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MINUTES OF THE
RAPID CITY PLANNING COMMISSION
January 4, 2001

MEMBERS PRESENT: Karen Bulman, Vivian Jorgenson, Pam Lang, Dave Parker, Mel Prairie Chicken, Amber Solay, Paul Swedlund, Bob Wall and Stuart Wevik. Alan Hanks, Council Liaison was also present.

STAFF PRESENT: Marcia Elkins, Blaise Emerson, Vicki Fisher, Lisa Seaman, Dan Hodge, Randy Nelson, Dave Johnson and Risë Ficken

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

Lang 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.

Dan Driscoll requested that Item 17 be removed from the Consent Agenda for separate consideration. Robb Schlingen requested that Item 13 be removed from the Consent Agenda for separate consideration. Staff requested that Item 31 be removed from the Consent Agenda for separate consideration.

Wall advised that he would abstain from voting on the consent calendar items as he had not received the meeting disk in time to have an opportunity to review these items.

Jorgenson moved, Wevik seconded and carried unanimously to recommend approval of the Consent Agenda Items 1 through 36 in accordance with the staff recommendations with the exception of Items 13, 17 and 31. (8 to 0 with Wall abstaining)

1. Approval of the December 7, 2000 and December 15, 2000 Planning Commission Meeting Minutes.
2. No. 00AN012 - Section 18, T1N, R8E
An application by Pennington County Commission for a **Petition for Annexation** on the thirty foot (30') wide portion of the Parkview Drive right-of-way adjacent to Lot A Revised and Lot B of the North 1/2 of Government Lot 4, located in the SW1/4 SW1/4 of Section 18, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located at the southern terminus of Parkview Drive.

Planning Commission recommended that the Petition for Annexation be approved.

3. No. 00CA015 - Section 3, T1N, R8E
An application by Dream Design International for Doyle Estes for an **Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.5 acre parcel from Public with**



an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential on a tract of land located in the SW1/4 of the NW1/4 of the SW1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of the SW1/4 of the NW1/4 of the SW1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota; Thence, southwesterly to the northeast corner of Tract A of Neff's Subdivision No. 4; Thence, westerly along the north line of Tract A of Neff's Subdivision No. 4, a distance of 164.98 feet, more or less, to a northwesterly corner of said Tract A; Thence N00° 19'35" E, a distance of 346.97 feet, more or less, to a point on the north line of the SW1/4 of the NW1/4 of the SW1/4 of said Section 3; Thence, easterly along the north line of the SW1/4 of the NW1/4 of the SW1/4 of said Section 3, to the point of beginning. Said tract of land contains 2.5 acres, more or less, more generally described as being located at the northern terminus of Race Track Road.

Planning Commission recommended that the Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.5 acre parcel from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential be approved.

4. No. 00UR020 - Rapid City Greenway Tracts

An application by Black Hills Heritage Festival for a **Major Amendment to a Use on Review to allow temporary structures in the Flood Hazard Zoning District for the Black Hills Heritage Festival** on Tract 20, Rapid City Greenway Tracts, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at Memorial Park - west of Fifth Street between Omaha Street and New York Street.

Planning Commission recommended that the Major Amendment to a Use on Review to allow temporary structures in the Flood Hazard Zoning District for the Black Hills Heritage Festival be approved with the following stipulations:

Fire Department Recommendations:

1. **Prior to initiation of the event, the Heritage Festival representatives shall submit all applicable plans to the Fire Department for approval and shall have received approval of an inspection for all tents and other facilities as required by the Fire Code;**

Engineering Division Recommendations:

2. **Prior to initiation of the event, a copy of the evacuation plan shall be submitted to the City and Pennington County Emergency Management Department for review and approval;**
3. **No camping shall be permitted within the floodway or floodplain at any time;**
4. **All requirements of the Floodplain Development Ordinance shall be met at all times;**

Building Inspection Division Recommendations:



5. **No banners shall be allowed within the public right-of-way or on fences;**

Urban Planning Division Recommendations:

6. **The total number of restrooms (including handicapped accessible restrooms) to be provided shall be determined by the Building Inspections Division at the time for which a Temporary Use Permit is applied;**
7. **A Temporary Use Permit shall be received prior to initiation of the event each year;**
8. **As identified in the application, the park grounds shall be cleaned daily and shall be continually kept clear of debris and trash;**
9. **As identified in the application, twenty-four hour security shall be provided for the festival;**
10. **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;**
11. **No fencing shall be constructed within the floodway;**

Parks Department Recommendations:

12. **Final vendor locations will require verification in the field due to topographic considerations and other park amenities; and,**
13. **An electrical permit shall be obtained for all new electrical wiring required for the festival. All such wiring shall be underground and shall be constructed and inspected in accordance with City standards.**

5. **No. 00UR037 - Rapid City Greenway Tracts**

An application by the City of Rapid City for a **Major Amendment to a Use On Review to all public recreational structures, including: a softball field, an expanded parking lot, restrooms, a concession stand, a skateboard park, basketball courts, exercise stations, bike paths and lighting, as well as allowing transient amusement enterprises, including carnivals and festivals** on Tract 24 of Rapid City Greenway Tracts, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of 3rd Street and New York Street.

Planning Commission recommended that the Major Amendment to a Use On Review be approved with the following stipulations:

Engineering Division Recommendations:

1. **A parking lot pavement section shall be submitted for approval prior to the issuance of any grading or building permits for the parking lot expansion;**
2. **A grading plan shall be submitted prior to construction of any facilities identified in the site plan;**
3. **All grading and structures shall be kept out of the floodway;**
4. **All requirements of the Floodplain Development Ordinance shall be met for any construction occurring in the 100 year floodplain;**
5. **The applicable Morningside Drainage Basin fees shall be paid upon issuance of any building permits;**



6. **No buildings, structures or landscaping shall be located within fifteen feet of the existing sanitary sewer main which crosses the subject property;**

Urban Planning Division Recommendations:

7. **Prior to issuance of any temporary use permits for carnivals or festivals, a site plan shall be submitted for Staff review to ensure that all requirements including off-street parking requirements are being met. All carnivals or festivals shall be located outside of the floodway with the final location subject to approval of the City;**
8. **Approval of this Use on Review shall expire if the use for which it was granted has ceased for a period of two years or more, or if the use as approved has not been completed within two years of approval of the Use on Review;**
9. **This Use on Review is approved with the understanding that the skateboard park will initially be unfenced and open at all times. However, should it become necessary, the skateboard park may be fenced, gated and locked for certain times as set forth by the Parks Department;**
10. **The parking lot expansion shall comply with all provisions of the Off-Street Parking Ordinance including accessible parking requirements;**

Transportation Planning Division Recommendations:

11. **All parking lot lighting shall be directed so as not to conflict with vehicle traffic; and,**

Fire Department Recommendations:

12. **Prior to issuance of any permits for development of the softball fields, a revised site plan shall be submitted identifying an eight foot wide sidewalk connecting the fields with the parking lot.**

6. **No. 00UR042 - Greenway Tracts**

An application by City of Rapid City for a **Use on Review to allow park improvements at Roosevelt Park** on Tract 27 and Tract 27B of Rapid City Greenway Tracts, Section 31, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at Roosevelt Park.

Planning Commission recommended that the Use on Review to allow park improvements at Roosevelt Park be continued to the January 25, 2001 Planning Commission meeting.

7. **No. 00RD005 - Sections 34 & 35, T2N, R8E and Sections 2, 3, 10, 11, 14, 15, 22, 23, 26 & 27 of T1N, R8E**

An application by the City of Rapid City for a **Resolution changing the road named East 53rd Street to Reservoir Road** on Section Line Highway known as East 53rd Street/Reservoir Road that provides access to properties located in Sections 34 & 35, T2N, R8E; Sections 2, 3, 10, 11, 14, 15, 22, 23, 26 & 27 of T1N, R8E, BHM, Pennington County, South Dakota. Said Section Line Highway that begins at the intersection of Lamb road and East 53rd Street and runs straight north for a distance of 5 and one half miles which is located in Sections 34 & 35, T2N, R8E; Sections 2, 3, 10, 11, 14, 15, 22, 23, 26, & 27 of T1N, R8E,



BHM, Pennington County, South Dakota, more generally described as extending north from the intersection of Lamb Road and East 53rd Street.

Planning Commission recommended that the Resolution changing the road named East 53rd Street to Reservoir Road be continued to the January 25, 2001 Planning Commission meeting to allow Staff to complete the notification of affected property owners.

8. No. 00PL089 - Valley Ridge Subdivision

An application by Dream Design International for a **Final Plat** on Lots 4-8, Block 1 and Lots 10-17, Block 3, Lot 8, Block 4 and Lots 1-15, Block 5 and Lots 4-7, 18, Block 6 and Lots 1-7, Block 7 and Lot 1, Block 8, all located in Valley Ridge Subdivision, located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located at the current western terminus of South Pitch Drive and Solitaire Drive.

Planning Commission recommended that the Final Plat be continued to the January 25, 2001, Planning Commission meeting to allow the petitioner to address all stipulations of the Preliminary Plat approval.

9. No. 00PL100 - Section 18, T1N, R8E

An application by Rick Kahler for South Elm Development LLC for a **Layout, Preliminary and Final Plat** on Lot BR and Lot C of the N1/2 of Government Lot 4 (formerly a portion of Lot B of the N1/2 of Government Lot 4) located in the SW1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located approximately 1/4 mile south of the intersection of Minnesota Street and Parkview Drive.

Planning Commission recommended that the Layout, Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, the plat shall be revised to show a forty (40) wide drainage easement along the west lot line of Lot BR;
2. Prior to City Council approval, the plat shall be revised to show the extension of Elm Street right-of-way to serve as access to Lot BR. In addition, an Infrastructure Development Partnership Fund agreement or other surety shall be in place to secure the Elm Street road improvement(s);
3. Prior to any additional platting or development of the subject property, a Utility Master Plan shall be submitted for review and approval;
4. Prior to any additional platting or development on the subject property, a complete drainage plan must be submitted for review and approval;

Urban Planning Division Recommendations:

5. Prior to the plat being filed at the Register of Deed's Office, the rezoning request must be effective; and,
6. Prior to City Council approval, a Waiver of Right to Protest the Future Assessment Fund for improvements along Parkview Drive shall be signed or other surety shall be provided.



10. No. 00PL101 - Olesen Subdivision

An application by James L. Olesen for a **Layout Plat** on Tract B of Olesen Subdivision located in the NW1/4 of the SW1/4 of Section 26, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located approximately two miles south of South Dakota Highway 44 on Reservoir Road.

Planning Commission recommended that the Layout Plat be denied without prejudice.

11. No. 00PL108 - Fairway Hills PRD and Sandstone Ridge Subdivision

An application by Fisk Engineering for Sun-Rise Construction for a **Lot Split** on Lot 5 Revised of Sandstone Ridge Subdivision and Lot 26-R1 Revised of Fairway Hills P.R.D., formerly all of Lot 5 of Sandstone Ridge Subdivision and all of Lot 26-R1 of Fairways Hills P.R.D. located in the SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Sheridan Lake Road and Holiday Lane.

Planning Commission recommended that the Lot Split be approved with the following stipulations:

Engineering Division Recommendations:

1. **Prior to City Council approval, the plat shall be revised to show the utility easement located along Sheridan Lake Road as an "Existing Utility Easement";**

Transportation Planning Division Recommendations:

2. **Prior to City Council approval, the plat shall be revised to show a non-access easement along Sheridan Lake Road and the first fifty (50) feet of Holiday Lane; and,**

Urban Planning Division Recommendations:

3. **Prior to City Council approval, all of the affected utility companies shall indicate in writing that they support the vacation of the utility easement or the plat shall be revised to show the utility easement located along the north lot line of Lot 26R-1.**

12. No. 00PD054 - Fairway Hills PRD and Sandstone Ridge Subdivision

An application by Ennis and Associates for Mike Tennyson, Pat Hall and Ken Kirkeby for a **Major Amendment to a Planned Residential Development to reduce the side yard setback from 30 feet to 15 feet** on Lot 5 of Sandstone Ridge Subdivision and a portion of Lot 26 R-1 of Fairway Hills P.R.D., located in the Southeast One-Quarter (SE1/4) of the Northwest One-Quarter (NW1/4) of Section Fifteen (15), Township One North (T1N), Range Seven East (R7E), of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, as shown on the plat recorded in Book 23 of Plats on Page 187, more fully described as follows: Beginning at the northwest corner of said Lot 26 R-1, said corner being marked by a rebar with a 1019 cap, Thence, S 87°42'21" E, along the northerly property line of Lot 26 R-1, a distance of 166.92 feet to the northeasterly corner of Lot 26 R-1, said corner being marked by a rebar with a 1019 cap, Thence, S 74°13'13" W, a distance of 162.90 feet to a point on the



westerly line of Lot 26 R-1, said corner being marked by a rebar with 2199 cap; Thence, N11°07'57"W, along the westerly line of Lot 26 R-1, a distance of 51.96 feet, to the point of beginning. Said tract of land contains 4,218 square feet more or less, more generally described as being located at the intersection of Sheridan Lake Road and Holiday Lane.

Planning Commission recommended that the Major Amendment to a Planned Residential Development to reduce the side yard setback from 30 feet to 15 feet be approved with the following stipulations:

Engineering Division Recommendations:

1. Arrowhead Drainage development fees shall be paid prior to the issuance of a building permit;
2. Prior to issuance of a building permit, geotechnical information shall be submitted for review and approval;
3. Prior to issuance of a building permit, an on-site drainage and grading plan shall be submitted for review and approval;
4. Prior to issuance of a building permit, the location of water and sewer lines shall be shown on the site plan;
5. A Right-of-way Permit shall be obtained prior to any work in the public right-of-way;
6. A minimum four (4) foot horizontal separation shall be maintained between the retaining wall and the water mains and/or sanitary sewer mains located along Sheridan Lake Road;

Fire Department Recommendations:

7. Prior to issuance of a building permit, the applicant shall document that adequate fire flow is provided;
8. A hammerhead turnaround shall be provided at the entrance of the parking garage as determined by the Fire Department;
9. Prior to issuance of a building permit, the stand pipe connections shall be identified within the parking garage;
10. Prior to issuance of a Certificate of Occupancy, all fire codes shall be complied with;

Transportation Planning Division Recommendations:

11. The twelve (12) parking spaces located immediately off Holiday Lane shall be designated and signed as an employee parking area;

Urban Planning Division Recommendations:

12. The building shall be a maximum height of two (2) stories with a basement parking garage and a parapet along a portion of the roof as shown on the site plan;
13. The exterior façade of the building shall consist of drivet and glass in earth tone colors. The exact color(s) shall be submitted for review and approval prior to issuance of a building permit;
14. The proposed signs shall be allowed only as on-premise sign(s);
15. A four (4) foot wide sidewalk shall be constructed along the first 144 feet of Holiday Lane adjacent to the subject property as it extends east from Sheridan Lake Road;
16. A minimum of 86,094 landscaping points shall be provided. No trees shall be allowed in the utility easement(s). 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;

17. A minimum of 125 parking spaces shall be provided with five (5) handicap accessible spaces. One of the handicap spaces shall be "van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
 18. The side yard setback shall be reduced from 30 feet to 15 feet along a portion of the south lot line to allow the proposed structure to be located on the property as shown on the site plan;
 19. Prior to City Council approval, complete information shall be submitted regarding the heating and air handling equipment. All trash receptacles shall be located within the cove created by the retaining wall as shown on the site plan;
 20. Prior to City Council approval, Preliminary and Final Plat #00PL108 shall be approved; and,
 21. The proposed building shall be used as an office complex. Any other use shall require a Major Amendment to the Planned Commercial Development.
14. No. 00SV028 - Autumn Hills Plaza II

An application by Dream Design, Inc. for Stoney Creek Inc. for a **Variance to the Subdivision Regulations to waive requirement for curb and gutter and to allow thickened edge sidewalk on one side** on Lots 1-10 of Autumn Hills Plaza II located in the SW1/4 of the NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located on Catron Boulevard and Sheridan Lake Road.

Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement for curb and gutter and to allow thickened edge sidewalk on one side of the street be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.

15. No. 00PL115 - Autumn Hills Plaza
- An application by Dream Design for Stoney Creek Inc. for a **Preliminary and Final Plat** on Lot 1 of Autumn Hills Plaza Subdivision located in the SW1/4 of the NW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road.

Planning Commission recommended that the Preliminary and Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.

16. No. 00PD058 - Autumn Hills Plaza
- An application by Dream Design for Stoney Creek Inc. for a **Initial and Final Planned Residential Development** on a parcel of land located in Section 22,



T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the NE Corner of the intersection of Sheridan Lake Road and Catron Boulevard Right-of-ways, thence N00°03'41"W, 558.15 feet to the True Point of Beginning; thence N00°03'41"W along said right of way line 362.92 feet; thence departing said right of way line, N89°21'15"E, 13.92 feet to a point lying on the southerly boundary line of Autumn Hills Subdivision; thence along said southerly boundary line the following three courses: thence N89°20'21"E, 60.09 feet; thence N89°21'08"E, 64.99 feet; thence N89°19'52"E, 84.47 feet; thence departing said southerly line, S11°18'01"E, 244.96 feet; thence S65°11'42"W along the northerly line of Lot 1 of Autumn Hills Plaza Subdivision, 298.61 feet to the True Point of Beginning, containing 1.747 acres, more or less, more generally described as being located approximately 1,050 feet north of the intersection of Catron Boulevard and Sheridan Lake Road.

Planning Commission recommended that the Initial and Final Planned Residential Development be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.

18. No. 00RZ055 - Section 18, T1N, R8E

An application by Renner & Sperlich for South Elm Development for a **Rezoning from No Use District to Low Density Residential District** on Lot B of the N1/2 of Government Lot 4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located between Elm Avenue and Parkview Drive, south of Hanover Drive.

Planning Commission recommended that the Rezoning from No Use District to Low Density Residential District be approved.

19. No. 00SV027 - Elks Country Estates

An application by Doug Sperlich for Dennis Zandstra for a **Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide** on Lots 1R and 2R of Block 8 of Elks Country Estates (formerly Lots 1 & 2 of Block 8 of Elks Country Estates) located in N1/2 of SE1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Augusta Drive and Jolly Lane.

Planning Commission recommended that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide be approved.

20. No. 00PL119 - Section 13, T1N, R8E

An application by Brian D. Bradley for a **Layout Plat** on a portion of the SW1/4 of the SW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located approximately 1/4 mile north of the intersection of Anderson Road and S.D. Highway 44 on the east side of Anderson Road.



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

Engineering Division Recommendations:

1. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide detailed topographic information and grading plans for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a detailed drainage evaluation with respect to the Murphy Ditch for review and approval.
3. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a sight distance evaluation for the proposed access location. This analysis must also determine the feasibility of a street intersection located at the applicant's north property line;
4. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall submit information on the water supply proposed for the development;
5. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide an evaluation for the suitability of an on-site wastewater system;
6. Prior to Preliminary Plat approval by the Planning Commission, the applicant must submit for review and approval complete engineering plans for the construction of the collector road along the applicant's north property line to City standards or document that the sight distance at that location does not meet City minimum sight distance requirements and identify an alternate location for the collector road;

Pennington County Planning Recommendations:

7. Prior to Final Plat approval, the applicant shall submit a rezoning application with Pennington County for the proposed lot as well as the remaining 30 acre tract requesting they be rezoned to Limited Agriculture District. The zoning request must be approved and become effective prior to Final Plat approval by the City Council;

Transportation Planning Division Recommendations:

8. Prior to Final Plat approval by the Planning Commission, 17 feet of additional right-of-way shall be dedicated on the Anderson Road frontage;

Urban Planning Division Recommendations:

9. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
10. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

21. **No. 00PL120 - Fountain View Subdivision**

An application by Franklin Simpson for a **Preliminary and Final Plat** on Tract B of Fountain View Subdivision, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Harmony Heights Lane and Sunny Springs Drive.



Planning Commission recommended that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall provide a shared access easement at the west side of the property. The shared access easement shall be aligned with Sunny Spring Drive.

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
3. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

22. No. 00PL121 - Section 23, T2N, R7E

An application by Renner & Sperlich Engineering for Mayer Radio for a **Preliminary and Final Plat** on Tract B and easement located in the NE1/4 of the SW1/4 of Section 23, T2N, R7E, BHM, Pennington County, South Dakota, more generally described as being located approximately 1/2 mile north of Laurel Heights Subdivision.

Planning Commission recommended that the Preliminary and Final Plat be continued to the January 25, Planning Commission meeting to allow the applicant time to submit a Subdivision Variance and either a rezoning request or lot size variance request through Pennington County.

23. No. 00PL123 - Section 27, T2N, R7E

An application by Doug Sperlich for Don Green for a **Layout Plat** on Lot 1R of SW1/4 of SW1/4 of Section 27 (formerly Lot 1 of SW1/4 of SW1/4 of Section 27 and a portion of the unplatted balance of SW1/4 of SW1/4 of Section 27) located in SW1/4 of the SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located approximately 430 feet north of Lien Road west of Deadwood Avenue.

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

Engineering Division Recommendations:

1. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide sufficient topographic information and drainage plans to locate and size any required drainage easements;
2. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide a site plan identifying the location of all the access locations in relationship to Lien Street;
3. Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide a site plan identifying the location of the water supply and waste-water disposal system;



4. **Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide engineering plans for the construction of the access easement to City standard or a Subdivision Variance shall be obtained waiving these requirements;**
5. **Prior to Planning Commission approval of the Preliminary Plat, the access easement shall be identified on the plat and shall meet the minimum width requirements for an industrial street as per the Street Design Criteria Manual;**

Transportation Planning Division Recommendations:

6. **Prior to City Council approval of the Final Plat, the applicant shall identify the section line highway being vacated by the plat;**

Urban Planning Division Recommendations:

7. **Prior to Planning Commission approval of the Preliminary Plat, the applicant shall provide a site plan identifying the location of all structure(s) on the property;**
 8. **Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,**
 9. **Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.**
24. **No. 00PL124 - W.E. Rounds Addition**
An application by Fisk Engineering for Philip R. and Collen M. Hunter for a **Lot Split** on Lots 9A-1 and 9A-2 of Block 3 of W.E. Rounds Addition formerly all of Lot 9A of Block 3 of W.E. Rounds Addition, located in the SE1/4 SW1/4 of Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4006 Yucca Drive.

Planning Commission recommended that the request for a Lot Split be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit the additional required information.

25. **No. 00PL125 - Century Park Subdivision**
An application by Gary Renner for Mike Wieseler for a **Lot Split** on Lot A1 and Lot A2 of Lot 9 of Block 2 of Century Park Subdivision (formerly Lot A of Lot 9 of Block 2 of Century Park Subdivision) located in the SW1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located between Samco Road and Rand Road north of Commerce Road.

Planning Commission recommended that the Lot Split be continued to the January 25, 2001 Planning Commission meeting to allow time for the applicant to submit additional information.



26. No. 00PL126 - Huffman Subdivision

An application by Doug Sperlich for Wilburn-Powers, Inc. for a **Layout Plat** on Lots 3, 4, 5 and 6 of Huffman Subdivision (formerly Lots 3 & 4 of the NW1/4 of the SW1/4 of Section 32 Less Lot H1 of Lots 3, 4, 5 & 6 of the NW1/4 of the SW1/4 Section 32, and the unplatted portion of the NW1/4 of the SW1/4 of Section 32 and the existing 16' wide alley) located in the NW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1407 East North Street.

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

Engineering Division Recommendations:

1. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall be required to provide topographic and grading plans for review and approval;**
2. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall be required to provide a detailed drainage plan in compliance with the Perrine Drainage Basin Design Plan;**
3. **Prior to Layout Plat approval by the Planning Commission, the applicant shall provide a site plan identifying the location of Century Road on the side of East North Street to insure the location of the proposed intersection aligns;**
4. **Prior to Preliminary Plat approval by the Planning Commission, the approach(s) onto East North Street shall be closed and all access shall be provided from Century Road;**
5. **Prior to Preliminary Plat approval, the applicant shall be required to provide a non-access easement on the remainder of the East North Street frontage;**
6. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall be required to provide engineering plans for Century Road including sidewalks, utilities and storm water improvements;**
7. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide complete engineering plans for the extension of Philadelphia Street including all utilities and prior to Final Plat approval by the City Council, the applicant shall construct or provide surety for the Philadelphia Street improvements or the applicant shall sign an agreement to consent to a future assessment project;**
8. **Prior to City Council approval of the Final Plat, the applicant shall dedicate a total of sixty (60) feet of right-of-way for Philadelphia Street;**

Fire Department Recommendations:

9. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall be required to provide revised plans showing the layout and location of water lines and hydrants providing adequate fire flows for the proposed development;**

Transportation Planning Division Recommendations:

10. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide complete engineering design plans for the intersection of Century Road and East North Street. The applicant**



shall provide an analysis identifying the needs for left turns in and out of the property and the possible need for a deceleration lane. The analysis shall identify what types of improvement are needed for the intersection;

Planning Division Recommendations:

11. Prior to Final Plat approval by the City Council, the applicant shall be required to annex the subject property into the City of Rapid City;
 12. Prior to Final Plat approval by the City Council, the applicant shall have submitted a rezoning request for the subject property;
 13. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall provide a site plan identifying the location of all structure(s) on the subject property;
 14. Prior to Preliminary Plat approval by the Planning Commission, the applicant shall have made provisions for the dedication the southwest half of the first 138.69 feet of Century Road;
 15. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
 16. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.
27. No. 00PL127 - Neff's Subdivision No. 4
An application by Dream Design, Inc. for Doyle Estes for a **Preliminary & Final Plat** on Tract B of Neff's Subdivision No. 4 located in the unplatted portion of the S1/2 NW1/4 SW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Race Track Road and Elk Vale Road.
- Planning Commission recommended that the Preliminary & Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.**
28. No. 00PL128 - Red Rock Estates
An application by Dream Design International, Inc. for a **Preliminary & Final Plat** on Lots 1-4, Block 6, of Red Rock Estates Phase 1A located in the NE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Sheridan Lake Road.
- Planning Commission recommended that the Preliminary & Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.**
29. No. 00RZ057 - Stoney Creek Subdivision Phase I
An application by Dream Design International for a **Rezoning from General Commercial District to Low Density Residential District** on a parcel of land located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the NE corner



of the intersection of Sheridan Lake Road and Catron Boulevard right of ways; Thence N0°02'33"E along the easterly right of way line of Sheridan Lake Road, 760.00 feet; Thence S89°57'27"E, 255.74 feet to the True Point of Beginning; Thence S89°57'27"E, 329.10 feet; Thence S34°09'47"W, 93.93 feet; Thence N89°57'27"W, 260.81 feet; Thence N11°18'01"W, 79.31 feet to the True Point of Beginning, containing 0.526 acres, more or less, more generally described as being located approximately 1/4 mile north of the intersection of Catron Boulevard and Sheridan Lake Road.

Planning Commission recommended that the Rezoning from General Commercial District to Low Density Residential District be continued to the January 25, 2001 Planning Commission meeting.

30. No. 00PL129 - Stoney Creek Subdivision Phase I
An application by Dream Design International for a **Preliminary and Final Plat** on Lots 1A-4B, Block 1; Lots 1-3, Block 2; Lots 1-23, Block 3; Lots 1-4, Block 4; and Lot 1, Block 5, located in the SW1/4 of the NW1/4, and the NW1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of the intersection of Catron Boulevard and Sheridan Lake Road.

Planning Commission recommended that the Preliminary and Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information.

32. No. 00PL131 - Meadow View Subdivision
An application by Dream Design International for a **Final Plat** on Tract B of Meadow View Subdivision formerly the unplatted portion of the NW1/4NW1/4NE1/4 of Section 26, T1N, R7E, B.H.M., Pennington County, South Dakota, more generally described as being located 1/2 mile east of the intersection of U.S. Highway 16 and U.S. Highway 16B.

Planning Commission recommended that the Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow the petitioner time to submit the additional required information.

33. No. 00PL132 - Elks Country Estates
An application by Doug Sperlich for Bernard D. Friend for a **Preliminary and Final Plat** on Lot 3R of Block 7 of Elks Country Estates and Tract 3R of the E1/2 of Section 16 (Lot 3R of Block 7: formerly a portion of Lot 3 of Block 7 of Elks Country Estates and Tract 3R: formerly a portion of Lot 3 of Block 7 of Elks Country Estates and Tract 3 and a portion of Tract 1 of the E1/2 of Section 16) located in the E1/2, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of Willowbend Road and the southern terminus of Jolly Lane.

Planning Commission recommended that the Preliminary and Final Plat be continued to the January 25, 2001 Planning Commission meeting to allow time for the applicant to submit a rezoning request.



34. No. 00PL097 - Robbinsdale Addition No. 10

An application by Doug Sperlich for Gary Rasmusson for a **Preliminary and Final Plat** on Lots 15, 16 and 17 of Block 28 of Robbinsdale Addition No. 10 located in the NE1/4 of the SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Annamaria Drive and Alta Vista Drive.

Planning Commission recommended that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the applicant shall submit revised engineering plans for the sanitary sewer extensions for review and approval;
2. Prior to City Council approval of the Preliminary Plat, the applicant shall provide revised engineering plans for the extension of storm sewer to the rear of Lot 15 for review and approval;
3. Prior to City Council approval of the Preliminary Plat, the applicant shall provide plans for the repair of erosion along Lot 15 for review and approval;

Fire Department Recommendations:

4. Prior to City Council approval of the Preliminary Plat, the applicant shall provide plans for a temporary emergency turnaround at the end of Alta Vista Street;

Urban Planning Division Recommendations:

5. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
6. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

35. No. 00DU002 – Request for Determination

An application by Pennington County Highway Department for Determination that the proposed **Covington Street and Knox Street Reconstruction** meets the adopted Comprehensive Plan.

Planning Commission recommended that the Rapid City Planning Commission find that the proposed reconstruction of Covington Street and Knox Street is consistent with the adopted Comprehensive Plan subject to the following conditions:

Engineering Division Recommendations:

1. That a ten foot wide bike path be installed on the west side of the roadway;
2. Street lighting conduit be installed as per City standards; and,

Pennington County Air Quality Office Recommendations:

3. An Air Quality Permit shall be obtained prior to commencing any construction activities.



36. No. 00RZ054 - Regional Hospital Addition

An application by Rapid City Regional Hospital for a **Rezoning from Office Commercial District to General Commercial District** on Tracts AR-1 thru AR-5 and Tracts AR-7 thru AR-9 and Tract B of Regional Hospital Addition located in SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 353 Fairmont Boulevard and 2908 Fifth Street (Rapid City Regional Hospital).

Planning Commission recommended that the Rezoning from Office Commercial District to General Commercial District be continued to the January 25, 2001 Planning Commission meeting to allow the petitioner to submit an application for a Planned Commercial Development.

---END OF CONSENT CALENDAR; BEGINNING OF REGULAR AGENDA ITEMS---

13. No. 00PD057 - Walpole Heights Subdivision

An application by SDC, Inc. for a **Major Amendment to a Planned Commercial Development to allow a motel and restaurant** on Tract A Revised, Tract C Revised and Tract D, Walpole Heights Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2710 Mount Rushmore Road.

Rob Schlimgen, applicant, identified various information that staff has requested in order to evaluate this application. He reviewed the current layout of the property and identified parking areas for various structures. He noted that this Major Amendment request is necessary to accommodate a proposed new restaurant and hotel facility in conjunction with the Riddle's Jewelry factory expansion. He stated that he concurs with the parking requirements identified for the new restaurant and hotel uses. He requested that the Planning Commission consider a reduction in the parking requirement for the factory. He explained that the expansion of the factory and retail sales area would only result in an additional three or four employees at the retail portion of the factory structure. He discussed the applicant's reasons for the factory and retail sales area expansion and he reviewed the history of the Company in an effort to show stability of ownership.

Wevik requested clarification concern the ownership of the development and the hours of operation for the factory use.

Schlimgen advised that the entire property is under one ownership and that there are no employees at the factory during the evening hours. He requested that the Planning Commission give him an indication of whether a reduction in the parking requirements would be granted.

Discussion followed concerning exparte communications between the applicant and the Planning Commission.



In response to a question from Jorgenson, Schlimgen indicated that they do not anticipate any shared parking between the facilities. He clarified that they feel the parking requirement standards for the gold factory use are excessive.

Discussion followed concerning the amount of bus traffic typically stopping at the gold factory.

Swedlund advised that he discussed the project on the telephone with Schlimgen yesterday.

Elkins noted that the Parking Ordinance was specifically amended as a result of parking problems at gold manufacturing companies. She explained that due to the nature of gold manufacturing, employees are typically concentrated into smaller work spaces. She stated that staff recommends that the minimum parking requirement be met.

Bulman expressed concern that at some point the State Department of Transportation may remove the on-street parking in the right-of-way. She noted that she feels the parking issues should be closely reviewed.

Schlimgen clarified that the 88 non-conforming stalls located in the right-of-way are not included in the minimum off-street parking requirement. He added that if the parking in the right-of-way was considered, the minimum off-street parking requirement for the entire development would be exceeded by 23 stalls.

Wall expressed concern that additional work shifts could be added in the future at the factory exacerbating parking problems.

Elkins noted that the South Dakota Department of Transportation can remove the 88 spaces located in the right-of-way at any time. She stated that these 88 on-street parking spaces cannot be counted when calculating off-street parking. Elkins clarified that the development as proposed requires 495 off-street parking spaces and only 442 are provided on the site plan. She explained that the site plan is 53 spaces short from meeting minimum parking requirements.

Discussion followed concerning possible reconstruction of Fairmont Boulevard and the potential for a reduction in hotel rooms or the conference room at the hotel.

In response to a question from Lang, Fisher advised that one area hotel owner had expressed concerns regarding parking at this location.

Discussion followed.

Swedlund stated that he has concerns with adequate restaurant parking and he expressed concern that a billboard is shown on the site plan for this property.

Larry Riddle, property owner, stated that the addition of a second or third shift at the factory is very unlikely. He noted that they have more square footage per



employee than the national average. He added that modern technology reduces the number of employees needed to operate the factory.

Wevik advised that he had spoken with the applicant on the telephone concerning this request. He indicated that some parking alternatives may be obtained by using a campus perspective.

Discussion followed.

Wevik moved, Solay seconded and unanimously carried to recommend that the Major Amendment to a Planned Commercial Development be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit additional information. (9 to 0)

17. No. 00PD066 - Robbinsdale Addition No. 10

An application by Walgar Development Corp. for a **Planned Development Designation** on a portion of Tract A of Robbinsdale Addition No. 10, and a portion of the NE1/4 of the SE1/4, Section 13, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the southeast corner of Lot 16 Revised of Block 23 of Robbinsdale Addition No. 10, common with the northerly edge of right-of-way for East Minnesota Street, and the Point of Beginning; Thence, first course: N24° 39'00"W, along the easterly boundary of said Lot 16 Revised of Block 23, a distance of 113.92 feet; Thence, second course: N65° 42'16"E, a distance of 119.46 feet; Thence, third course: N67° 31'50"E, a distance of 60.09 feet; Thence, fourth course: N65° 37'01"E, a distance of 124.03 feet, to a point on the southwesterly boundary of Lot 4 of Block 24 of Robbinsdale Addition No. 10; Thence, fifth course: S24° 20'00"E, along the southwesterly boundary of said Lot 4 of Block 24, a distance of 106.08 feet, to the southwesterly corner of said Lot 4 of Block 24, common with the northerly edge of right-of-way for East Minnesota Street; Thence, sixth course: S64° 33'00"W, along the northerly edge of right-of-way for said East Minnesota Street, a distance of 302.98 feet, to the southeast corner of said Lot 16 Revised of Block 23, and the Point of Beginning; Said Parcel contains 33,335 square feet or 0.765 acres more or less., more generally described as being located at the intersection of Minnesota Street and Maple Street.

Dan Driscoll, 4024 Windslow Place, presented a petition in opposition to the Planned Development Designation noting that the same document was presented to the Planning Commission on November 9, 2000 in opposition to the associated rezoning request. He noted that several names had been added to the petition along with a map showing the addresses of those homeowners signing the petition.

Wall stated that he feels the property owners purchased their property with the understanding that this property would consist of single family residences. He added that a significant number of area property owners object to this request.



Wall moved and Swedlund seconded to recommend that the Planned Development Designation be denied.

Swedlund concurred with Wall. He stated that he feels a specific representation was made to the property owners and those property owners are opposed to the Rezoning and the Planned Development Designation.

Discussion followed.

Bulman spoke against the motion noting that she is reviewing this item strictly from the planning standpoint of whether this rezoning request is good or bad for the neighborhood.

Wevik concurred with Bulman noting that he feels it is appropriate to put the Planned Development Designation on the property.

Jorgenson spoke in support of the motion.

Discussion followed concerning the previously approved Rezoning request for the subject property.

Rick Anderson, 4012 Maple Street, expressed opposition to the proposed Planned Development Designation citing inadequate lot size to support duplex uses.

Upon roll call vote, the Planning Commission recommended that the Planned Development Designation be denied. (6 to 3 with Jorgenson, Swedlund, Wall, Lang, Prairie Chicken and Solay voting yes and with Parker, Wevik and Bulman voting no)

31. No. 00PL130 - R.C.L.D. Addition

An application by Davis Engineering for Shooters, Inc. for a **Lot Split** on Lot 1 Revised Revised and Lot A Revised of R.C.L.D. Addition, formerly: Lot 1 Revised and Lot A of R.C.L.D. Addition, all located in: Government Lot 1 (NE1/4 NE1/4) of Section 3, T1N, R7E, BHM and the SE1/4 SE1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located on Mountain View Road north of West Main Street.

Elkins advised that the Engineering Division feels that all issues can be addressed prior to City Council approval and recommends that the Lot Split be approved with stipulations as distributed in the revised staff report.

Wevik requested additional information.

Seaman presented the request and reviewed the staff report and slides. She identified staff concerns relating to access to the rear lot noting that the applicant will need to provide further information concerning the access points prior to City Council approval.



Discussion followed.

Bulman moved, Soley seconded and unanimously carried to recommend that the Lot Split be approved with the following stipulations:

Engineering Division Recommendations:

1. That prior to City Council approval, the plat shall be revised to include the dedication of additional right-of-way on the Mountain View Road frontage;
2. That prior to City Council approval, access easements shall be revised to include existing access locations;
3. That prior to City Council approval, additional topographic information required by the Engineering Division shall be provided; and,

Transportation Planning Division Recommendations:

4. Prior to City Council approval, the plat shall be revised to reflect non-access easements along the Mountain View Road frontage except for the location of existing approaches. (9 to 0)

37. No. 00DU001 – Request for Determination

An application by Pennington County Highway Department for Determination that the proposed **North Haines Avenue Reconstruction** meets the adopted Comprehensive Plan.

Hiene Junge, Pennington County Highway Superintendent, objected to staff's recommendation to continue this request to the January 25, 2001 Planning Commission meeting. He asked the Planning Commission to take action on this request at this time so that the construction design can proceed.

Elkins indicated that City staff recommends that this item be continued to the January 25, 2001 Planning Commission meeting so that staff can review the information submitted by Pennington County.

Junge stated that he wants a decision made on this request today. He advised that Pennington County has reviewed the City's Comprehensive Plan and has reviewed the criteria. He noted one typographical error on the depth of the typical section. He added that there is minimal growth shown for the surrounding area.

In response to a question from Wall, Elkins indicated that Pennington County Highway has proposed a two lane section roadway; however, she noted that the Comprehensive Plan shows this as an arterial roadway. She added that a Meade County Commissioner has indicated that Meade County has already approved over 600 family lots that will use this road as access that have not been incorporated into the Rapid City Long Range Transportation Plan. She also noted that staff would like an opportunity to review the impact of truck traffic to and from the Cement Plant to the ore pit west of the proposed reconstruction. She stated that these are significant questions that have not been fully discussed with staff. She noted that staff can review these items and make a recommendation to the Planning Commission at the January 25, 2001 Planning Commission meeting.



Junge advised that Pennington County has already studied those issues and he requested that the Planning Commission take action on this request.

Discussion followed.

Junge requested that Item 35 that was approved on the consent calendar be reconsidered.

Bulman moved, Solay seconded and unanimously carried to recommend that the Determination of Use be continued to the January 25, 2001 Planning Commission meeting. (9 to 0)

Elkins requested that Items 38 and 39 be considered concurrently.

38. No. 00RZ056 - Section 35, T2N, R7E

An application by Robert Blumenthal for Century Resources, Inc. for a **Rezoning from Heavy Industrial District to General Commercial District** on the north 327.2 feet of the N1/2 SE1/4 of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; excepting therefrom the W1/2 NW1/4 SE1/4; and excepting therefrom Lot 1 of Lot B of the NE1/4 SE1/4, as shown on the plat filed in Plat Book 3, Page 103; and excepting therefrom North Boulevard Addition; and excepting therefrom Lot RU-302A of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the Plat filed in Plat Book 14, Page 53; and excepting therefrom Lot RU-302B of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the Plat filed in Plat Book 14, Page 94; and excepting therefrom any street or highway rights of way, more generally described as being located at 1400 Philadelphia Street.

39. No. 00CA014 - Section 35, T2N, R7E

An application by Robert Blumenthal for Century Resources, Inc. for an **Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 9.232 acre parcel from Office Commercial with a Planned Commercial Development Overlay to General Commercial** on the north 327.2 feet of the N1/2 SE1/4 of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; excepting therefrom the W1/2 NW1/4 SE1/4; and excepting therefrom Lot 1 of Lot B of the NE1/4 SE1/4, as shown on the plat filed in Plat Book 3, Page 103; and excepting therefrom North Boulevard Addition; and excepting therefrom Lot RU-302A of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the Plat filed in Plat Book 14, Page 53; and excepting therefrom Lot RU-302B of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the Plat filed in Plat Book 14, Page 94; and excepting therefrom any street or highway rights of way, more generally described as being located at 1400 Philadelphia Street.



Elkins advised that the applicant has requested that Items 38 and 39 be denied without prejudice. She noted that City Council denied these requests without prejudice at the applicant's request on Monday night.

Bulman moved, Swedlund seconded to deny the Rezoning from Heavy Industrial District to General Commercial District without prejudice; and to deny without prejudice the Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 9.232 acre parcel from Office Commercial with a Planned Commercial Development Overlay to General Commercial. (9 to 0)

40. No. 00PL122 - White Tail Meadows

An application by Paul Hunt for a **Layout Plat** on SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located approximately 1/2 mile north of the intersection of S.D. Highway 44 and Anderson Road on the east side of Anderson Road.

Emerson stated that staff has met with the applicant and the applicant's Engineer and they have requested that this Layout Plat be continued to the February 8, 2001 Planning Commission meeting.

Jorgenson moved, Wevik seconded and unanimously carried to recommend that the Layout Plat be continued to the February 8, 2001 Planning Commission meeting. (9 to 0)

41. No. 00UR041 - Arches Addition

An application by Shooters, Inc. for a **Major Amendment to a Use on Review to allow an on-sale liquor establishment** on Tract 2, Arches Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2650 Mount Rushmore Road.

Elkins advised that due to a conflict in state law the applicant has requested that the Use on Review be denied without prejudice.

Solay moved, Wevik seconded and unanimously carried to recommend that the Major Amendment to a Use on Review to allow an on-sale liquor establishment be denied without prejudice at the applicant's request. (9 to 0)

Jorgenson moved, Wevik seconded and unanimously carried to reconsider the entire consent calendar. (9 to 0)

Jorgenson moved, Wevik seconded and unanimously carried to approve the consent calendar as previously adopted with exception of Item 35. (9 to 0)

35. No. 00DU002 – Request for Determination



An application by Pennington County Highway Department for Determination that the proposed **Covington Street and Knox Street Reconstruction** meets the adopted Comprehensive Plan.

Junge advised that Pennington County does not install street lights. He expressed his opinion that the installation of street light conduit is of no benefit to the citizens in the area. He objected to the condition requiring that a ten foot bike path be constructed. He stated that the City of Rapid City does not require developers to construct bike paths. He stated that Pennington County does not intend to fund these improvements.

Elkins responded that the installation of street light conduit at the time of road reconstruction is appropriate. She added that the cost to remove asphalt to install conduit after the road has been constructed is substantially higher, damages the road and negatively impacts the traveling public.

In response to a question from Bulman, Junge noted that the cost incurred by Pennington County to install street light conduit in Twilight Drive was approximately \$20,000. He noted that Pennington County does not have an ordinance requiring that sidewalks be shoveled. He expressed concern that the County would incur liability if the sidewalks are not shoveled.

Discussion followed.

Dave Johnson, Engineering Division, advised that the Elk Vale Future Land Use Plan identifies a bike path located on the west side of Covington Street. He noted that staff recommends that a bike path be constructed consistent with that plan.

Lengthy Discussion followed concerning required improvements outside Rapid City Limits and the adopted Comprehensive Plan.

Junge asked that the Planning Commission deny both requests so that Pennington County can proceed with their own design plans.

Discussion followed.

Wall moved, Soley seconded and carried to find that the proposed reconstruction of Covington Street and Knox Street is consistent with the adopted Comprehensive Plan subject to the following conditions:

Engineering Division Recommendations:

- 1. That a ten foot wide bike path be installed on the west side of the roadway;**
- 2. Street lighting conduit be installed as per City standards; and,**

Pennington County Air Quality Office Recommendations:

- 3. An Air Quality Permit shall be obtained prior to commencing any construction activities. (7 to 2 with Jorgenson and Wevik voting no)**



Swedlund requested details on the proposed Roosevelt Park project. Emerson responded that the Public Works Department has proposed revisions based on comments from the citizens. Swedlund noted that the plan appears to be a radical alteration of the park. Elkins advised that Rod Johnson in the Public Works Department would be able to address any questions concerning the Roosevelt Park project.

Wevik indicated that ethics would be an appropriate topic for the next Planning Commission training session. Elkins responded that Tamara Pier, City Attorney, will make that presentation at the next training session.

Elkins reported that the Rocky Mountain Land Use Institute in Denver has selected Rapid City for participation in a training session to brainstorm planning issues. She added that the topic for Rapid City will be City/County jurisdictional issues. Discussion followed.

Elkins noted that the new Transportation Planner, Kip Harrington, will begin work next Monday.

She advised that staff is in the process of background checks for the Air Quality Specialist position and interviews have been scheduled for the annexation planner position. She indicated that the Personnel Department is in the process of revising the Future Land Use Planner Position.

Elkins expressed her appreciation to all members of the Urban Planning staff for all of their efforts address the large numbers of submittals during the holiday season. She added that problems with postage on the diskettes will be resolved.

43. Staff Items
None.

44. Planning Commission Items
None.

45. Committee Reports
None.

There being no further business, Solay moved, Jorgenson seconded and unanimously carried to adjourn the meeting at 8:56 a.m. (9 to 0)