

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
May 9, 2024

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

MEMBERS ABSENT: Alicia Ginsberg, John Herr

STAFF PRESENT: Vicki Fisher, Jessica Olson, Sarah Hanzel, Kip Harrington, Cassie Hayes, Morgan Twombly, Mike Dugan, Brad Staton, Todd Peckosh, Daniel Ainsley, Kinsley Groote 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.

Bulman requested that Item 3 be removed from the Consent Agenda for separate consideration.

Motion by Vidal seconded by Heikes and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 3 in accordance with the staff recommendations with the exception of Items 3. (9 to 0 with Arguello, Braun, Bulman, Golliher, Heikes, Kaufman, Quasney, Stuck and Vidal voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the April 25, 2024 Planning Commission Meeting Minutes.
2. No. 24PL028 - Pine View Terrace No.2 Subdivision
A request by Advanced Design Engineering and Surveying, Inc for S & N Homes, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1A thru Lot 1L and Lot 2A thru Lot 2F of Block 1 of Pine View Terrace No. 2 Subdivision, Lot 1 and Lot 2 of Block 1 of Pine View Terrace No. 2 Subdivision, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Wonderland Drive and Park Drive.

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

1. **Upon the submittal of a Final Plat application, the plat document shall identify all necessary easements, including shared access easements for the driveways as indicated on the submitted site plan; and,**
2. **Upon the submittal of a Final Plat application, the plat document shall identify the right-of-way width of Park Drive.**

---END OF CONSENT CALENDAR---

*3. No. 24PD010 - Pine View Terrace No.2 Subdivision

A request by Advanced Design Engineering and Surveying, Inc for S & N Homes, Inc. to consider an application for a **Final Planned Development Overlay to allow a residential development** for Lot 1 and Lot 2 of Block 1 of Pine View Terrace No. 2 Subdivision, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Wonderland Drive and Park Drive.

Bulman asked to review the elevations to clarify the layout of the townhome units. Fisher clarified the garages are side loading from the street with shared driveways with the front of the units facing each other. Fisher noted that this reduces the number of accesses onto the street and also allows for vehicles to enter the street facing forward rather than backing into the right-of-way.

Lora Hawkins, area resident, asked how many residences are being proposed. Staff clarified that there will be 18 units, each with their own lot with 9 accesses.

Bulman moved, Vidal seconded and the Planning Commission approved the Final Planned Development Overlay to allow a residential development with the following stipulations:

1. **Prior to issuance of a Building Permit, a Final Plat shall be submitted for review and approval;**
2. **Upon submittal of a Building Permit, each single-family dwelling or townhouse shall provide parking and access as indicated on the submitted plans to prevent backing into the Park Drive right-of-way;**
3. **All townhouses shall comply with the townhouse regulations set forth in the Rapid City Municipal Code; and,**
4. **The Final Planned Development Overlay shall allow for a residential development consisting of up to 18 lots developed with single-family dwellings and townhouses. All requirements of the Low Density Residential District 2 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 2 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 2 shall require the review and approval of a Major Amendment to the Planned Development Overlay. (9 to 0 with Arguello, Braun, Bulman, Gollither, 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.

---BEGINNING OF REGULAR AGENDA ITEMS---

*4. No. 24PD011 - Marshall Subdivision

A request by ARC International, Inc for Western Dakota Technical College to consider an application for an **Initial Planned Development Overlay to allow a campus master plan for the Western Dakota Technical College** for Tract A and Tract B of Marshall Subdivision and Lot 6 of the NW1/4 of the SE1/4 all located in Section 5, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located north of E. Highway 44 between Mickelson Drive and Valley Drive.

Olson presented the application and associated slides noting this is the master plan for WDT including student housing and future additional campus buildings and parking. Olson stated there are rezones that were approved at the April 25, 2024 Planning Commission Meeting associated to this project (24RZ008) rezoning a small portion from Low Density Residential I to Public District for campus use (24RZ007) rezoning future Lots A, B and C from Public District to Medium Density Residential District to allow student housing. Olson reviewed the proposed plan for the campus expansion stating it will be a phased process. However, the final layout plans are not defined in this Initial Planned Development Overlay, but will be addressed in the Final Planned Development Overlay. Olson explained that the applicant has not decided whether the housing will be dormitory or apartment style and that staff will address parking requirements in the Final Planned Overlay. Olson reviewed the Exceptions that have been requested including an Exception to decrease the minimum lot size from 101,000 square feet to 67,200 square feet for Lot A, 82,515 square feet for Lot B, and 92,045 square feet for Lot C for the student housing development, which staff supports as there is ample open space to meet area requirements, landscaping and open space; and since it is a campus situation shared parking will be addressed through a parking agreement. An Exception to increase the maximum allowed height from 3 stories or 40 feet to 4 stories or 48 feet for the student housing development is supported by staff as the existing Public District zoning allows 4 stories or 45 feet and buildings are part of a campus so the potential impact is minimal. Olson reviewed the Exception requesting a proposed parking rate of 0.3 parking spaces per bed stating that staff is not in support but is working to obtain an agreeable parking rate. Olson stated that open space, landscaping, parking and signage will be addressed in the Final Planned Development Overlay and that staff recommends approval of the Initial Planned Development Overlay to allow a campus master plan for the Western Dakota Technical College with stipulations outlined in the Project Report.

Fisher reviewed State requirements for the type of schools that can offer campus housing and that WDT does not fall under that classification, noting this is why they are proposing to have the housing on separate lots under separate ownership. Fisher also noted that since the residential development will be also available to non-students, parking must be provided and managed accordingly

Parking and pedestrian access and usage associated with both the school and public usage, reduced lot size and associated open space both now and going forward, option for the growth of WDT, separate ownership and potential for future sale of all or part of the development were discussed.

Vidal moved, Quasney seconded and the Planning Commission approved the Initial Planned Development Overlay to allow a Campus Master Plan for Western Dakota Technical College with the following stipulations:

1. An Exception is hereby denied to use a proposed parking rate of 0.3 parking spaces per bed;
2. Upon submittal of a Final Planned Development Overlay, a parking plan in conformance with Rapid City Municipal Code Section 17.50.270 shall be submitted for review and approval. In addition, the parking plan shall demonstrate that the required number of parking spaces, including ADA-accessible spaces, are being provided for each phase of the development. The applicant may locate parking on other areas of the campus, provided that there is a parking agreement in place and the parking is 300 feet from the entrance of the buildings or an Exception to the distance requirement is obtained;
3. An Exception is hereby granted to increase the maximum allowed height from 3 stories or 40 feet to 4 stories or 48 feet for the student housing development;
4. An Exception is hereby granted to decrease the minimum lot size from 101,000 square feet to 67,200 square feet for Lot A, 82,515 square feet for Lot B, and 92,045 square feet for Lot C for the student housing development;
5. Prior to submittal of a Final Planned Development Overlay, the portion of the property proposed for student housing shall be rezoned to Medium Density Residential District;
6. Upon submittal of a Final Planned Development Overlay, the site plan shall be revised to identify the proposed housing type, number of dwelling units or sleeping room, and phasing plan for development;
7. Upon submittal of a Final Planned Development Overlay, a landscape plan in conformance with Rapid City Municipal Code Section 17.50.300 shall be submitted for review and approval. In addition, the landscape plan shall demonstrate that the required landscape points and landscape islands are being provided for each phase of the development or an Exception shall be obtained;
8. Upon submittal of a Final Planned Development Overlay, an open space plan in conformance with Rapid City Municipal Code Section 17.12.060 shall be submitted for review and approval. In addition, the open space plan shall demonstrate that the minimum requirement for usable open space is being provided for each phase of the development or an Exception shall be obtained;
9. All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
10. All signage shall continually conform to the Sign Code. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign;
11. Prior to issuance of a Building Permit, a Final Planned Development Overlay and a Development Engineering Plan application for the three proposed lots shall be approved;
12. Prior to issuance of a Certificate of Occupancy, a Final Plat shall be

- approved; and
13. **The student housing development on proposed Lots A, B, and C shall meet all provisions of the Medium Density Residential District unless otherwise specifically authorized as a stipulation of the Initial and/or Final Planned Development Overlay. Future phases of development not included in the student housing development shall be submitted as a Major Amendment to the Planned Development Overlay to allow a Campus Master Plan for Western Dakota Technical College. (9 to 0 with Arguello, Braun, Bulman, Gollhofer, 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.

5. No. 24TI001 - Camden Heights Affordable Housing and Infrastructure
A request by Elmington Affordable LLC for ECG Rapid City GP LLC to consider an application for a **Resolution to Create Tax Increment Financing District and a Resolution to Adopt a Project Plan** for a parcel of land located in Tract D of the SW1/4 of Section 29, T2N, R8E, B.H.M., and also the following lots in the NW1/4 of Section 32, T2N, R8E, B.H.M.: Lot A and Lot B of West Century Subdivision, the North 16.04 feet of Lot 2 of the SW1/4-NW1/4 of said Section, the North 170.00 feet of the south 313.96 feet of Lot 2 of the SW1/4-NW1/4 of said Section, Lot 1 and Lot 2 of Buckingham Rental Subdivision, Lot B of Lot 1 in the SW1/4-NW1/4 of said Section, Tract 1 of Century 21 Subdivision excepting therefrom Anamosa Crossing Subdivision and dedicated E. Anamosa Street, Lots 1A, 2, 3, 4, 5, 6, 7, 10 and dedicated right-of-ways of Anamosa Crossing Subdivision, and the dedicated right-of-ways of E. Anamosa St., Century Road, and Utica Street adjacent to the above described lots, and also Lot 2 of Century Subdivision in the NW1/4-SW1/4 of Section 32, said parcel perimeter within the SW1/4 of Section 29 and the NW1/4 of Section 32 more particularly described below. Commencing at the northwest corner of Section 32 which is coincident with the southwest corner of Section 29 and is the also the Point-of-Beginning (POB) of the parcel to be described; Thence S00°12'25"E along the west line of Lot B of West Century Subdivision a distance of 250.00' which will establish the basis of bearings which is geodetic north as determined by GPS; Thence S00°12'25"E along the west line of Lot A of West Century Subdivision a distance of 191.59' to the north right-of-way(right-of-way) line of East Anamosa Street; Thence S00°12'25"E a distance of 113.42' to the south right-of-way line of said street; Thence S00°12'25"E along the west line of Lot A of West Century Subdivision a distance of 770.78'; Thence S00°03'02"W along the north 16.04' of Lot 2 a distance of 16.04'; Thence S00°03'02"W along said Lot 2 a distance of 169.98'; Thence S89°53'16"E along the south line of said lot a distance of 38.00'; Thence S00°05'53"W along the west line of Lot 1 of Buckingham Rental Subdivision a distance of 375.89'; Thence S00°05'53"W along the west line of Lot 2 of said subdivision a distance of 421.34' to the north line of Lot B of Lot 1 in the SW1/4-NW1/4; Thence N89°54'47"W along the north line of said lot a distance of 38.00'; Thence S00°05'53"W along the west line of said Lot B a distance of 336.50' to the southwest corner of said lot which is coincident with the west quarter corner of Section 32; Thence S89°56'42"E along

the south line of Lot B which is coincident with the south line of the NW1/4 of said section a distance of 491.91' to the west ROW line of Century Road; Thence S89°22'22"E a distance of 65.07' to the east right-of-way line of Century Road which is coincident with the southwest corner of Tract 1 of Century 21 Subdivision; Thence S89°54'26"E along the south line of said Tract a distance of 117.92 feet to the northwesterly ROW line of East North Street; Thence N49°04'32"E along said ROW line a distance of 965.01' to the southwesterly right-of-way line of East Anamosa Street; Thence N49°01'59"E along the ROW of East North Street a distance of 131.22' to the northeasterly right-of-way line of E. Anamosa Street which is coincident with the southerly corner of Lot 10, of Anamosa Crossing Subdivision; Thence N49°05'39"E along the southeasterly line of Lot 10 which is common to the right-of-way line of E. North Street a distance of 300.09'; Thence leaving said E. North Street right-of-way N48°54'36"W along the easterly line of Lot 10 a distance of 301.93' to the south ROW line of Lando Lane; Thence N00°02'47"E a distance of 59.00' to the north ROW line of Lando Lane which is common with the south line of Lot 7 of Anamosa Crossing Subdivision; Thence along Lot 7 on a curve to the left, concave to the northwest, with a radius of 370.50' (which chord bears N54°13'49"E a distance of 433.62') for an arc length of 463.62'; Thence N23°41'50"W a distance of 13.11' to the south ROW line of Camden Drive; Thence along the east line of Lot 7 and Lot 6 on a curve to the right, concave to the northeast, with a radius of 429.07' (which chord bears N44°53'09"W a distance of 306.08') for an arc length of 312.97'; Thence N65°58'57"E a distance of 64.44' to the easterly right-of-way line of Camden Dr. which is common with the southerly corner of Lot 1A of Anamosa Crossing subdivision; Thence N39°08'00"E along the easterly line of Lot 1A a distance of 318.85' to the easterly corner of Lot 1A, Thence S50°08'51"E a distance of 584.05' to the northwesterly right-of-way line of East North Street; Thence S54°53'07"E to the easterly right-of-way line of E. North Street a distance of around 302 feet; Thence along the easterly right-of-way of said street on a curve to the left, concave to the northwest, with a radius of 3076.56, (which chord bears N32°47'35"E a distance of 249.25') for an arc length of 249.32'; Thence N59°31'43"W a distance of 300.00' to the northwesterly right-of-way of E. North Street; Thence leaving said right-of-way along the northerly line of Tract 1 N62°36'35"W a distance of 249.95'; Thence N26°38'12"E along the easterly line of Tract 1 a distance of 59.67'; Thence N26°52'07"E along the east line of Tract 1 with is common with the west line of Tract D in the NE1/4-NW1/4 of said section a distance of 195.24'; Thence N11°06'18"E along the east line of Tract 1 which is common with the west line of Tract A in the NE1/4-NW1/4 a distance of 246.75' to the northeasterly corner of Tract 1 of Century 21 Subdivision which is common with the southerly ROW line of the Rapid City, Pierre & Eastern Railroad (RCPE); Thence along said southerly ROW line common with the northerly line of Tract 1 on a curve to the right, concave to the northeast, with a radius of 2819.92' (which chord bears N67°47'26"W a distance of 439.12') for an arc length of 439.57'; Thence along said right-of-way common with Tract 1 N63°16'30"W a distance of 251.80'; Thence along said ROW line common with the north line of Tract 1 N63°18'14"W a distance 79.57' to the northeasterly corner of Tract 1 which is common with the north line of Section 32 and the south line of Section 29; Thence along section line which is common with right-of-way and north line of Tract 1 N89°46'53"W a distance of 2.22' to the southeast corner of Tract D of the SW1/4 of Section 29; Thence leaving section line N63°02'53"W along the easterly line of Tract D which is common to the southerly right-of-way line a distance of 75.78'; Thence along the northerly line of Tract D common with southerly right-of-way line

on a curve to the left, concave to the south, with a radius of 2027.57' (which chord bears N86°52'30"W a distance of 1636.50') for an arc length of 1684.53' to the northwest corner of Tract D; Thence S00°04'56"W along west line of said tract a distance of 119.06' to the point of beginning and there terminating; and Said parcel perimeter in the NW1/4-SW1/4 of Section 32, T2N, R6E which consists of Lot 2 of Century Subdivision. Said parcel is not contiguous with parcel described above. Commencing at the southeast corner of Lot B of Lot 1 in the SW1/4-NW1/4 of Section 32 which is common with the east-west ¼ line and the west ROW line of Century Road; Thence S06°35'47"W along the east line of Lot 1 of said subdivision which is common with said westerly ROW line for a distance of 25.16' to the northeast corner of Lot 2 and the point of beginning (POB) of the parcel to be described; Thence N89°57'52"W along the north line of Lot 2 common to Lot 1 a distance of 152.73'; thence S00°08'33"W along west line of Lot 2 common to Lot 1 a distance of 230.32'; Thence S89°58'43"E along the south line of Lot 2 a distance of 118.62' to the west right-of-way line of Century Road; Thence along the east line of Lot 2 common to said west right-of-way line on a curve to the left, concave to the northwest, with a radius of 290.50' (which chord bears N13°20'10"E a distance of 68.18') for an arc length of 68.34'; Thence N06°35'47"E along the east line of Lot 2 which is common with the west right-of-way line a distance of 165.02 feet to the POB and there terminating, more generally described as being located west of E. North Street and north of East Anamosa Street.

Dugan reviewed the application and associated slides explaining the TID is for affordable housing and infrastructure. Dugan noted this will create infill development in an area that has long gone mostly undeveloped. Dugan reviewed where the solar field and the housing development will be located, noting the housing will meet low income levels to qualify as affordable housing and includes 51 designated units of housing for seniors. Dugan reviewed the layout of the proposed housing and the 1 megawatt solar facility that is projected to assist with lowering service costs to the residents of the development. Dugan reviewed the proposed improvements including Utica Street, sanitary sewer manholes, 8-inch PVC sewer, 8-inch PVC water main, sidewalks, fire hydrants and a proposed sidewalk along E. North Street. There will be 252 units with 51 units designated as senior and 201 as family with mix from single to 4 room units. Dugan reviewed the Project Costs, Base Valuation and Projected Project Pay-off Period of 19 years with potential to pay off early. Dugan reviewed the proposed payoff schedule noting that the City is considering a partnership with the applicant. Dugan reviewed Project Sources and Uses, affordable housing criteria, SDCL requirements for TIF qualification, Rapid City TIF Policy and allowable project costs noting that this request meets those requirements. Dugan noted that the TIF Committee recommends approval of creating the District and Adopting the Project Plan with the stipulations to be incorporated into the Developers Agreement.

Heikes left the meeting at this time.

Chris Spelke, Director of Development for Elmington Capital, explained the plan for the use of the solar field to assist the residence to reduce service costs through the use of a master meter.

Pat Roseland spoke to his interest in the potential for the growth in this area that has sat empty for years and he looks forward to more information as it moves

forward.

Vidal moved, Bulman seconded and the Planning Commission recommended approval of the Resolution to Create Tax Increment Financing District and a Resolution to Adopt a Project Plan. (8 to 0 with Arguello, Braun, Bulman, Golliher, Kaufman, Quasney Stuck and Vidal voting yes and none voting no)

6. Staff and Planning Commission Discussion Items

Fisher informed the Committee of the Coffee with Planners that is being held May 16, 2024 in the Community Room from 9:00 a.m. to 10:00 a.m., noting the topic tables will include airport expansion plans, comprehensive plan update that is underway and review of the oversized garage ordinance.

Harrington discussed the Public Open House to be held May 28, 2024 from 4:00 p.m. to 6:00p.m., in Community Room on the Major Street Planning Analysis and Alignments Study stating they have numerous plans and profiles for proposed road segments in the community.

There being no further business, Bulman moved, Vidal seconded and unanimously carried to adjourn the meeting at 8:15 a.m. (8 to 0 with Arguello, Braun, Bulman, Golliher, Kaufman, Quasney Stuck and Vidal voting yes and none voting no)