

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
January 25, 2024

MEMBERS PRESENT: Erik Braun, Karen Bulman, Mike Gollhofer, Eirik Heikes, Brook Kaufman, Mike Quasney, Haven Stuck and Vince Vidal. Pat Roseland Council Liaison was also present.

MEMBERS ABSENT: Kelly Arguello, Alicia Ginsberg, John Herr

STAFF PRESENT: Vicki Fisher, Jessica Olson, Cassie Hayes, Roger Hall, Kinsley Groote and Andrea Wolff.

Braun called the meeting to order at 7:01 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 Kaufman and unanimously carried to recommend approval of the Consent Agenda Item 1 in accordance with the staff recommendation. (8 to 0 with Braun, Bulman, Gollhofer, Heikes, Kaufman, Quasney, Stuck and Vidal voting yes and none voting no)**

---CONSENT CALENDAR---

1. Approval of the January 4, 2024 Planning Commission Meeting Minutes.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

\*2. No. 23PD036 - Ennen Subdivision

A request by Towey Design Group for Rob Poeppel to consider an application for an **Initial Planned Development Overlay to allow a residential development** for a portion of Government Lot 4, Section 2, T1N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of Government Lot 4 (NW1/4NW1/4) Section 2, T1N, R8E, BHM, Pennington County, South Dakota, being monumented by a rebar and cap marked LS4224, Thence with the east line of said Government Lot 4, South 02°00'44" West, 729.93 feet more or less to the point of beginning; Thence (1) continuing with the east line of said Government Lot 4, South 2°00'44" West, 428.00 feet more or less; Thence (2) leaving the east line of said Government Lot 4, North 87°56'40" West, 798.12 feet more or less; Thence (3) North 81°48'32" West, 55.49 feet more or less; Thence (4) North 69°49'42" West, 50.24 feet more or less; Thence (5) North 20°10'18" East, 112.68 feet more or less; Thence (6) North 69°49'42" West, 49.75 feet more or less; Thence (7) on a curve turning to the left with an arc length of 55.84 feet more or less, with a radius of 174.00 feet, with a chord bearing of North 79°01'22" West, with a chord length of 55.61 feet more or less; Thence (8) North 88°13'02" West, 53.60 feet more or less to a point on the east boundary of

Meadow Ridge Subdivision, from which the northeast corner of Lot 6R, Block 8 lies South 1°59'03" West, 7.00 feet more or less; Thence (9) with said east subdivision line of Meadow Ridge Subdivision, North 1°59'03" East, 52.00 feet more or less; Thence (10) continuing with said east subdivision line of Meadow Ridge Subdivision, North 1°59'03" East, 104.04 feet more or less to the northeast corner of Lot 1, Block 10 of Meadow Ridge Subdivision; Thence (11) with the north line of said Lot 1, North 88°00'57" West, 84.00 feet more or less to the northwest corner of said Lot 1; Thence (12) North 79°24'01" West, 7.88 feet more or less; Thence (13) North 2°02'58" East, 41.05 feet more or less; Thence (14) on a curve turning to the right with an arc length of 34.20 feet more or less, with a radius of 174.00 feet, with a chord bearing of North 07°40'50" East, with a chord length of 34.15 feet more or less; Thence (15) North 53°30'25" East, 15.64 feet more or less; Thence (16) North 5°16'56" East, 52.08 feet more or less; Thence (17) North 42°56'40" West, 14.14 feet more or less; Thence (18) North 2°03'20" East, 100.07 feet more or less; Thence (19) South 87°51'54" East, 172.00 feet more or less; Thence (20) South 79°18'26" East, 81.24 feet more or less; Thence (21) South 87°56'40" East, 683.69 feet more or less; Thence (22) South 2°03'20" West, 100.00 feet more or less; Thence (23) South 70°50'29" East, 54.41 feet more or less; Thence (24) South 87°56'40" East, 116.99 feet more or less to the point of beginning, more generally described as being located east of Reservoir Road, north of Bridge Drive.

Hayes presented the application and reviewed the associated slides noting the 84 lots intended for small homes no larger than 24 feet X 40 feet and a drainage lot are part of the Preliminary Subdivision Plan 23PL069 that was approved by City Council on October 2, 2023, the small homes are intended to provide much needed affordable housing. Hayes noted that the applicant has requested three Exceptions 1.) An Exception to reduce *one* of the minimum required side yard setbacks from 8 feet to 7 feet for each lot located within the boundaries of the Planned Development Overlay. The remaining side yards shall provide a minimum 8-foot setback, staff agrees that as the structure will take up the majority of the lot they support reducing one of the setbacks; 2.) An Exception to reduce the minimum required lot width at the front building line from 50 feet to 40 feet for the lots located within the boundaries of the Planned Development Overlay, staff supports the request to help keep lots small to help maintain affordability; and 3.) An Exception to reduce the minimum required lot size from 6,500 square feet to 4,040 square feet for dwellings served by a sanitary sewer system for the lots located within the boundaries of the Planned Development Overlay, staff supports this request as Rapid Valley Sanitary District, who will service this development, had identified there is a limited number of lots that can be serviced and is in concurrence with the small lot sizes. Hayes stated that staff recommends approval of the Initial Planned Development Overlay to allow a residential development with stipulations as outlined in the Project Report.

Size of lot, cost savings, reduced off-site parking, increased on-site parking, garbage collection, parking enforcement and the management options were discussed. Open or park space availability, house sizes and designs were also discussed.

Fisher reviewed issues with and history of affordable housing in the city.

Rob Poeppel, applicant, stated that anticipated pricing is between \$160,000 and \$205,000 and that they are working to ensure that the homes will be owner occupied rather than become managed rental properties.

Mike Towey, TDG, stated that the drainage lot is being engineered to use as park or common use area. Towey also stated that construction of a ½ mile of Reservoir Road is scheduled to be completed simultaneously with the development of Phase 1A and 1B, as well Traverse Drive being connected to Reservoir Road, but currently no improvement to Ennen Drive is scheduled.

Hall reviewed the utility boundaries and service agreements that the City has with Rapid Valley Sanitary District noting they are not uncommon and have a history of working well.

Andy Scull, Ennen Development, reviewed lot sizes and parking in association with the affordable housing aspect.

**Heikes moved, Quasney seconded and the Planning Commission approved the Initial Planned Development Overlay to allow a residential development with the following stipulations:**

- 1. An Exception is hereby granted to reduce *one* of the minimum required side yard setbacks from 8 feet to 7 feet for each lot located within the boundaries of the Planned Development Overlay. The remaining side yards shall provide a minimum 8-foot setback;**
- 2. An Exception is hereby granted to reduce the minimum required lot width at the front building line from 50 feet to 40 feet for the lots located within the boundaries of the Planned Development Overlay;**
- 3. An Exception is hereby granted to reduce the minimum required lot size from 6,500 square feet to lots ranging in size from 6,400 square feet to 4,040 square feet, as shown on the submitted site plan;**
- 4. Prior to the issuance of a Building Permit, a Final Planned Development Overlay shall be approved;**
- 5. Prior to issuance of a Building Permit, “No Parking” signs shall be posted on both sides of the streets within the Planned Development Overlay in accordance with International Fire Code §§D103.6 and D103.6.1**
- 6. Prior to issuance of a building permit, a Final Plat shall be submitted for review and approval;**
- 7. Prior to issuance of a Certificate of Occupancy, all required subdivision improvements shall be constructed and accepted by the City; and,**
- 8. The Initial Planned Development Overlay shall allow for a residential development in compliance with the applicant’s submitted site plan. All requirements of the Low Density Residential District 1 must be maintained unless specifically authorized in accordance with Chapter 17.50 of the Rapid City Municipal Code. All uses permitted in the Low Density Residential District 1 which do not increase parking requirements shall be permitted contingent upon an approved building permit. Any use or change in use that is a Conditional Use in the Low Density Residential District 1 shall require the review and approval of a Major Amendment to the Planned Development Overlay. (8 to 0 with Braun, Bulman, Gollher, Heikes, Kaufman, Quasney, Stuck and Vidal**

voting yes and none 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.***

3. Staff and Planning Commission Discussion Items

Fisher introduced Jessica Olson who has joined the Development team as Current Planning Division Manager.

Roger Hall stated that Todd Peckosh has returned to the City and they will be working in concurrence to review and support future development projects.

A. General Discussion of Upcoming Ordinance Amendments

Fisher noted some potential Ordinances that staff plans to bring forward in the near future: landscaping islands, townhome requirements in LDR-I Districts, oversized garages, open space, landscape regulations, parking regulations, and overall grammatical and general clean up through-out the Rapid City Municipal Code.

**There being no further business, Bulman moved, Vidal seconded and unanimously carried to adjourn the meeting at 7:48 a.m. (8 to 0 with Braun, Bulman, Gollither, Heikes, Kaufman, Quasney, Stuck and Vidal voting yes and none voting no)**