by BRIAN DAILY

The Rapid City Planning Commission learned Tuesday of the difficulties in having the platting authority in the three-mile area around the city without having any other authority.

The commission was asked to approve a preliminary for a tract of land on Deerwood Avenue near construction of a building had already begun on that tract and another went to it.

The commission had already approved a site for a transfer of title which states that before any development begins, it must return to the platting commission to finish the platting process.

Charles Luckock, county planning director, explained that his office had issued a building permit on one of the tracts because the plat had been filed in the register of deeds office. He said a request was made in allowing the per- mission on the uncompleted point of ground.

The contractor, constructing the building, said he didn’t know who would have the statute, but he needed to start work again.

Planning commission member Les Swenson said the platting process had to be completed to assure that the drain- age from the area does not jeopardize the city’s footprints.

In conclusion of the planning commission, it was another example of the need for government to study little commission. Planning commission member Wil- liam Coyne said that, speaking for the commission, he wasn’t willing to accept the blame for the misunderstanding. He said the individual who said the plat was told of the procedure that would have to be followed by the new owner.

Although the commission had approved the platting process, the contractor said the lending institution didn’t have money spent on land where the title was obtained.

The commission agreed to have a special meeting in order to speed up the process.

In other action, the commission was presented with a plan for a residential area in Primrose Heights Subdivision. The commission members approved the plan, which the commission had done by some drainage problems that already exist in the area, which might be aggravated by further development.

The landowners told of construction above their properties that resulted in mud washing down and blocking the natural drainage ways. They also told of a portion of the country road being washed away which leads to further drainage problems.

Both sides agreed that the best solu- tion would be the repair of the county road and the placing of a curb along the road to channel water down the road instead of across the lower property.

Coyne asked the city engineering department to coordinate with the city highway department to fix the road problem.

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Golf course "shaping up"

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City band concert set

by BRIAN DAILY

The Rapid City Civic Center Plaza Corp. agreed to have its Architect to review a proposed computerized energy management system for the new Civic Center and other school buildings which could be expanded to include the civic center.

George Dunham of Dunham Associates was asked for the plaza corporation to consider the proposal he had outlined last week for the Civic Center.

The key issue, he explained, was the savings in fuel use and fuel costs over the year period, especially in view of the energy crisis and the anticipated increase in fuel costs.

He said using the system in the schools would realize a net saving of about $90,000 over a 10-year period. Adding the civic center complex to the system, at a cost to the city of $160,000, would realize a net savings of about $1.4 million over the same period.

Dunham said the increased costs for electricity and gas were taken into consideration in his calculations. But he added electricity would cost about $0.02 more per year and gas about $0.20 per year.

In addition, Jack Rioran, chairman of the chamber’s Convention-Visitors Bureau, recommended that efforts were continuing to get larger conventions formed up for using the civic center complex when it is finished.

At the present time, he said, a Midwest Federation convention of the Rocky Mountains and American Federation of Mineralogical Societies in 1978 which is expected to draw about 10,000 delegates. He said the CVB also is look- ing for the annual meeting of the National Guard Association scheduled for 1980.

Ralph Craig of Craig Associates, one of the architects on the civic center, said that the chamber and its business leaders should start thinking about how to finance convention deleg- ates. He noted the costs of "cleaning house" reported the Civic Center occupied recently when there were no conventions.

Craig wondered how the civic center could accommodate convention delegations if the existing housing was occupied entirely by guests.

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Platting authority difficulties aired

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Center architects to review computerized energy system

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By BRIAN DAILY

The meeting had grown out of expressed concern of the school board about the reduction of the valuation of the county (and the school district) by the county commissioners sitting as the board of equalization.

The board of equalization didn’t realize how the reduction of the assessed valuation could affect the schools, said Detrux Carlson, school board member.

Commissioner Delores Oliva said the school board had sat together through some of the board of equalization meetings and had seen the com- plaints, before seeing the board members had reduced the valuation.

School board member Lynda Baker said the amount don’t in city has been reduced.

For a second year, property values have fallen and the city tax revenue has fallen.

Commissioner Ron Stephenson criticized the use of the $20 million figure. He said the city would estimate the value at $10 million.

Charles Lindly, superintendent of schools, reminded the group that the school’s fiscal year ran from the county’s fiscal year ending in June.

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Lindly said he had been told to go back and solve his own problems, but more and more districts in the state are experiencing the difficulties Rapid City has had for a number of years regarding financing.

Stephenson was critical of the budget methods of the schools in some areas and of the media for not better en-