MEMORANDUM

TO: Planning Commission
FROM: Fletcher Lacock, Planner III
DATE: December 10, 2020
RE: File #20OA006 - An Ordinance to amend Chapter 17.18 of the Rapid City Municipal Code

Chapter 17.18 of the Rapid City Municipal Code defines the General Commercial District and identifies permitted uses, conditional uses, temporary uses, and land area regulations in the district. The proposed Ordinance Amendment makes the following changes:

- Amending subsection 17.18.020 to fix the misspelling of microcell;
- Amending subsection 17.18.030 to remove “grass skiing” as a conditional use;
- Amending subsection 17.18.030 to change the conditional use criteria to be set by Planning Commission in lieu of City Council;
- Amending subsection 17.18.030 to change the criteria for a microbrewery, farm winery, and artisan distillery;
- Amending subsection 17.18.030 adding a microcidery as a conditional use with criteria for review;
- Amending subsection 17.18.040 to allow the Planning Commission the discretion to issue a temporary use permit in lieu of the City Council; and,
- Revising subsection 17.18.090 to clarify that landscaping is required in the General Commercial District.

The proposed Ordinance Amendment for the General Commercial District streamlines the development process by allowing the Planning Commission to determine criteria for conditional uses and temporary uses. The Planning Commission’s decision may still be appealed to the City Council. The amendment also updates the allowed conditional uses in the General Commercial District and clarifies the language in the Code which will give developers and the public clear direction. The proposed changes will ensure that microbreweries, microcideries, artisan
distilleries, and farm wineries comply with State Law and that the Zoning Ordinance does not need to be amended as State Law changes. The proposed Ordinance Amendment promotes the Comprehensive Plan goals to streamline development review processes, align land use regulations with industry needs, and removes barriers to development.

RECOMMENDATION: Staff recommends approval of the Ordinance to amend Chapter 17.18 of the Rapid City Municipal Code.