

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
October 22, 2020

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Eirik Heikes, Mike Quasney, Haven Stuck and Vince Vidal.

MEMBERS ABSENT: Racheal Caesar, Mike Gollither, John Herr, Eric Ottenbacher. Bill Evans, Council Liaison was also absent.

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, Marty Gillies, Kip Harrington, Ted Johnson and Andrea Wolff.

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

Braun 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.

Motion by Stuck seconded by Heikes and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 7 in accordance with the staff recommendations with. (7 to 0 with Arguello, Braun, Bulman, Heikes, Quasney, Stuck and Vidal voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the October 8, 2020 Planning Commission Meeting Minutes.
2. No. 20CA002 - Summary of Adoption Action on An Amendment to the Comprehensive Plan by Adopting RapidTRIP 2045 Metropolitan Transportation Plan and 2020 Bicycle and Pedestrian Plan
A request by City of Rapid City to consider an application for a Summary of Adoption Action on **an Amendment to the Comprehensive Plan by Adopting RapidTRIP 2045 Metropolitan Transportation Plan and 2020 Bicycle and Pedestrian Plan.**

Planning Commission recommended that the Planning Commission approve the summary and authorize publication in the Rapid City Journal.

- *3. No. 20PD029 - Auburn Hills Subdivision
A request by Fisk Land Surveying & Consulting Engineers, Inc for Saxe Development LLC to consider an application for a **Revocation of a Planned Development Designation** for Lot 21 of Block 4 of Auburn Hills Subdivision, located in the SW1/4 of the NW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northern terminus of Chalkstone Court.

Planning Commission recommended approval of the Planned Development Designation Revocation.

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

4. No. 20PL076 - Atlantis Subdivision

A request by Atlantis LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A and B of Lot 1 Revised of Atlantis Subdivision, legally described as Lot 1 Revised of Atlantis Subdivision, located in Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1314 N. Elk Vale Road.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Upon submittal of a Development Engineering Plan application, construction plans for the shared access shall be submitted for review and approval showing the commercial driveway constructed pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan application;**
2. **Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval if subdivision improvements are required;**
3. **Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City if public improvements are required;**
4. **Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,**
5. **Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.**

5. No. 20PL077 - Skyline Ranch Subdivision No. 2

A request by Fisk Land Surveying & Consulting Engineers, Inc for Michael and Marnie Gould, Stuart Rice, Ross and Angela McKie to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A through D of Skyline Ranch Subdivision No. 2, legally described as all of the W1/2 of the W1/2 of the SW1/4 of the NW1/4 and all of the SE1/4 of the SW1/4 of the SW1/4 of the NW1/4 and the E1/2 of the NW1/4 of the NW1/4 of the SW1/4 in Section 14, T1N, R7E, BHM; and all of Tract A of Wright Subdivision and the unplatted of the E1/2 of the SE1/4 of the NE1/4, T1N, R7E, BHM, located in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 in Section 14 and the SE1/4 of the NE1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1850, 2300 and 2221 Skyline Ranch Road.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Upon submittal of a Development Engineering Plan application, all**

information required pursuant to Title 16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable;

2. Upon submittal of a Development Engineering Plan application, design reports for all required infrastructure elements pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual shall be submitted for review and approval. Prior to approval of the Development Engineering Plan application, the design reports shall be accepted and agreements required for construction approval shall be executed. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
3. Upon submittal of a Development Engineering Plan application, construction plans for JW Gould Memorial Drive located adjacent to the property shall be submitted for review and approval showing the street constructed with a minimum 16-foot wide paved surface with 2-foot wide gravel shoulders, a turnaround at the north end of the street and a water main, all designed in compliance with the Infrastructure Design Criteria Manual or the Exception as administratively approved by staff shall be appealed to City Council for alternate consideration. In addition, the new water main along JW Gould Memorial Drive shall be located within a Utility Easement for the City of Rapid City. A copy of the recorded Utility Easement shall be submitted with the Final Plat application;
4. Upon submittal of a Development Engineering Plan application, construction plans for Skyline Ranch Road shall be submitted for review and approval showing the street constructed with a minimum 20-foot wide paved surface for all sections located within or adjacent to the property or the Exception administratively approved by staff shall be appealed to the City Council for alternate consideration;
5. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval. In addition, an approved and signed cost estimate shall be submitted with the Final Plat application;
6. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show access to an adjacent property legally described as: N1/2NE1/4NW1/4SW1/4NW1/4;N1/2NW1/4NE1/4SW1/4NW1/4; N1/2NE1/4SE1/4NE1/4SW1/4NW1/4;N1/2NE1/4NE1/4SW1/4NW1/4; SE1/4NE1/4NE1/4SW1/4NW1/4; N1/2 SE1/4NW1/4NE1/4SW1/4NW1/4, Section 14, T1N, R7E (Tax ID 45853) or documentation identifying that legal access exists shall be submitted;
8. Prior to submittal of a Final Plat application, the plat heading shall be revised to include Section 15 in the “formerly” after E1/2SE1/4NE1/4;
9. Prior to submittal of a Final Plat application, a note shall be placed on the plat document identifying the proposed access easement as private;
10. Upon submittal of a Final Plat application, documentation shall be

submitted securing maintenance of the roadways;

11. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
12. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

6. 20TP031 - Approve the 2021 Unified Planning Work Program - Final Report

Planning Commission recommended approval of the 2021 Unified Planning Work Program – Final Report.

7. 20TP034 - Authorize the Mayor and Finance Director to sign the Agreement between the City of Rapid City and the South Dakota Department of Transportation for accomplishing the Rapid City Area Transportation Planning Process in the amount of \$664,805

Planning Commission recommended approval of the Agreement between the City of Rapid City and the South Dakota Department of Transportation for accomplishing the Rapid City Area Transportation Planning Process as identified in the 2021 Unified Planning Work Program in the amount of \$664,805.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

8. 20TP035 - Approve the Sixth Street Study - Final Report

Harrington said that with the growth and changes in the downtown area, it is important that the Sixth Street Corridor remain a vital connection between the downtown and Civic Center and Memorial Park. Harrington reviewed the process they used to obtain input for this survey and study, stating that in reaction to the pandemic the virtual meetings and online communications were utilized. Harrington explained the need for a safe Pedestrian and Bicycle Crossing at Omaha and Sixth Street noting that the State of South Dakota has clearly stated that at some point in the future the intersection will have to be removed at the City's expense to ensure the flow of traffic on Omaha Street. Harrington said that the rerouting of the traffic with the removal of the Sixth Street and Omaha Street intersection does not cause a notable difference. Harrington then reviewed the Sixth Street Corridor Plan stating the need to ensure safety and accessibility to all sites, for all types of transit including bicycles and pedestrians as well as vehicles between the downtown area and the Memorial Park and the Civic Center and to tie these areas together with the same feel and look.

Harrington reviewed the two main crossing options which include the Park Cover Concept and the Ribbon Walkway Concept noting that the Park Cover Concept was the more popular of the options. As for the Sixth Street Corridor it would include lighting, crosswalks, landscaping and art and improvements to Memorial Park. Harrington explained that going forward from here there is the actual construction, engineering, planning and financing which will be part of the

Engineering Study. Harrington touched on some of the possible financing options including public/private partnerships.

Braun stated that he really liked the virtual meeting stating it was a great way to get input and hopes it continues to be an option. Harrington stated that that is a goal of the Transportation Division and agreed that it does allow for great interaction.

Heikes thanked Harrington for the well worked, comprehensive study and report and said he believes this is an important piece to the growth and use of the downtown area as well as the Civic Center. Harrington stated that with expansion of the Civic Center having no additional parking this plan will enable the use of the downtown parking which is underused at night and allow easier access to the Civic Center.

In response to a question from Bulman on timeline, Harrington stated this is slated for grant submittal for 2021 or 2022 and staff believes it has a good chance to receive funding with potential construction approximately five years out.

In response to a question from Arguello if there was any timeline connection between the Civic Center construction and this project, Harrington stated that there is not an actual connection. It is the goal to have a plan in place when the crosswalk is removed due to the traffic increase.

In response to a question from Vidal whether Omaha would have to be lowered for the Ribbon Crossing, Harrington stated that the Ribbon Crossing would require a very minimal lowering of Omaha Street as the pedestrian crossing raises above the roadway. Harrington further noted that statistics show that pedestrians often choose not to use the raised platform but instead, to dash across the street, whereas the Park Cover eliminates that risk.

Quasney stated that he likes the Park Cover option but noting his main concern is the drainage, Harrington stated that initial calculations showed the drainage is feasible.

Vidal moved, Arquello seconded and the Planning Commission approved the the Sixth Street Study - Final Report. (7 to 0 with Arguello, Braun, Bulman, Heikes, Quasney Stuck and Vidal voting yes and none voting no)

9. Discussion Items

None

10. Staff Items

Fisher introduced Marty Gillies, who is the new Current Planner.

11. Planning Commission Items

Braun asked if the Council Liaison could be suspended during the pandemic. Fisher stated that they would discuss and let the Planning Commission know.

There being no further business, Bulman moved, Vidal seconded and unanimously carried to adjourn the meeting at 7:25 a.m. (7 to 0 with Arguello, Braun, Bulman,

Heikes, Quasney Stuck and Vidal voting yes and none voting no)