marchand, Rolinger and Scull and voting yes, with none voting no, and with Braun and Wyss abstaining)

*11. No. 11PD003 - Rushmore Mall Addition

A request by GreenbergFarrow to consider an application for an **Initial and Final Commercial Development Plan to allow an on-sale liquor establishment** for Lot 8 and the west 162 feet of Lot 7 of Rushmore Mall Addition to the City of Rapid City, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2016 and 2112 North Maple Avenue.

Flaaen advised that the applicant has requested that this item be continued to the February 24, 2011 Planning Commission meeting.

Rolinger moved, seconded by Brewer and unanimously carried to continue the Initial and Final Commercial Development Plan to allow an on-sale liquor establishment to the February 24, 2011 Planning Commission meeting. (10 to 0 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Marchand, Rolinger, Scull and Wyss voting yes and none voting no)

Fisher requested that Items 12 and 13 be considered concurrently.

12. No. 11PL002 - Canyon Springs Preserve

A request by Bryan Vulcan for Ian and Amanda Vidinha to consider an application for a **Preliminary Plat** for proposed Lot 89 of Canyon Springs Preserve, legally described as a portion of Common Area 1 of Block 1 of Canyon Springs Preserve



located in the NE1/4 SW1/4 of Section 23, T2N, R6E, BHM, Pennington County, south Dakota, more generally described as being located at 8885 Nemo Road.

13. No. 11SV001 - Canyon Springs Preserve

A request by Bryan Vulcan for Ian and Amanda Vidinha to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer, including dry sewer, and to reduce the pavement width along Nemo Road from 36 feet to 24 feet as per Chapter 16.16 of the Rapid City Municipal Code** for proposed Lot 89 of Canyon Springs Preserve, legally described as a portion of Common Area 1 of Block 1 of Canyon Springs Preserve located in the NE1/4 SW1/4 of Section 23, T2N, R6E, BHM, Pennington County, south Dakota, more generally described as being located at 8885 Nemo Road.

Fisher advised that the applicant has requested that the Preliminary Plat and Subdivision Variance be continued to the February 24, 2011 Planning Commission meeting.

Brewer moved, seconded by Marchand and unanimously carried to continue the Preliminary Plat (11PL002) and the Variance to the Subdivision Regulations (11SV001) to the February 24, 2011 Planning Commission meeting. (10 to 0 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Marchand, Rolinger, Scull and Wyss voting yes and none voting no)

14. No. 11CA001 - Airport Master Plan

A request by Rapid City Regional Airport to consider an application for an **Amendment to the adopted Comprehensive Plan to incorporate the City of Rapid City's Regional Airport Master Plan, Land Use Compatibility Plan, October 2010.**

Horton noted that the applicant is in the audience to present the request.

Cameron Humphries, Airport Director, advised that if adopted, the proposed Airport Master Plan and Land Use Compatibility Plan can help to protect the airport in the future. Humphries stated that Kadramas, Lee and Jackson prepared the plans and related reports.

Mike Mahoney, Kadramas, Lee and Jackson, briefed the Planning Commission on the elements comprising the proposed Airport Master Plan and Land Use Compatibility Plan.

Scull left the meeting at this time.

Kinniburgh expressed concern that the zones identified on the map encompass a large area and could have a significant impact on properties located in those areas. Discussion followed.

In response to a question from Kinniburgh, Elkins clarified that the applicant is requesting approval of the plan as part of the City's Comprehensive Plan. Elkins



discussed potential actions that could be taken to implement the plan, how the plan could be used to mitigate future conflicts with airport expansion, and the need to find a balance between the interests of the airport and the property owners in the area.

Braun noted the need to ensure that adoption of the plan will not prevent the expansion of existing facilities in the plan area including churches, golf courses, school system projects, and water reservoirs. Discussion followed.

Elkins indicated that adoption of the proposed plan will define City policies for the airport and this area noting that implementation of those policies will be a major effort and will include significant public meetings. Discussion followed.

Humphries cited the relocation of the Stapleton Airport in Denver, Colorado as an example of a scenario where the future viability of the airport was not protected. Humphries stated that consideration must be given to the type of development of properties around the airport noting that each community needs to find that balance. Discussion followed.

Max Parker requested clarification concerning the distance and authority the Airport Board has over zoning of properties in the area around the airport. Parker stated that the airport should purchase affected properties at this time and compensate the landowners accordingly.

Elkins clarified that the City of Rapid City has control of the review of plats within three miles of the Rapid City limits and within 1.25 miles of the airport property. Elkins stated that the zoning outside Rapid City limits is the jurisdiction of Pennington County. Elkins added that there is no proposal currently to turn any of the zoning or platting control over to the Airport Board. Discussion followed.

In response to a question from Wyss, Humphries advised that the plan has been delivered to Pennington County and presented to Box Elder.

Wyss requested clarification concerning whether there are other improvements proposed for the airport within the 20 year Master Plan that could affect land use.

Humphries stated that the Airport Master Plan is a 20 year plan that is updated every five years. Discussion followed.

In response to a question from Popp, Humphries discussed how improvements such as landscaping and lighting are evaluated with consideration given to the potential impacts to aviation. Discussion followed.

In response to a question from Braun, Elkins explained that the adoption of the proposed plan as part of the Comprehensive Plan will impact staff's review and recommendations for applications and requests for properties in the plan area. Elkins stated that staff would identify issues where conflicts exist and provide recommendations noting that the final decision would ultimately rest with the City Council. Discussion followed.



Rolinger expressed concern regarding the large area encompassed by the proposed plan noting the need for public meetings to discuss the plan. Discussion followed.

Elkins indicated that this item could be continued to allow neighborhood meetings to discuss the proposed plan for those people located within the City's jurisdiction.

Landguth stated that a draft ordinance would provide a basis for discussion at neighborhood meetings. Discussion followed.

Braun moved, seconded by Kinniburgh to continue the Amendment to the adopted Comprehensive Plan to incorporate the City of Rapid City's Regional Airport Master Plan, Land Use Compatibility Plan, October 2010 to the March 24, 2011 Planning Commission meeting.

Discussion followed.

In response to a question from Wyss, Elkins indicated that if adopted, the plan would be used as guidance for staff in the review of requests in the area encompassed by the plan. Elkins identified steps anticipated to be taken by staff to address the recommendations contained within the plan and the process to draft, review and adopt related ordinance amendments.

Wyss stated that he would be voting against the motion and emphasized that the plan will be a document that serves as guidance and define a strategic plan for the future. Discussion followed.

Brewer encouraged the Commission to take the time to review the plan and suggested that any action taken by Rapid City be presented to the other jurisdictions for consideration. Discussion followed.

The motion carried to continue the Amendment to the adopted Comprehensive Plan to incorporate the City of Rapid City's Regional Airport Master Plan, Land Use Compatibility Plan, October 2010 to the March 24, 2011 Planning Commission meeting. (9 to 1 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Popp, Marchand, Rolinger, voting yes and with Wyss voting no)

15. Discussion Items

- A. Possible Training Session – Green Cities Task Force and Possible Pilot Project – Sub-Neighborhood Plan

Marchand left the meeting at this time.

Elkins asked the Commission members if they were interested in holding an information training session to discuss the findings of the Green Cities Task Force. Elkins indicated that a pilot project could be initiated to create a sub-neighborhood plan. She added that student labor can be utilized to develop a charrette for the pilot project.

Marchand returned to the meeting at this time.

Brewer moved, seconded by Marchand and unanimously carried to authorize staff to schedule a training session to discuss the Green Cities Task Force findings. (10 to 0 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Popp, Marchand, Rolinger, Wyss voting yes and with none voting no)

Rolinger moved, seconded by Wyss and unanimously carried to authorize staff to pursue possible contracts for a Sub-Neighborhood Plan Pilot Project. (10 to 0 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Popp, Marchand, Rolinger, Wyss voting yes and with none voting no)

16. Staff Items

Elkins indicated that monthly meetings with Planning Directors from other area jurisdictions was initiated at the request of Mayor Hanks noting that these meetings have been helpful in encouraging cooperative work on the Airport Master Plan and other projects. Discussion followed.

Elkins advised that Jim Flaaen has submitted his resignation. Elkins thanked Flaaen for all of his efforts and contributions to the department and for being a positive part of the Growth Management team. Discussion followed.

17. Planning Commission Items

In response to a question from Brewer, Robert Ellis provided a brief review of the proposed Jackson Boulevard Street reconstruction project noting that a public meeting will be held at Meadowbrook School tonight. Discussion followed.

There being no further business, Rolinger moved, Marchand seconded and unanimously carried to adjourn the meeting at 8:25 a.m. (10 to 0 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Landguth, Marchand, Popp, Rolinger and Wyss voting yes and none voting no)