

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
February 8, 2001



MEMBERS PRESENT: Karen Bulman, Vivian Jorgenson, Pam Lang, Mel Prairie Chicken, Amber Solay, Bob Wall, Bob Scull. Alan Hanks, Council Liaison was also present.

STAFF PRESENT: Blaise Emerson, Vicki Fisher, Lisa Seaman, Bill Lass, Dan Hodge, 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.

Staff requested that Item 16 be removed from the Consent Agenda for separate consideration. Wall requested that Item 6 be removed from the Consent Agenda for separate consideration.

Jorgenson moved, Solay seconded and carried unanimously to recommend approval of the Consent Agenda Items 1 through 19 in accordance with the staff recommendations with the exception of Items 6 and 16. (7 to 0)

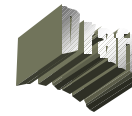
1. Approval of the January 25, 2001 Planning Commission Meeting Minutes.
2. No. 00PD057 - Walpole Heights Subdivision
A request by SDC, Inc. to consider an application for a **Major Amendment to a Planned Commercial Development to allow a motel and restaurant** on Tract A Revised, Tract C Revised and 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.

Planning Commission recommended that the Major Amendment to a Planned Commercial Development be continued to the February 22, 2001 Planning Commission meeting to allow the applicant to submit additional information.

3. No. 00OA008 – Ordinance Amendment
A request by City of Rapid City to consider an application for an Ordinance amending Section 17.08.040 to identify a minimum side yard setback of thirty feet for all dwelling units.

Planning Commission recommended that the Ordinance Amendment be approved.

4. No. 00OA009 – Ordinance Amendment
A request by City of Rapid City to consider an application for an Ordinance amending Section 17.08.030 to allow churches or similar places of worship, with



accessory structures, but not including missions or revival tents as a Use On Review.

Planning Commission recommended that the Ordinance Amendment be approved.

5. No. 00OA010 – Ordinance Amendment

A request by City of Rapid City to consider an application for an Ordinance amending Sections 17.22.040E and 17.24.040E to exclude off-street parking and loading facilities from the lot coverage calculation.

Planning Commission recommended that the Ordinance Amendment be continued to the March 22, 2001 Planning Commission meeting to allow Staff to conduct further research.

7. 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 the 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 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.

8. No. 00RD006 - Sections 3, 4, 9 and 10, T1N, R8E

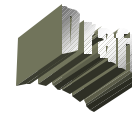
A request by City of Rapid City to consider an application for a **Resolution changing the road named East 39th Street and Racetrack Road to Jolly Lane** on the Section Line Highway which begins at the intersection of East Highway 44 and Jolly Lane and runs straight north for a distance of one mile which 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.

Planning Commission recommended that the resolution changing the road named East 39th Street and Racetrack Road to Jolly Lane be approved.

9. No. 00PL122 - White Tail Meadows

A request by Paul Hunt to consider an application 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.

Planning Commission recommended that the Layout Plat be continued to the March 8, 2001 Planning Commission meeting.

10. 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 22, 2001 Planning Commission meeting to allow the applicant to submit additional information.

11. 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 approved with the following stipulations:

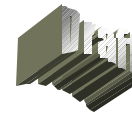
Engineering Division Recommendation:

1. Prior to City Council approval of the Final Plat, the note on the plat shall be revised to read "an eight foot utility and minor drainage easement on all side and rear lot lines and along all right-of-way, unless otherwise shown";
2. Prior to City Council approval of the Final Plat, the non-access easement along Lot 1, Block 4 shall be revised as required by the Engineering Division;
3. Prior to City Council approval of the Final Plat, all necessary changes shall be made to the construction plans as identified on the red lined drawings and returned to the Engineering Division;
4. Prior to City Council approval of the Final Plat, revised drainage plans and the revised Utility Master Plan shall be submitted for review and approval;

Emergency Services Communication Center Recommendation:

5. Prior to City Council approval of the Final Plat, revised road names shall be submitted to the Emergency Services Communication Center for review and approval;





Urban Planning Division Recommendations:

6. Prior to City Council approval of the Final Plat, the townhome lots shall be removed from the plat or a Final Residential Development Plan shall be approved to allow for the townhome use;
7. Prior to City Council approval of the Final Plat, the Comprehensive Plan Amendment to the Southwest Connector Future Land Use Plan shall be approved;
8. Prior to the plat being filed at the Register of Deed's Office, the Rezoning Request shall be effective;
9. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
10. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

12. No. 01PL001 - Moon Meadow Estates

A request by Fisk Engineering for Paul and Ladonna Hummel to consider an application for a **Preliminary and Final Plat** on Lot 16RA and 16RB of Block 3 of Moon Meadow Estates formerly all of Lot 16R of Block 3 of Moon Meadow Estates located in the NE1/4 of Section 33, T1N, R7E, BHM, Pennington County, South Dakota, more generally described as being located at 3329 Moon Meadows 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 Final Plat, complete percolation information and a soil profile of proposed Lot 16RA shall be submitted for review and approval;
2. Prior to City Council approval of the Final Plat, the road construction plans shall be revised and submitted for review and approval. In particular, the plans shall be revised to show five inches of asphalt on the common access easement and the approach design onto Moon Meadows road shall be adjusted as required;

Fire Department Recommendations:

3. Prior to City Council approval of the Final Plat, the plat shall be revised to show a residential style turnaround for emergency vehicles on proposed Lot 16RB as required by the Fire Department;

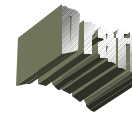
Transportation Planning Division Recommendations:

4. Prior to City Council approval of the Final Plat, a non-access easement shall be shown along Moon Meadow Road;

Urban Planning Division Recommendations:

5. Prior to City Council approval of the Final Plat, the written notarized agreement, signed by the owners of the well, shall be recorded at the Register of Deed's Office identifying that the well may serve the subject property(s);
6. Prior to City Council approval of the Final Plat, the legal document, signed by the property owner(s) of Lot 15R, Block 3 of Moon Meadow





Estates, shall be recorded at the Register of Deed's Office identifying that the access easement may serve as access to the subject property(s);

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

13. No. 01RZ001 - Section 8, T1N, R7E

A request by Fisk Engineering for John Skulborstad to consider an application for a **Rezoning from the Park Forest District to the Office Commercial District** on a portion of Lot F-1 of Fish Hatchery Subdivision, located in the North Half (N1/2) of the Southeast One Quarter (SE1/4) and in the Northeast One Quarter (NE1/4) of the Southwest One Quarter (SW1/4) of Section Eight (8) of Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of Lot F-1 of Fish Hatchery Subdivision; Thence, S 51 degrees 31 minutes 28 seconds W, a distance of 210.39 feet more or less, along the Highway 44 Right-of-Way to a point of curvature; Thence, following the Highway 44 Right-of-Way along a curve to the right, said curve has a radius of 1095.92 feet and a length of 110.78 feet, chord bearing of S 54 degrees 23 minutes 15 seconds W, a chord distance of 110.73 feet more or less; Thence, N 42 degrees 46 minutes 16 seconds W, 268.89 feet more or less to the north line of Lot F-1 of Fish Hatchery Subdivision; Thence, S 89 degrees 44 minutes 15 seconds E, 437.33 feet more or less, along the north line of Lot F-1 to the point of beginning. Said tract of land contains 1.00 Acres, more or less, more generally described as being located west of the intersection of Jackson Boulevard and Chapel Lane.

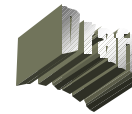
Planning Commission recommended that the Rezoning from the Park Forest District to the Office Commercial District be continued to the February 22, 2001 Planning Commission meeting to be considered in conjunction with a Planned Development Designation.

14. No. 01UR001 - Rapid City Greenway Tracts

A request by City of Rapid City to consider an application for a **Use on Review to allow park improvements including Parks Department office, shops, storage facilities, playgrounds, picnic shelter, parking, lighting and a ball field** on a portion of Tract 8, Rapid City Greenway Tracts, Section 3, T1N, R7E (also located in Sections 4 and 10, T1N, R7E), BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the Parks Department and Old Storybook Island Picnic Area.

Planning Commission recommended that the Use on Review to allow park improvements including Parks Department office, shops, storage facilities, playgrounds, picnic shelter, parking, lighting and a ball field be approved with the following stipulations:





Engineering Division Recommendations:

1. **The applicant must comply with all provisions of the Flood Area Construction Regulations for all applicable improvements;**
2. **Prior to issuance of a Building Permit, detailed construction plans shall be submitted for review and approval;**

Fire Department Recommendations:

3. **Prior to issuance of a Building Permit for the proposed parking area, the Fire Department shall have reviewed and approved plans to ensure that adequate emergency vehicle access and circulation is being provided; and,**

Urban Planning Division Recommendations:

4. **No structures shall be allowed in the Rapid Creek 100-year floodway, including temporary structures.**

15. No. 01PL002 - Brennan Hill Subdivision

A request by D.C. Scott for Duane E. Robbins to consider an application for a **Layout Plat** on Tract 2 Revised, Tract 3, Tract 4, and Tract 5 of Brennan Hill Subdivision, formerly Tract 2 of Brennan Hill Subdivision and the E/2 SW1/4 of Section 3, T1S, R8E, BHM, Pennington County, South Dakota, more generally described as being located approximately three miles south of the Rapid City boundary west of Old Folsom Road.

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

17. No. 01UR003 - Section 20, T2N, R8E

A request by Davis Engineering for Gary and Shirley Wolff to consider an application for a **Use on Review to allow a mobile home park in the Medium Density Residential District** on SW1/4 SW1/4 and the N8/10ths of W1/4 SE1/4 SW1/4 of Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2780 143rd Avenue.

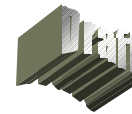
Planning Commission recommended that the Use on Review to allow a mobile home park in the Medium Density Residential District be continued to the February 22, 2001 Planning Commission meeting to allow staff additional time to address legal non-conforming issues relative to the existing use.

18. No. 01RZ002 - Original Town of Rapid City

A request by Windmere, LLC to consider an application for a **Rezoning from High Density Residential District to Office Commercial District** on Lots 12 thru 16 of Block 115 of the Original Town of Rapid City located in the SW1/4 of the NW1/4 of Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southeast corner of the intersection of 6th Street and Quincy Street.

Planning Commission recommended that the Rezoning from High Density





Residential District to Office Commercial District be approved with the following stipulation:

Urban Planning Division Recommendations:

- 1. Prior to City Council approval, the associated Planned Commercial Development shall be approved.**

19. **No. 01PL003 - Winton Subdivision #2**

A request by FMG, Inc. for Dave Olson to consider an application for a **Preliminary and Final Plat** on Lots 1, 2, and Tract A of Winton Subdivision #2 and Dedicated Right-Of-Way formerly Lots 3 and 4 of Eisenbraun Subdivision and a portion of the NW1/4 NE1/4, all located in NW1/4 NE1/4 Section 26, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located approximately 1/4 mile west of the intersection of Southside Road and Anderson Road.

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 Final Plat, the applicant shall place a note on the plat as follows: "On the portion of Lot 2 north of the drainage easement, any new building shall be constructed at or above the first floor elevation of the existing house, exclusive of basements or crawl space."; and,**

Transportation Planning Division Recommendations:

- 2. Prior to Preliminary Plat approval by the Planning Commission, a non-access easement shall be identified along Southside Drive except for approved approach locations by the Engineering Division and Pennington County Highway Department.**

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

6. **No. 00OA011 – Ordinance Amendment**

A request by City of Rapid City to consider an application for an Ordinance amending Sections 17.30.030 and 17.32.030 to include childcare centers as an additional use permitted on review.

Wall requested clarification concerning how outdoor play areas are addressed in shopping center child care facilities.

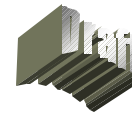
Lass explained that the code allows increased indoor play area as a substitute for eliminating outdoor play area.

Discussion followed.

Wall moved, Solay seconded and unanimously carried to recommend that the Ordinance Amendment be approved. (7 to 0)

16. **No. 01UR002 - Schlottman Addition**





A request by Brendan Casey to consider an application for a **Use on Review to allow mini storage units in the General Commercial District** on Lots X and Y of Schlottman Addition, located in SE1/4 of SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the intersection of East St. Patrick Street and Valley Drive.

Emerson advised that the applicant has requested that the Use on Review be continued to the February 22, 2001 Planning Commission meeting at the applicant's request.

Wall moved, Scull seconded and unanimously carried to recommend that the Use on Review be continued to the February 22, 2001 Planning Commission meeting at the applicant's request. (7 to 0)

Emerson requested that Items 20 and 21 be considered concurrently.

20. No. 01SV001 - Section 23, T2N, R7E

A request by Renner & Sperlich Engineering for Mayer Radio to consider an application for a **Variance to the Subdivision Regulations to waive the requirement for all improvements to the access** 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.

21. 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.

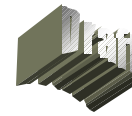
Emerson presented the requests and reviewed the staff reports. He recommended that the items be approved with stipulations.

In response to a question from Lang, Emerson stated that four lots currently take access from the easement, noting that if additional properties wanted to take access off this easement an exception would be required.

Discussion followed.

Bulman moved, Solay seconded and unanimously carried to recommend that the Variance to the Subdivision Regulations to waive the requirement for all improvements to the access be approved with the condition that a Waiver of Right to Protest a Future Assessment Project agreement be entered into for all required public improvements; and, Planning Commission recommended that the Preliminary and Final Plat be approved with the following stipulations:
Engineering Division Recommendation:





1. **Prior to Preliminary Plat approval by the City Council, design plans for all required public improvements shall be submitted to the Engineering Division for review and approval, or a Subdivision Variance shall be obtained waiving the requirements for the improvements;**

Rural Planning Division Recommendations:

2. **Prior to Final Plat approval by the City Council, a lot size variance must be obtained from Pennington County;**

Fire Department Recommendations:

3. **Prior to Final Plat approval by the City Council, the applicant shall submit a wildland fire mitigation plan including a date of completion for review and approval;**

Urban Planning Division Recommendations:

4. **Prior to Final Plat approval by the City Council, a note shall be placed on the plat stating that the use of the property shall be limited to a communication tower and accessory uses;**
5. **Prior to Final Plat approval by the City Council, the applicant shall provide documentation of legal access to the property; and,**
6. **Prior to Final Plat approval by the City Council, all required subdivision improvements shall be installed; or surety in a form acceptable to the City Attorney shall be provided for all required improvements that are to be installed; or, a subdivision variance shall be obtained waiving the improvements. (7 to 0)**

22. 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.

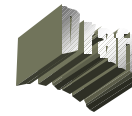
Fisher presented the request and reviewed the staff report. She reviewed staff's concerns regarding access and screening and identified a letter of opposition received from the property owner located to the east of the subject property. She recommended that the Initial and Final Development Plan be approved with stipulations.

In response to a question from Wall, Fisher indicated that the applicant has indicated that an opaque, wooden screening fence would be constructed between the proposed use and the neighboring residential properties.

Emerson suggested that additional language be included under condition 11 stating that the screening fence would be constructed of wood and that the finished side of the fence shall be directed toward the east and south property lines.

Wall concurred.





In response to a question from Lang, Fisher noted that a resident in a rental property had called to express concern regarding alley access. She noted that the site plan was revised and that the caller's concern has been addressed.

Emerson stated that 18 property owners were notified and a sign was posted on the property.

Scull moved, Jorgenson seconded and carried to recommend that the Initial and Final Development Plan - Planned Commercial Development be approved with the following stipulations:

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Commercial Development Plan, the site plan shall be revised to show the approach along Seventh Street shifted to the north as required by the Engineering Division;
2. Prior to City Council approval of the Final Commercial Development Plan, drainage information accounting for the proposed land use as well as upstream, downstream and on-site conditions shall be submitted for review and approval;
3. Prior to issuance of a building permit, topographic information and a grading plan shall be submitted for review and approval;
4. Prior to issuance of a building permit, Meade Hawthorne Drainage Basin Fees shall be paid;

Fire Department Recommendations:

5. Prior to City Council approval of the Final Commercial Development Plan, fire flow information identifying that a minimum of 1,750 gallons of water per minute are provided shall be submitted for review and approval;
6. Prior to City Council approval of the Final Commercial Development Plan, the applicant shall work with the Fire Department to identify that a fire hydrant with adequate fire flow is provided;
7. Prior to City Council approval of the Final Commercial Development Plan, the applicant shall work with the Fire Department to insure that a large tree located at the southwest corner of the property shall not impede emergency vehicle access upon maturity of the tree;
8. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;

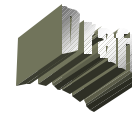
Building Inspection Recommendations:

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

Urban Planning Division Recommendations:

11. The screening fence shall be constructed to a minimum height of six (6) feet with the exception of the first twenty five feet of fence extending into the property from Flormann Street and Seventh Street.





That portion of the fence shall be constructed to a minimum height of four (4) feet. In addition, the fence shall be opaque and constructed of wood with no openings along the east or south lot lines and the finished side of the fence shall face the adjoining properties;

- 12. All lighting shall be located so as to prevent shining directly onto the adjacent residential development(s);**
- 13. A 4 foot X 48 foot wall sign shall be allowed on the north side of the structure, a 4 foot X 15 foot wall sign shall be allowed on the west side of the structure. A ground sign shall be allowed at the entrance of the building. In addition, directional signs shall be allowed in the drive up lanes;**
- 14. The heating and air handling equipment, with the exception of the condenser, shall be located in the basement of the structure. The condenser shall be located within a screened area.;**
- 15. A minimum 25 foot front and rear yard setback and a minimum 25 foot side yard setback shall be maintained;**
- 16. The proposed structural design shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development. In particular the building shall be a one-story structure with an exterior façade consisting of wood, drivet and glass. In addition, a parapet shall be located along the west, east and north sides of the roof; and,**
- 17. The proposed building shall be used as a credit union. Any other use shall require a Major Amendment to the Planned Commercial Development. (6 to 1 with Lang voting no)**

23. Discussion Items

A. Fence Height Ordinance

Lass advised that a council member recently requested that staff review how the Rapid City Municipal Code addresses the placement of fencing on or near retaining walls. He noted that staff had contacted several other communities in an effort to determine how they address this issue. Lass indicated that staff is proposing to allow 70% open face fencing on top of retaining walls. He added that the fence height would determine how far opaque fencing would need to be set back from the retaining wall. He requested that the Planning Commission authorize staff to advertise for amendments to the Fence Height Ordinance.

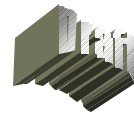
Bulman stated that she feels the proposed ordinance amendment is needed.

Wall asked if additional fence height regulations are necessary.

Discussion followed.

Bulman moved and Wall seconded to authorize staff to advertise for public hearing to consider amendments to the Rapid City Municipal Code concerning fencing and retaining walls.





Discussion followed concerning fencing placement and aesthetics.

The motion carried unanimously to authorize staff to advertise for public hearing to consider amendments to the Rapid City Municipal Code concerning fencing and retaining walls. (7 to 0)

B. Americans With Disabilities Act Parking Requirements

Lass advised that the Parking Ordinance was revised in 1998 to comply with the Americans With Disabilities Act. He noted that the 1998 revisions primarily affect new construction. He added that Shelly Shock of Western Resources for Dis-Abled Independence has requested that the ordinance be revised to require compliance with the handicapped parking requirements whenever a parking lot is re-striped.

Discussion followed concerning the committee membership, enforcement and reconvening the committee.

Lang noted that the committee membership lacked representation from the business community. She added that she feels representation from affected businesses may give the committee more balance.

Jorgenson concurred.

Discussion followed concerning selection of a committee member from the business community.

Amber Solay volunteered to serve as the Planning Commission liaison to the Americans With Disabilities Act Committee.

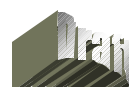
C. Other Items

In response to a request from Emerson, Lang reported that she, Marcia Elkins and Mayor Shaw recently attended a regional planning workshop at the Rocky Mountain Land Institute in Denver. She stated that each community brought forth a land use issue for discussion, noting that Rapid City identified the issue of providing City services in the three mile platting jurisdiction. She indicated that our community is very fortunate as other communities are experiencing far greater problems than Rapid City.

Emerson advised that the City Council appointed a committee to address the provision of City utilities outside of the Rapid City limits.

Hanks indicated that he feels the committee also needs to address the issue of outlying water districts taxing water production and the need for these districts to contribute into the capitalization of the facilities.

Lang noted that many people move to what they perceive as a rural environment and want urban amenities.





Emerson advised that he would provide copies of the Code of the West pamphlet to the Planning Commission.

24. Staff Items
None.
25. Planning Commission Items
None.
26. Committee Reports
None.

There being no further business, Scull moved, Jorgenson seconded and unanimously carried to adjourn the meeting at 8:07 a.m. (7 to 0)

