

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
October 5, 2023

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Alicia Ginsberg, Mike Gollither, Eirik Heikes, Brook Kaufman, Haven Stuck and Vince Vidal.

MEMBERS ABSENT: John Herr, Mike Quasney. Pat Roseland, Council Liaison was also absent.

STAFF PRESENT: Vicki Fisher, Sarah Hanzel, Kip Harrington, Tanner Halonen, Jonathan Howard, Brad Staton, Roger Hall, Kinsley Groote and Andrea Wolff.

Braun called the meeting to order at 7:25 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 Vidal seconded by Heikes and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 5 in accordance with the staff recommendations. (9 to 0 with Arguello, Braun, Bulman, Ginsberg, Gollither, Heikes, Herr, Kaufman, Quasney, Stuck and Vidal voting yes and none voting no)**

---CONSENT CALENDAR---

1. Approval of the September 21, 2023 Planning Commission Meeting Minutes.
2. No. 23RZ016 - Section 8, T1N, R8E  
A request by Hermanson Egge Engineering, Inc. to consider an application for a **Rezoning request from General Commercial District to Medium Density Residential District** for east 210 feet and west 100 feet of Lot 8 of Tract 2, located in Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1909 and 1915 Ash Avenue.

**Planning Commission recommended the Rezoning request from General Commercial District to Medium Density Residential District be approved in conjunction with the Final Planned Development Overlay.**

- \*3. No. 23PD024 - Herringbone Subdivision and Herringbone Subdivision #2  
A request by Hermanson Egge Engineering, Inc. to consider an application for a **Final Planned Development Overlay for an existing mobile home park** for Lot A revised, Lot 2 Revised of Lot B, Lot 4 of Lot B and the N1/2 vacated E. St. Anne Street adjacent to said lot of Herringbone Subdivision and Lot 1 of Herringbone Subdivision #2 and Lot 8 of Tract 2, all located in Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1515 E. St. Anne Street.

**Planning Commission approved the Final Planned Development Overlay to allow a mobile home park with the following stipulations:**

1. Prior to the submittal of a Building Permit application in Phase One, 1909 and 1915 Ash Avenue shall be rezoned to Medium Density Residential District;
2. Prior to the approval of a Building Permit application in any phase, the applicant shall enter into a Developmental Lot Agreement to allow a shared management office and service buildings, and to allow shared water mains, access, parking, and landscaping between 1909 Ash Avenue, 1915 Ash Avenue, and 1515 East Saint Patrick Street;
3. Prior to the approval of a Building Permit application that completes a phase, the phase shall be landscaped in accordance with the approved landscaping plan and phasing plan;
4. Prior to the approval of a Building Permit application in Phase Three, the parking for the maintenance shop shall be striped in accordance with the approved site plan;
5. Prior to the approval of a Building Permit application in Phase Nine, the parking for the leasing office shall be striped in accordance with the approved site plan; and,
6. The Final Planned Development Overlay shall allow for a mobile home park. Any change of use or expansion of use permitted in the Medium Density Residential District and in compliance with the Parking Regulations shall require the review and approval of a Building Permit. Any change of use or expansion of use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Development Overlay.

*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. 23PD027 - Skyline Pines East Subdivision  
A request by TSP, Inc. to consider an application for a **Revocation of a Planned Development Overlay** for Lot 19 of Skyline Pines East Subdivision, located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1051 Fairmont Boulevard.

**Planning Commission approved the Revocation of Planned Development Designation.**

*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.*

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*5. No. 23UR027 - Seljeskog Subdivision

A request by Renner Associates, LLC for John and Erin Neumann to consider an application for a **Conditional Use Permit to allow an oversized garage** for Lot 3 of Seljeskog Subdivision, located in Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2150 Skyline Ranch Road.

Harrington stated that due to the ZBOA approval of the associated Variance staff recommended approval of the Conditional Use Permit to allow an oversized garage with the stipulations assigned.

**Bulman moved, Vidal seconded and the Planning Commission approved the Conditional Use Permit to allow an oversized garage with the following stipulations;**

1. **The garage shall be constructed in compliance with the submitted elevations to match the existing residence;**
2. **Landscaping shall be provided along the front lot line to buffer the garage from the shared private driveway; and,**
3. **The garage shall not be used for commercial uses or as a second residence. (7 to 2 with Arguello, Braun, Bulman, Gollither, Kaufman, Stuck and Vidal voting yes and Ginsberg and Heikes voting no)**

***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.***

6. No. 23TI004 - Sections 32 and 33 of T2N and Sections 4 and 5 of T1N, R8E  
A request by Dream Design International, Inc for Yasmeen Dream, LLC to consider an application for a **Resolution to Adopt Amendment #1 to TID No. 84 - East Anamosa Street** for Lot A, Lot B, Lot C, Lot G and Lot H of the North Valley Park Subdivision; the Unplatted Balance of N1/2NE1/4 less Lots H2, H3, H4, less RR ROW and less ROW; the S1/2NE1/4 less Menard Sub less North Valley Park Sub; Lot 1 and Lot 2 of Block 1, Lot A1, Lot A2, and Lot A3 of Block 2, Lots 1-17 of Block 3 and Lots 1-3 of Block 4, all of the Shepherd Hills Subdivision; Lot 1 of Block 1 and Lot 1 of Block 2 of the Shepherd Hills West Subdivision; the NE1/4SW1/4 less Menard Subd, less Shepherd Hills Subd, less Shepherd Hills West Subd, and less ROW; the NW1/4SE1/4SW1/4 less Lot H1; the SE1/4SE1/4; the SW1/4SE1/4; the NE1/4SE1/4 less W400 Ft; the NW1/4SE1/4 less Menard Subd, less Shepherd Hills Subd, and less ROW; the W400 Ft of NE1/4SE1/4 less Shepherd Hills Subd and less ROW; and all H lots and dedicated right-of-way adjacent to said lots, all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the S1/2NW1/4 less N160 ft of the SW1/4NW1/4; the SW1/4; the SE1/4SE1/4 less Lot H1 and Lot H2 and less ROW; the N1/2SE1/4 less Lot H1 and Lot H2 and less ROW, and the SW1/4SE1/4; and all H lots and dedicated right-of-way adjacent to said lots, all located in Section 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the E910 Ft of GL 4; Lot A of NW1/4SW1/4; the E312 Ft of SW1/4NW1/4 less Diamond Ridge Subd and less ROW, the E312 Ft of the N536 Ft of NW1/4SW1/4 less Diamond Ridge Subd and less ROW, the E312 Ft of SW1/4NW1/4 less Diamond Ridge Subd and less ROW; GL 3 less Copperfield Vistas Subd and less ROW; GL 2 less Rushmore Business

Park less Lots H3, H7, H8 and ROW, the W660 Ft of GL 1 less Rushmore Business Park and less Lots H6 and H8, the N1081.18 Ft of SW1/4NE1/4 less Rushmore Business Park less Lots H2, H3, H4, H9 and ROW; and GL 1 less the W660 Ft less Shortcut Subd and less Lots H2 and H5, SE1/4NE1/4 less W660 Ft of N1081.18 Ft less Lots H2, H3, less Rushmore Regional Industrial Park and less Hilltop Business Park Subd; Lot 1 of Block 1 of the Shortcut Subdivision; Lot 1, Lots 10A-B, Lots 11-18 and Park Tract of Block 7, Lots 3-8 of Block 8, Lots 1-5 of Block 9, Lots 1A-B, 2A-B, 3A-B and Lots 14-23 of Block 10, Lots 1A-B, 2A-B, 3A-B, 4A-B, 5A-B, 6A-B, 7A-7B, 8A-B and Sign Lot of Block 11, Lots 1A-B of Block 12 of the Copperfield Vistas Subdivision; Lots 1-26 of Block 1, Lots 2-26 of Block 2, Lot 1 and Lot A2 of Block 3, Lot 1 of Block 4, Lot 1 of Block 5, and Lot A and Lot B, all of Diamond Ridge Subdivision; Lot A-B of Block 3, Lot 1R, 3R, 4R and Lot 5 of Block 4, and Lot 1 of Block 5, all of Rushmore Business Park; GL4 less E910 Ft; the SW1/4NW1/4 less E312 Ft and less Diamond Ridge Subd, and the NW1/4SW1/4 less E312 Ft of N536 Ft, less Lot A, and less Diamond Ridge Subd; and all H lots and dedicated right-of-way adjacent to said lots, all located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the NE1/4 of Govt Lot 1 (NE1/4NE1/4NE1/4) of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of E North Street, north of SD Highway 44, west of Elk Vale and south of Eglin Street.

Howard presented the application explaining the acronyms of TID and TIF and addressing what a Project Plan and amendment are. Howard noted that the applicant is proposing to amend and reallocate project costs, adjust phasing and modify developers to include the City of Rapid City. Howard reviewed the associated slides including Original Master Plan and Revised Master Plan, which includes moving the booster pump station and shifting of alignment of roads and adjustment of some of the drainage ponds within the plan area. Howard reviewed the amendment of the Plan for the construction of the booster station becoming Phase 1A with the City as a second developer and that they will be paid back with the repayment of the TID, noting these costs will be certified first confirming the repayment. Howard reviewed the amortization and payoff schedules. Howard summarized that costs or line items include Mickelson drive, utilities and pond / drainage management being added and revision of the cost to construct Anamosa Street, and phase boundaries revision. Howard noted that Phase II is not anticipated to be completed within the allotted 5 years required by law and will probably require a separate TIF and the Development Agreement will be revised to cover these changes and TIF Review Committee recommended approval.

Charles Simms, resident of Diamond Ridge, discussed his concerns with the quality of work in the development and issues with landscaping, drainage and lack of responses from those he's contacted.

John West, Brookdale Estates Manager, spoke to the flooding of the park since the start of construction and the attention needed for the increased traffic and speed limits in the area. West stated the plan he has do not show a drainage element.

Roger Hall, City Engineer, spoke to the drainage issues and the drainage channel that should have been built to address this issue and the actions they are taking to

rectify.

Hani Shafai, President Dream Design, discussed the project and the partnership with the City. Shafai discussed the separation of development from the project, spoke to the drainage issue since a channel was not built by the park and as such the drainage issues noted have occurred. Shafai discussed sub-basins to address local and regional drainage, stating they have built others and are working to negate the impact. Shafai said that pond 320 will be part of Phase I and that Phase II will be completed, however, it may require another TIF.

Booster station costs and processes, the fact that Phase II is not going to be completed and the ponds associated to that phase regarding drainage to existing development, drainage issues for future development and contributing issues, layout of line items, and certification of expenses were discussed.

Heikes left the meeting at this time.

Arguello stated that he would be abstaining.

**Kaufman moved, Vidal seconded and the Planning Commission recommended approval of Resolution to Adopt Amendment #1 to TID No. 84 - East Anamosa Street to Amend and reallocate TID #84 Project Plan Costs. (7 to 0 to 1 with Braun, Bulman, Ginsberg, Golliher, Kaufman, Stuck and Vidal voting yes and none voting no and Arguello abstaining)**

7. Staff and Planning Commission Discussion Items

Fisher noted that Officer Elections will be held at the October 26, 2023 Planning Commission Meeting and encourage the Commissions to prepare.

**There being no further business, Vidal moved, Golliher seconded and unanimously carried to adjourn the meeting at 8:25 a.m. (8 to 0 with Arguello, Braun, Bulman, Ginsberg, Golliher, Kaufman, Stuck and Vidal voting yes and none voting no)**