

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
January 25, 2001

Draft

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

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

Vice-Chairperson Wevik called the meeting to order at 7:00 a.m.

Wevik 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.

Swedlund requested that Items 4, 8, 12 and 29 be removed from the Consent Agenda for separate consideration. Bulman requested that Item 7 be removed from the Consent Agenda for separate consideration. Linda Delong requested that Item 23 be removed from the Consent Agenda for separate consideration. Staff requested that Items 31 and 32 be removed from the Consent Agenda for separate consideration.

Prairie Chicken moved, Solay 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 4, 7, 8, 12, 23, 29, 31 and 32. (9 to 0)

1. Approval of the January 4, 2001 Planning Commission Meeting Minutes.
2. No. 99PL120 - Spring Canyon Estates
A request by Gary Renner for Larry Teuber to consider an application for a **Preliminary and Final Plat** on Lots 1, 2, 3 and 4 of Block 4 of Spring Canyon Estates (formerly Lot 2B & Lot 1 of Block 1 of Spring Canyon Estates and the NE1/4 of the SW1/4) located in the SW1/4 of the NW1/4, the NW1/4 of the SW1/4 and in the NE1/4 of the SW1/4 of Section 5, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located at the southern terminus of Clarkson Road.

Planning Commission recommended that the Preliminary and Final Plat be continued to the February 22, 2001 Planning Commission meeting to allow all outstanding requirements to be submitted by January 26, 2001.
3. No. 00PL089 - Valley Ridge Subdivision
A request by Dream Design International to consider an application 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 approved with the following stipulations:

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Plat, the detention pond plans shall be revised as required by the City Engineering Division and the Pennington County Highway Department. In addition, the City Engineering Division and the Pennington County Highway Department shall have approved the plans and specifications prior to construction of the detention pond;
2. Prior to City Council approval of the Final Plat, executed contract documents for the construction of the detention pond shall be submitted;
3. Prior to approval by the City Council of the Final Plat for more than 21 lots within the subdivision, construction of the detention pond shall be completed and approved by the City Engineering Division and the Pennington County Highway Department;
4. Prior to City Council approval of the Final Plat, easements for the area of the detention pond shall be prepared and recorded with the Pennington County Register of Deeds by the petitioner;
5. Prior to City Council approval of the Final Plat, the petitioner shall have revised the plat to reflect the dedication of right-of-way for the Meadow Lane turn-around and shall have either constructed the turn-around or posted financial surety to cover its construction;
6. Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street;

Register of Deed's Office Recommendation:

7. Prior to City Council approval of the Final Plat, the petitioner shall have received the preliminary approval of the Pennington County Register of Deeds Office to ensure that the legal description is acceptable and that lots are labeled correctly;

Urban Planning Division Recommendations:

8. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees shall be paid; and,
9. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

5. No. 00PL115 - Autumn Hills Plaza

A request by Dream Design for Stoney Creek Inc. to consider an application for a **Preliminary and Final Plat** on Lots 1 through 10 of Autumn Hills Plaza Subdivision Phase 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 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 approved with the following stipulations:

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Plat, revisions to the drainage plan shall be submitted for review and approval;
2. Prior to City Council approval of the Final Plat, Autumn Place must be built to the minimum standards established by the Street Design Criteria Manual or a Subdivision Regulations Variance to waive the requirement for curb and gutter and to allow a sidewalk on one side of the street must be obtained;
3. Prior to City Council approval of the Final Plat, a maintenance agreement shall be established between the adjacent property owner(s) and the subject property owner to insure that Autumn Place is maintained in a safe and accessible condition;
4. Prior to City Council approval of the Final Plat, the plat shall be revised to show witness corners. In addition the plat shall be revised to show the 11 foot of additional right-of-way being dedicated along Sheridan Lake Road as "Dedicated right-of-way this plat". The plat shall also be revised to show a ten foot wide utility easement along Autumn Place;
5. Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street;

Fire Department Recommendation:

6. Prior to City Council approval of the Final Plat, a note shall be placed on the plat identifying that no on-street parking is allowed in the cul-de-sac;

Emergency Services Communication Center:

7. Prior to City Council approval of the Final Plat, the plat shall be revised to show Autumn Hills Place as Autumn Place;

Urban Planning Division Recommendations:

8. Prior to City Council approval of the Final Plat, the Initial and Final Residential Development Plan shall be approved;
9. Prior to City Council approval of the Final Plat, the plat shall be revised to include that portion of the road located on Outlot K or a miscellaneous document shall be recorded at the Register of Deed's Office identifying a 26 foot wide public access easement on Outlot K as shown on the site plan;
10. Prior to City Council approval of the Final Plat, a note shall be placed on the plat identifying a six (6) foot wide exterior maintenance easement on either side of the common lot line, exclusive of the building area, to provide adequate room for maintenance, repair and alterations;

11. **Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,**
 12. **Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.**
6. No. 00PD058 - Autumn Hills Plaza
A request by Dream Design for Stoney Creek Inc. to consider an application for an **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 approved with the following stipulations:

Engineering Division Recommendation:

1. **Prior to City Council approval of the Final Residential Development Plan, revisions to the construction plans shall be submitted for review and approval;**

Fire Department Recommendations:

2. **Prior to issuance of a Certificate of Occupancy, all fire codes shall be complied with;**
3. **Prior to issuance of a building permit, signs shall be posted along Autumn Place precluding on-street parking in the cul-de-sac;**

Building Inspection Recommendations:

4. **A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
5. **Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;**

Urban Planning Division Recommendations:

6. **Prior to City Council approval of the Final Residential Development Plan, a revised landscaping plan shall be submitted for review and approval;**
7. **Prior to City Council approval of the Final Residential Development Plan, the specific design and height of the proposed fence shall be submitted for review and approval;**

8. **A minimum 15 foot front yard setback and a minimum 25 foot rear yard setback to the principal structure(s) shall be maintained. In addition, a minimum 18 foot on-site parking apron along the front of the proposed principal structure shall be provided; and,**
9. **The proposed townhome development shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development.**

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

A request by City of Rapid City to consider an application 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 approved.

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

A request by Renner & Sperlich Engineering for Mayer Radio to consider an application 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 February 8, 2001 Planning Commission meeting.

11. No. 00PL124 - W.E. Rounds Addition

A request by Fisk Engineering for Philip R. and Collen M. Hunter to consider an application 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 approved.

13. No. 00PL125 - Century Park Subdivision

A request by Gary Renner for Mike Wieseler to consider an application 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 approved as a Preliminary and Final Plat with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval of the Preliminary Plat, the applicant shall obtain from the property owner to the north giving the applicant permission to correct the driveway (common access easement) drainage problem by altering the driveway so that water will stay in Samco Road;
2. Prior to City Council approval of the Preliminary Plat, the 55 foot wide utility easement along the east lot line shall include a major drainage easement;
3. Prior to City Council approval of the Preliminary Plat, five foot major drainage easement shall be designated along the Rand Road right-of-way;
4. Prior to City Council approval of the Preliminary Plat, a twenty foot major drainage easement shall be identified along the north side lot line;
5. Prior to City Council approval of the Preliminary Plat, the applicant shall provide drainage swales and erosion control along the side and rear lot lines of this lot;
6. Prior to City Council approval of the Preliminary Plat, the applicant shall provide the location of water and sewer mains and service lines along Samco Road;

Transportation Planning Division Recommendations:

7. Prior to City Council approval of the Final Plat, the applicant shall dedicate an additional five feet of right-of-way for Rand Road;

Urban Planning Division Recommendations:

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.
14. No. 00PL127 - Neff's Subdivision No. 4
A request by Dream Design, Inc. for Doyle Estes to consider an application 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 approved with the following stipulations:

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Plat, the design of the proposed detention pond and drainage channel(s) shall be submitted for review and approval. The detention pond and drainage channel design plans shall be approved and construction contracts executed prior to the start of any on-site or off-site construction, including any road construction and/or on-site or off-site grading;
2. Prior to City Council approval of the Final Plat and/or the start of any construction or grading, the Pennington County Drainage Commission shall have approved the proposed detention pond and drainage channel design plans;
3. Prior to City Council approval of the Final Plat, the plat shall be revised maintaining a 33 foot wide utility easement in place of the section line highway to be vacated this plat;
4. Prior to City Council approval of the Final Plat, the water main design plans shall include extending the water main to the north property line;
5. Prior to City Council approval of the Final Plat, design calculations and assumptions used for the design of the sewer main and the projected service area to be served by the sewer main shall be submitted for review and approval;
6. Prior to City Council approval of the Final Plat, verification that the datum used for evaluating the drainage and sewer agrees with the datum used in the design shall be submitted for review and approval;

Urban Planning Division Recommendations:

7. A Special Exception shall be granted to allow a cul-de-sac in excess of 1,200 feet;
8. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
9. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

15. No. 00PL128 - Red Rock Estates

A request by Dream Design International, Inc. to consider an application 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 February 8, 2001 Planning Commission meeting to allow the applicant to submit additional information.

16. No. 00SV028 - Autumn Hills Plaza II

A request by Dream Design, Inc. for Stoney Creek Inc. to consider an application 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 at the intersection of 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 a sidewalk on one side of the street be approved with the following stipulation:

Urban Planning Division Recommendations:

1. The sidewalk shall be a minimum of five (5) feet in width and shall be constructed immediately adjacent to the pavement.

17. No. 00PL129 - Stoney Creek Subdivision Phase I

A request by Dream Design International to consider an application 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 February 8, 2001 Planning Commission meeting to allow the applicant to submit additional information.

18. No. 00CA017 - Stoney Creek Subdivision Phase I

A request by Dream Design International to consider an application for an **Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 1.387 acre parcel from General Commercial with a Planned Commercial Development to a Planned Residential Development with a maximum density of 4.8 dwelling units per acre** 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; and, 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 to the True Point of Beginning; thence S89°57'27"E, 255.75 feet; thence S11°18'01"E, 79.31 feet; thence S65°11'42"W, 298.61 feet to a point lying on said easterly right of way line of Sheridan Lake

Road, thence N0°02'33"E, along said easterly right of way line, 203.24 feet to the True Point of Beginning, containing 0.861 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 Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 1.387 acre parcel from General Commercial with a Planned Commercial Development to a Planned Residential Development with a maximum density of 4.8 dwelling units per acre be approved.

19. No. 00RZ057 - Stoney Creek Subdivision Phase I

A request by Dream Design International to consider an application 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 approved in conjunction with the Comprehensive Plan Amendment to change the future land use designation from General Commercial with a Planned Commercial Development to Planned Residential Development with a maximum density of 4.8 dwelling units per acre.

20. No. 00PL131 - Meadow View Subdivision

A request by Dream Design International to consider an application 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 approved with the following stipulations:

Engineering Division Recommendation:

- 1. Prior to City Council approval, the applicant shall either complete the water and sewer extension as required or post financial surety in the amount necessary to cover the cost of the improvements;**

Emergency Services Communication Center Recommendation:

2. **Prior to City Council approval, the plat shall be revised to show U. S. Highway 16 B as Catron Boulevard;**

Urban Planning Division Recommendations:

3. **Prior to the plat being filed at the Register of Deed's Office, the rezoning request shall be effective;**
4. **Prior to City Council approval, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,**
5. **Prior to City Council approval, surety for any required subdivision improvements that have not been completed shall be posted.**

21. **No. 00PL132 - Elks Country Estates**

A request by Doug Sperlich for Bernard D. Friend to consider an application 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 approved.

22. **No. 00PL133 - Section 5, T1N, R8E**

A request by ETS, Inc. to consider an application for a **Layout Plat** on Lot 1, Lot 2, and Lot 3 of Tract 4 of Bradsky Subdivision No. 2 in the NW1/4 SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Cambell Street north of East St. James Street.

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

Engineering Division Recommendations:

1. **Upon Preliminary Plat submittal, a topographic survey by a licensed surveyor and grading plans shall be submitted for review and approval;**
2. **Upon Preliminary Plat submittal, a drainage plan in accordance with the Knollwood Drainage Basin Development Plan shall be submitted for review and approval. In addition, a hydraulic analysis on Lot 2 shall be submitted for review and approval;**
3. **Prior to Final Plat approval, drainage easement(s) shall be shown on the plat as required by the Engineering Division;**
4. **Upon Preliminary Plat submittal, water and sewer plans shall be submitted for review and approval;**
5. **Upon Preliminary Plat submittal, complete engineering plans as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;**

6. **Upon Preliminary Plat submittal, access to Lot 3 shall be revised to provide a minimum 45 foot wide access easement and/or right-of-way to the property;**
7. **Prior to Final Plat approval, the access road to Lot 3 shall be built to lane place standards with minimum a 20 foot wide paved surface, curb, gutter and sidewalk(s);**
8. **Prior to Final Plat approval, Campbell Street and Creek Drive shall be built to arterial street standards with curb, gutter and sidewalk(s);**
9. **Prior to Final Plat approval, the plat shall be revised dedicating an additional 17 feet of right-of-way along the south 403 feet of Lot 2 as it abuts Creek Drive;**

Traffic Engineering Division Recommendations:

10. **Upon Preliminary Plat submittal, proposed approach locations along Creek Drive and Campbell Street shall be submitted for review and approval;**

Transportation Planning Division Recommendations:

11. **Prior to Final Plat approval, non-access easements shall be shown along Campbell Street and Creek Drive accept for the approved approach location(s);**

Urban Planning Division Recommendations:

12. **Prior to Final Plat approval, Use on Review #1477 to allow an outdoor recreation facility and structures in the Flood Hazard District shall be revoked;**
13. **Prior to Final Plat approval, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,**
14. **Prior to Final Plat approval, surety for any required subdivision improvements that have not been completed shall be posted.**

24. **No. 00RZ058 - Elks Country Estates**

A request by Renner & Sperlich for Rapid City Lodge, BPOE Order of the Elks to consider an application for a **Rezone from Low Density Residential II District to General Agriculture District** on a portion of Lot 3 of Block 7 of Elks Country Estates, and a portion of Tract 1 of the E1/2 of Section 16, T1N, R8E, BHM; Pennington County, South Dakota more fully described as follows: Commencing at the southeasterly corner of Lot 3 of Block 7 of Elks Country Estates, common with the westerly boundary of Tract 3 of the E1/2 of Section 16, and the Point of Beginning; Thence first course: N86 07'00"W, along the southerly boundary of said Lot 3, a distance of 30.00'; Thence second course: N03 16'44"W, a distance of 118.81', to the southerly edge of right-of-way of Willowbend Road; Thence third course: S82 43'02"E, along the southerly edge of right-of-way of said Willowbend Road, a distance of 135.03' to the point of curve of said Tract 3; Thence fourth course: along the northerly boundary of said Tract 3, curving to the left on a curve with a radius of 270.01', a delta angle of 25 06'38", a length of 118.34', a chord bearing of S86 05'22"W, and a chord distance of 117.39', to the northwesterly corner of said Tract 3; Thence fifth course: S11 46'14"E, along the westerly boundary of said Tract 3, a distance of 97.58', to the southeasterly corner of said Lot 3 of Block 7, and the Point of Beginning. Said Parcel contains 3,354 square feet or .077 acres more or less. A portion of Lot 3 of Block 7 of Elks Country

Estates, and a portion of Tract 1 of the E1/2 of Section 16, T1N, R8E, BHM; Pennington County, South Dakota more fully described as follows: Commencing at the southeasterly corner of Lot 3 of Block 7 of Elks Country Estates, common with the westerly boundary of Tract 3 of the E1/2 of Section 16, and the Point of Beginning; Thence first course: N86 07'00"W, along the southerly boundary of said Lot 3, a distance of 30.00'; Thence second course: N03 16'44"W, a distance of 118.81', to the southerly edge of right-of-way of Willowbend Road; Thence third course: S82 43'02"E, along the southerly edge of right-of-way of said Willowbend Road, a distance of 135.03' to the point of curve of said Tract 3; Thence fourth course: along the northerly boundary of said Tract 3, curving to the left on a curve with a radius of 270.01', a delta angle of 25 06'38", a length of 118.34', a chord bearing of S86 05'22"W, and a chord distance of 117.39', to the northwesterly corner of said Tract 3; Thence fifth course: S11 46'14"E, along the westerly boundary of said Tract 3, a distance of 97.58', to the southeasterly corner of said Lot 3 of Block 7, and the Point of Beginning. Said Parcel contains 3,354 square feet or .077 acres more or less, more generally described as being located at Elks Country Estates.

Planning Commission recommended that the Rezoning from Low Density Residential II to General Agriculture be approved.

25. No. 00PL134 - Wildwood Subdivision

A request by Peter Hendricksen to consider an application for a **Lot Split** on Lot 13R and 14R in Block 3 of Wildwood Subdivision, formerly Lot 13 and 14 in Block 3 of Wildwood Subdivision located in the W1/2 SE1/4 and the E1/2 SW1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5827 Wildwood Drive.

Planning Commission recommended that the Lot Split be continued to the March 8, 2001 Planning Commission meeting to allow the petitioner time to submit additional required information.

26. No. 00PD069 - South Boulevard Addition

A request by Robert Blumenthal for Century Resources, Inc. to consider an application for an **Initial and Final Development Plan - Planned Commercial Development** on Lots 12 through 18 of Block 17 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Flormann Street and 7th Street.

Planning Commission recommended that the Initial and Final Development Plan - Planned Commercial Development be continued to the February 8, 2001 Planning Commission meeting to allow the applicant to submit an alternate site plan.

27. No. 00PL135 - Parkridge Village No. 2

A request by Doug Sperlich for Foust Construction, Inc. to consider an application for a **Lot Split** on Lot AR and Lot BR of Block 1 of Parkridge Village No. 2 (formerly Lots A, B, and C of Lot 5 of Block 1 of Parkridge Village No. 2) located in

the NW1/4 of the NE1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located approximately .75 miles south on Park Drive from the intersection of Park Drive and Jackson Boulevard.

Planning Commission recommended that the Lot Split be approved as a Preliminary and Final Plat with the following stipulations:

Engineering Division Recommendations:

1. **Prior to City Council approval; the applicant shall provide either revised driveway plans or the applicant shall provide engineering plans for the relocation or modification of the type "B" inlet in front of Lot AR for review and approval;**

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.**

28. **No. 00PL136 - Gray's Subdivision**

A request by Doug Sperlich for Suzanne Gabrielson to consider an application for a **Final Plat** on Lots 1 and 2 of Tract L of Gray's Subdivision (formerly Tract L of Gray's Subdivision) located in the N1/2 of the NW1/4 of Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the western terminus of City Springs Road.

Planning Commission recommended that the Final Plat be continued to the February 22, 2001 Planning Commission meeting to allow time for the applicant to submit additional information.

30. **No. 00PL137 - Bies Subdivision**

A request by FMG, Inc. for Robbins & Stearns to consider an application for a **Preliminary and Final Plat** on Plat of Lot 1 of Bies Subdivision, formerly the unplatted balance of the SE1/4 of the NE1/4 of Section 18 located in the SE1/4 of the NE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of South Dakota Highway 79 north of Minnesota Street.

Planning Commission recommended that the Preliminary and Final Plat be denied without prejudice to allow the applicant to resolve the wetland and drainage issues on the subject property.

33. **No. 00CA011 - Summary of Adoption Action – Amendment to the Elk Vale Neighborhood Area Future Land Use Plan – Comprehensive Plan Amendment**

Planning Commission recommended that the Summary of Adoption Action be approved and that the Planning Commission authorize publication in the Rapid City Journal.

34. No. 00CA012 - Summary of Adoption Action – Amendment to the North Rapid Neighborhood Area Future Land Use Plan – Comprehensive Plan Amendment

Planning Commission recommended that the Summary of Adoption Action be approved and that the Planning Commission authorize publication in the Rapid City Journal.

35. No. 00CA013 - Summary of Adoption Action – Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan – Comprehensive Plan Amendment

Planning Commission recommended that the Summary of Adoption Action be approved and that the Planning Commission authorize publication in the Rapid City Journal.

36. No. 00CA015 - Summary of Adoption Action – Amendment to the Elk Vale Neighborhood Area Future Land Use Plan – Comprehensive Plan Amendment

Planning Commission recommended that the Summary of Adoption Action be approved and that the Planning Commission authorize publication in the Rapid City Journal.

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

4. No. 00PD057 - Walpole Heights Subdivision
A request by SDC, Inc. to consider an application 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.

Swedlund expressed his disappointment that the restaurant has been removed from the revised plan for this request. He noted that the applicant had indicated to him that the proposed restaurant was removed from the site to eliminate the parking issues. He expressed his opinion that the strict application of the parking ordinance is not warranted in this circumstance. He requested that the Planning Commission re-examine this issue and consider approving the plan at this time as previously proposed with a restaurant on-site.

Elkins indicated that staff has had multiple discussions with the applicants, the owners and the project architect concerning possible alternatives for this project. She added that the applicants chose to submit this plan for the project. She noted that the applicant still needs to provide additional engineering information concerning drainage on the subject property.

Wall moved and Solay seconded to recommend that the Major Amendment to a Planned Commercial Development be continued to the February 8, 2001 Planning Commission meeting to allow the applicant to submit additional information.

Swedlund spoke against the motion. He urged the Planning Commission to give the applicant an indication that the parking as previously proposed is acceptable for both the hotel and the restaurant.

Bulman expressed concern that the applicant is not present to address this issue. She stated that she feels the motion to continue is warranted.

Discussion followed.

Wevik indicated that there are significant issues that need to be addressed for this project prior to Planning Commission approval.

Elkins clarified that the applicant has not submitted engineering information that is required.

The motion carried unanimously to recommend that the Major Amendment to a Planned Commercial Development be continued to the February 8, 2001 Planning Commission meeting to allow the applicant to submit additional information. (9 to 0)

7. No. 00RZ054 - Regional Hospital Addition

A request by Rapid City Regional Hospital to consider an application 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).

Bulman advised that she serves on the Hospital Board and stated that she would abstain from voting on this request.

Scull moved, Wall seconded and unanimously carried to recommend that the Rezoning from Office Commercial District to General Commercial District be approved in conjunction with the Planned Development Designation. (8 to 0 with Bulman abstaining)

8. No. 00PD071 - Regional Hospital Addition

A request by Rapid City Regional Hospital to consider an application for a **Planned Development Designation** 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).

Swedlund moved to recommend that the Planned Development Designation be approved in conjunction with the associated rezoning request with the condition that no sign permits shall be issued unless as part of a final development plan and no billboards shall be permitted on the property. Wall seconded to facilitate discussion.

Swedlund indicated that he feels billboards are incompatible with this development.

Elkins explained that because of due process provisions the applicant has the right to include any type of sign package allowed by the ordinance with their development plan through the full public hearing process.

Allan Berreth, Rapid City Regional Hospital Planning Department, indicated that at this time, long term plans for the facility have not been formulated or proposed. He noted that they expect to see the hospital continue as a medical complex and he expressed concern that signage for the facility would be blocked at this point.

Swedlund clarified that the intent of the motion is to prohibit billboard signage only noting that other types of signage would still be permitted.

Wall indicated that he feels the Planned Commercial Development will give sufficient protection and controls for the signage issue.

Elkins explained that the condition as recommended by staff functions as a stop-gap for the time period between approval of the Planned Development Designation and approval of the Initial and Final Development Plan.

Swedlund advised that he wants to put the applicant on notice that there will be no chance for a billboard on this property.

Discussion followed concerning permitted uses in the General Commercial Zoning District and the use of Planned Developments as a tool to mitigate the impact of development on adjacent uses.

Bulman advised that she would abstain from voting on this request.

The motion carried to recommend that the Planned Development Designation be approved in conjunction with the associated rezoning request with the condition that no sign permits shall be issued unless as part of a final development plan and no billboards shall be permitted on the property. (5 to 3 to 1 with Swedlund, Solay, Parker, Jorgenson and Wall voting yes; with Scull, Wevik and Prairie Chicken voting no; and, with Bulman abstaining)

12. No. 00UR042 - Greenway Tracts

A request by City of Rapid City to consider an application 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.

Swedlund requested clarification concerning what kind of architectural controls are in place for the structural improvements. He expressed concern that the structures may be constructed with steel siding.

Emerson indicated that staff has not recommended any conditions specifying architectural standards; however, he noted that an architect has been retained to design the facilities.

Rod Johnson, Public Works Division, advised that the structures would not be steel sided pole barns.

Swedlund expressed concern that slab concrete may be used for construction. He expressed his opinion that the architecture should consist of quality finish material.

Johnson indicated that the finish is presently anticipated to be some type of a masonry finish, noting that the current buildings are painted concrete block.

Discussion followed.

Swedlund moved to recommend that the Use on Review to allow park improvements at Roosevelt Park be approved with the following stipulations:

Rapid City Air Quality Division:

1. Any surface disturbance of one acre or more will first require an Air Quality Permit;

Engineering Division Recommendations:

2. Prior to issuance of building permits or prior to development occurring on this site, geotechnical information shall be provided substantiating that the soils can support the proposed uses;
3. Prior to issuance of building permits or prior to development occurring on this site, a floodplain development permit shall be received for all applicable improvements;
4. Prior to issuance of building permits or prior to development occurring on this site, complete engineering plans shall be submitted for review and approval;

Fire Department Recommendations:

5. Prior to implementation of specific improvements set forth in the master plan, the Fire Department shall have reviewed and approved of the plans to ensure that adequate emergency vehicle access is being provided;
6. Fire hydrants shall be installed at the corner of E. St. Louis Street and Herman Street and at the corner of E. Chicago Street and Herman Street

7. Prior to issuance of a building permits for either the multi-use building or indoor ice building, a site plan shall be provide identifying the location of the on-site fire hydrants for review and approval;

Urban Planning Division Recommendations:

8. All requirements of the Americans with Disabilities Act (including off-street parking requirements) shall be met;
9. That the minimum front yard setback for all structures in the Park Forest Zoning District shall be thirty-five feet (35');
10. No structure shall be allowed in the Rapid Creek 100-year floodway. This shall include all picnic table and benches or any temporary structures;
11. Prior to any construction, the proposed vacation of Herman Street shall be approved; and,

Planning Commission Recommendation:

12. That the materials on the structures will be quality finish materials and the use of steel, painted cinder block or slab concrete will be discouraged.

The motion died due the lack of a second.

Discussion followed concerning the recent construction of Parkview and Jimmy Hilton Memorial Parks.

Wall moved, Bulman seconded and unanimously carried to recommend that the Use on Review to allow park improvements at Roosevelt Park be approved with the following stipulations:

Rapid City Air Quality Division:

1. Any surface disturbance of one acre or more will first require an Air Quality Permit;

Engineering Division Recommendations:

2. Prior to issuance of building permits or prior to development occurring on this site, geotechnical information shall be provided substantiating that the soils can support the proposed uses;
3. Prior to issuance of building permits or prior to development occurring on this site, a floodplain development permit shall be received for all applicable improvements;
4. Prior to issuance of building permits or prior to development occurring on this site, complete engineering plans shall be submitted for review and approval;

Fire Department Recommendations:

5. Prior to implementation of specific improvements set forth in the master plan, the Fire Department shall have reviewed and approved of the plans to ensure that adequate emergency vehicle access is being provided;

6. **Fire hydrants shall be installed at the corner of E. St. Louis Street and Herman Street and at the corner of E. Chicago Street and Herman Street**
7. **Prior to issuance of a building permits for either the multi-use building or indoor ice building, a site plan shall be provide identifying the location of the on-site fire hydrants for review and approval;**

Urban Planning Division Recommendations:

8. **All requirements of the Americans with Disabilities Act (including off-street parking requirements) shall be met;**
 9. **That the minimum front yard setback for all structures in the Park Forest Zoning District shall be thirty-five feet (35');**
 10. **No structure shall be allowed in the Rapid Creek 100-year floodway. This shall include all picnic table and benches or any temporary structures;**
 11. **Prior to any construction, the proposed vacation of Herman Street shall be approved. (9 to 0)**
23. No. 00RD006 - Sections 3, 4, 9 and 10, T1N, R8E
A request by City of Rapid City to consider an application for a **Resolution changing the road named East 39th Street and Racetrack Road to Jolly Lane** on the Section Line Highway which begins at the intersection of East Highway 44 and Jolly Lane and runs straight north for a distance of one mile which is located in Sections 3, 4, 9, and 10 of T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located directly north of the intersection of Jolly Lane and East Highway 44.

Linda Delong advised that she purchased her property on Race Track Road in March of 2000. She noted that at that time Pennington County assigned a new number to their home addressed from Race Track Road. She added that she was not notified by Pennington County of this action and requested that the request be continued so that she has an opportunity to see if they can reverse Pennington County's decision.

Elkins advised that staff has no objection to continuing this request to allow the applicant to visit with Pennington County.

Discussion followed.

Jorgenson moved, Parker seconded and unanimously carried to recommend that the resolution changing the road named East 39th Street and Racetrack Road to Jolly Lane be continued to the February 8, 2001 Planning Commission meeting. (9 to 0)

David Lamb property owner along East 53rd Street asked that Item 9 be reconsidered.

Jorgenson moved, Swedlund seconded and unanimously carried to reconsider the Consent Agenda. (9 to 0)

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

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

A request by City of Rapid City to consider an application 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.

David Lamb advised that he was not notified by Pennington County of the road name change for East 53rd Street and missed the public hearing and discussion.

Elkins indicated that the City of Rapid City sends notices to anyone who is addressed from the road, but not necessarily to all property owners.

Lamb emphasized the importance of East 53rd Street as a future connector in the Rapid City area. He stated that he feels some focus should be given to area history when deciding the name of that road.

Swedlund moved, Parker seconded and unanimously carried to recommend that the resolution changing the road named East 53rd Street to Reservoir Road be continued to the February 8, 2001 Planning Commission meeting. (9 to 0)

29. No. 00PD070 - Robbinsdale Addition No. 10

A request by Williams & Associates Architects for Black Hills Surgery Center to consider an application for a **Major Amendment to a Planned Commercial Development** on Lot 1R in Block 28 and Lot 32 in Block 18, all in Robbinsdale Addition #10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of the intersection of Fifth Street and Annamaria Drive.

Swedlund expressed his opinion that no billboards should be allowed on this property, citing residential proximity to the subject property and topography as negative factors.

Swedlund moved to recommend that the Major Amendment to a Planned Commercial Development be approved with the following stipulations:
Engineering Division Recommendations:

1. Prior to issuance of a building permit, South Robbinsdale Drainage Basin Fees shall be paid;
2. Prior to issuance of a building permit, a grading plan shall be submitted for review and approval;

Fire Department Recommendation:

3. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;

Building Inspection Recommendations:

4. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
5. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;

Urban Planning Division Recommendations:

6. All previous conditions of approval for the Black Hills Surgery Center Planned Commercial Development shall be continually met;
7. Prior to issuance of a Certificate of Occupancy for the proposed 1,489 square foot addition, the neon sign located on the building shall be removed;
8. Phase Two of the project to improve the exterior façade on the proposed 1,489 square foot addition shall be completed within two years of issuance of the building permit;
9. The final construction of the addition(s) shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Commercial Development; and,

Planning Commission Recommendation:

10. That no billboards shall be permitted on the property.

The motion died due to a lack of a second.

Bulman stated that she would abstain from voting on this item.

Elkins explained that the Office Commercial Zoning District does not allow off-premise signage. She added that a specific restriction could be placed requiring a Major Amendment to the Planned Development to change the size of the approved signage.

Discussion followed.

Scully moved, Parker seconded and carried to recommend that the Major Amendment to a Planned Commercial Development be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, South Robbinsdale Drainage Basin Fees shall be paid;
2. Prior to issuance of a building permit, a grading plan shall be submitted for review and approval;

Fire Department Recommendation:

3. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;

Building Inspection Recommendations:

4. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

5. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;

Urban Planning Division Recommendations:

6. All previous conditions of approval for the Black Hills Surgery Center Planned Commercial Development shall be continually met;

7. Prior to issuance of a Certificate of Occupancy for the proposed 1,489 square foot addition, the neon sign located on the building shall be removed;

8. Phase Two of the project to improve the exterior façade on the proposed 1,489 square foot addition shall be completed within two years of issuance of the building permit; and,

9. The final construction of the addition(s) shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Commercial Development. (8 to 0 with Bulman abstaining)

31. No. 00UR043 - Section 26, T1N, R7E

A request by Dream Design International to consider an application for a **Use on Review to allow a veterinary clinic with a kennel in the General Agriculture Zoning District** on a parcel of land located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; being more particularly described as follows: beginning at the Northeast Section Corner of said Section 26; thence N 89°55'19" W along the North line of said Section for a distance of 2652.83 feet to the North Quarter Corner, also being the True Point of Beginning of the parcel to be described; thence S 89°55'19" E for a distance of 762.68 feet, more or less, to the northwesterly right-of-way of U.S. Highway No. 16 B; thence S 53°22'32" W, along said right-of-way, for a distance of 215.04 feet; thence continuing along said right-of-way, along a curve concave to the southeast, having a central angle of 16°16'56", a radius of 2939.79 feet and a length of 835.42 feet; thence N 00°02'15" E for a distance of 716.25 feet to the True Point of Beginning; containing 5.600 acres, more or less, more generally described as being located approximately 1/4 mile east of the intersection of Catron Boulevard and South Highway 16.

32. No. 00RZ059 - Section 26, T1N, R7E

A request by Dream Design International to consider an application for a **Rezoning from No Use District to General Agriculture District** on a parcel of land located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; being more particularly described as follows: beginning at the Northeast Section Corner of said Section 26; thence N 89°55'19" W along the North line of said Section for a distance of 2652.83 feet to the North Quarter Corner, also being the True Point of Beginning of the parcel to be described; thence S 89°55'19" E for a distance of 762.68 feet, more or less, to the northwesterly right-of-way of U.S. Highway No. 16 B; thence S 53°22'32" W, along said right-of-way, for a distance of 215.04 feet; thence continuing along said right-

of-way, along a curve concave to the southeast, having a central angle of 16°16'56", a radius of 2939.79 feet and a length of 835.42 feet; thence N 00°02'15" E for a distance of 716.25 feet to the True Point of Beginning; containing 5.600 acres, more or less, more generally described as being located approximately 1/4 mile east of the intersection of Catron Boulevard and South Highway 16.

Elkins advised that the applicant has requested that Items 31 and 32 be denied without prejudice.

Wall moved, Bulman seconded and unanimously carried to recommend that the Use on Review to allow a veterinary clinic with a kennel in the General Agriculture Zoning District be denied without prejudice and to recommend that the Rezoning from No Use District to General Agriculture District be denied without prejudice. (9 to 0)

37. No. 00DU001 - Request for Determination

A request by the Pennington County Highway Department to consider an application for a determination that the **North Haines Avenue Reconstruction** meets the adopted Comprehensive Plan.

Elkins noted that staff reviewed this request and recommends that the Planning Commission find that the proposed North Haines Avenue reconstruction is not in compliance with the adopted Comprehensive Plan.

Wall moved and Bulman seconded to find that the North Haines Avenue Reconstruction is not in compliance with the adopted Comprehensive Plan.

Discussion followed.

The motion carried unanimously to find that the North Haines Avenue Reconstruction is not in compliance with the adopted Comprehensive Plan. (9 to 0)

38. Discussion Items

A. Minor Plats

Emerson advised that staff has been working on an administrative process to review plats. He reviewed in detail the proposed minor plat process. He requested that the Planning Commission authorize staff to draft ordinance amendment outlining the procedure for minor plats.

Discussion followed.

Wall moved, Bulman seconded and unanimously carried to authorize staff to draft ordinance amendments for the minor plat procedures and advertise for public hearing. (9 to 0)

B. Welcome to the Planning Commission - Informational Manual

Elkins advised that the manual was distributed to all Planning Commissioners and she requested that they review the information and keep it in their Planning Commission notebooks. She encouraged the Commissioners to notify staff if there were any issues in the manual they would like to discuss.

39. Planning Commission Items

Elkins reported that the several Planning Commissioners have expressed concern with the paperless agenda. She suggested that in an effort to address some of these concerns, staff could provide the maps and graphics separately in paper format. Additionally, she indicated that staff could add the staff recommendation to each item on the agenda.

Jorgenson expressed willingness to try the proposed changes; however, she noted that these changes would not address the portability issue.

Wall indicated that since the paperless agenda has only been used for two months, some concerns might become less of an issue with familiarity.

Hanks noted that many of the City Council members have found that the system becomes easier to use with time.

Bulman offered that she feels these changes are a good compromise to begin to address some of the issues identified by the Planning Commission.

Elkins advised that these changes will be implemented beginning with the next agenda and progress will be evaluated in two months.

Swedlund suggested that when people are in the audience waiting to discuss an item, consideration should be given to hearing those items first.

Elkins reviewed the problems with that methodology when it was used previously.

Wevik added that staff could help to identify if a member of the audience is waiting to speak to an item.

There being no further business, Swedlund moved, Bulman seconded and unanimously carried to adjourn the meeting at 8:39a.m. (9 to 0)