MEMBERS PRESENT: Karen Bulman, John Herr, Curt Huus, Eric Ottenbacher, Mike Quasney, Justin Vangraefschepe and Vince Vidal. Jason Salamun, Council Liaison was also present.

MEMBERS ABSENT: Erik Braun, Racheal Caesar, Mike Golliher, Galen Hoogestraat,

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, John Green, Kelly Brennan, Patsy Horton, Todd Peckosh, Wade Nyberg and Andrea Wolff.

Bulman called the meeting to order at 7:42 a.m.

18. **No. 19CA002 - Comprehensive Plan Amendment to revise the Rapid City Future Land Use Plan**
   
   A request by City of Rapid City to consider an application for a Comprehensive Plan Amendment to revise the Rapid City Future Land Use Plan.

   Brennan noted that back in January staff requested Planning Commission sponsor an amendment to the Comprehensive Plan noting that one of the goals of the Comprehensive Plan is for staff to review and periodically make adjustments to the Comprehensive Plan to ensure that it stays current. Brennan reviewed the numerous changes that are being addressed with this amendment including changes to Future Land Use designations and a few changes to the zoning designation table. Brennan noted that these changes are a combination of cleaning up existing issues and development driven changes. Brennan noted that in completing this amendment that going forward staff will attempt to address amending the Comprehensive Plan “Plan Rapid City” approximately every 6 months.

   In response to a question from Vidal why these areas are being changed and others have not been, Brennan noted that these are corrections or changes that will bring uses and zoning into compliance. Brennan noted that not all changes are addressed here and that staff will be continuing to identify and make corrections and anticipates bringing those changes forward around the end of the year.

   In response to a question from Huus regarding how changes are made and if land owners notification is required and if public input is considered Brennan clarified that as a Planning Commission sponsored action according to South Dakota Codified Law Planning Commission sponsored actions do not require mailings or property notification. In response to Huus’s concern that changes are being made to property without notice to owners that might affect their future plans, Brennan further clarified that these changes are generally either bringing the Future Land Use into agreement with what is already there or is what the developers have indicated they would like the property to develop as.

   Fisher clarified that many of these changes are based on master plans that have been provided by local developers, whereas the existing Comprehensive Plan was
prepared based on an out-of-state consultant who based it on a more general vision of what was projected for future land use. Fisher stated again that this is generally to bring the areas in line with the use that is being developed.

In response to Quasney’s commented that the City needs to remember to stay true to the Comprehensive Plan as it relates to the good of the community and not solely to the developer, Brennan noted that the Comprehensive Plan is reviewed each time a rezone is proposed.

Young further clarified that this is a continued effort on the part of staff to allow the concurrence between zoning and land use.

In response to a question from Bulman on a recent approval of a rezoning of a piece of property to allow a church in a Light Industrial District, Brennan stated that staff did not support the Rezoning request and if that use goes away staff would hope to see that zoning returned to Industrial.

Salomon stated that he believes that good planning makes good neighbors and he thinks the Comprehensive Plan is a great tool and even when the City Council makes exceptions to the Plan he believes it is more towards a balancing between projected use and actual use.

Brennan reviewed the changes that were made to the zoning categories that identify those uses that are allowed. Brennan noted that these changes recognize there were uses that were not previously addressed, stating this is loosening those categories and allowing land use to be used as a tool and not a secondary layer of zoning. Brennan noted specifically that the Public designation was added as a secondary use to all categories and that Urban Commercial was added to the Downtown Mixed Use and Mixed Use Commercial categories as it had not been included previously being it is a brand new zoning district.

Young noted the added language to the Comprehensive Plan “Additional Uses and Zoning Districts may be deemed appropriate by the Community Development Director. The secondary uses within a land use category generally means that a use is acceptable under favorable conditions and/or to a limited extent. Secondary uses cannot be characterized as the predominant use.” Young believes this language will provide a little more guidance on the use of and understanding of secondary uses.

Bulman stated that she believes this is a good way to update the Comprehensive Plan and to keep it as an active guideline for planning growth and development.

Vidal moved, Quasney seconded and the Planning Commission recommended that the Comprehensive Plan Amendment to revise the Rapid City Future Land Use Plan be approved. (7 to 0 with, Bulman, Herr, Huus, Ottenbacher, Quasney, Vangraefschepe and Vidal voting yes and none voting no)