

RAPID CITY PLANNING COMMISSION  
January 4, 2018

MEMBERS PRESENT: Karen Bulman, Racheal Caesar, Mike Golliher, John Herr, Galen Hoogestraat, Curt Huus, Mike Quasney, Justin Vangraefschepe and Vince Vidal. John Roberts, Council Liaison was also present.

MEMBERS ABSENT: Erik Braun

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Tim Behlings, Ted Johnson, Carla Cushman and Andrea Wolff.

Hoogestraat called the meeting to order at 7:00 a.m.

**Hoogestraat 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 Items 6 be removed from the Consent Agenda for separate consideration.**

**Motion by Golliher seconded by Quasney and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 6 in accordance with the staff recommendations with the exception of Item 6. (9 to 0 with Bulman, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney, Vangraefschepe and Vidal voting yes and none voting no)**

**---CONSENT CALENDAR---**

1. Approval of the December 7, 2017 Planning Commission Meeting Minutes.
- \*2. No. 17PD054 - Squirrely Acres Subdivision  
A request by Renner Associates, LLC for Aaron and Alicia Christensen to consider an application for a **Final Planned Development Overlay to allow a residential development** for Lots 4 and 5 of Squirrely Acres Subdivision, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of Berglund Road.

***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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.***

**Planning Commission approved the Final Planned Development Overlay with the following stipulations:**

1. **Prior to issuance of a Building Permit, calculations and analysis demonstrating that the proposed well and wastewater systems can**

service the property shall be submitted for review and approval. In addition, an on-site wastewater permit shall be obtained;

2. Prior to issuance of a Building Permit, the applicant shall coordinate with the Rapid City Fire Department to ensure that the Survivable Space Initiative Guidelines are being met; and,
  3. The Final Planned Development Overlay shall allow for single-family dwellings. Any change in use that is a permitted use in the Park Forest District in compliance with the Parking Ordinance shall require a building permit. Any change in use that is a Conditional Use in the Park Forest District shall require the review and approval of a Major Amendment to the Planned Development.
3. No. 17PL132 - Eastbrooke Subdivision  
A request by KTM Design Solutions, Inc. for Moller's Limited Partnership to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 3A, 3B and 3C, legally described as formerly Lot 3 of Eastbrooke Subdivision being Lots 1-21, and vacated alley of Block 1 of Brennan and Sweeney Addition, Lot 1 of Eastbrooke Subdivision, a portion of the south half of vacated St. Louis Street, a portion of the east 10' of vacated Racine Street, and Tract B of the SE1/4 of the SW1/4 of Section 31; all located in SE1/4 of the SW1/4 of Section 31, T2N, R8E, and the NE1/4 of the NW1/4 of Section 6, T2N, R8E, B.H.M., City of Rapid City, Pennington County, South Dakota, more generally described as being located northwest of the intersection of Omaha Street and Lacrosse Street.

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

1. Upon submittal of a Development Engineering Plan application, the redline comments noted on the preliminary site plan shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application;
2. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards as required by the Infrastructure Design Criteria Manual;
3. Upon submittal of a Development Engineering Plan application, construction plans for La Crosse Street and E. Omaha Street shall be submitted for review and approval showing the construction of a second water main along both streets or an Exception shall be obtained. If an Exception is obtained, a copy of the approved document shall be submitted with the Development Engineering Plan

- application;
4. Upon submittal of a Development Engineering Plan application, construction plans for Racine Street shall be submitted for review and approval showing the dedication of an additional 5 foot of right-of-way with an additional 5 feet (10 feet total) for the first 200 feet extending north from E. Omaha Street. In addition, the construction plans shall show the construction of a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
  5. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development;
  6. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual;
  7. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;
  8. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
  9. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
  10. Prior to submittal of a Final Plat application, the plat title shall be revised to show the formerly legal description as "Lot 3 of Eastbrooke Subdivision, located in SE1/4SW1/4 of Section 31, T2N, R8E and the NE1/4NW1/4 of Section 6, T1N, R8E, BHM, City of Rapid City, Pennington County, South Dakota";
  11. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,

12. **Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).**

4. No. 17PL133 - Una-Del Acres No. 3

A request by D. C. Scott Surveyors, Inc for Robert T. Sundby to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1, Lot 2, Lot 3 and Lot 4 of Una-Del Acres No. 3, legally described as Lot A of Lot 11, Lot B of Lot 11 and Lot 12 less Lot H1 thereof of Una-Del Acres No.2, located in the NE1/4 of the SE1/4 of Section 21, T1N, R7E, HM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest corner of the Sheridan Lake Road and Wildwood Drive intersection.

**Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:**

1. **Upon submittal of a Development Engineering Plan application, the construction plan and plat redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application. The construction plans shall include water and sewer services to all proposed lots, at a minimum stubbed to the property line;**
2. **Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards as required by the Infrastructure Design Criteria Manual;**
3. **Upon submittal of a Development Engineering Plan application, construction plans for the proposed private access and utility easement shall be submitted for review and approval showing the easement with a minimum width of 50 feet and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. In addition, a cul-de-sac bulb shall be provided and located in a minimum 104 foot diameter right-of-way with a minimum 84 foot diameter paved surface or an Exception shall be obtained. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;**
4. **Upon submittal of a Development Engineering Plan application, construction plans for Wildwood Drive shall be submitted for review and approval showing the dedication of one additional foot of right-of-way with an additional five feet of right-of-way for a total of six**

feet the first 200 feet extending west from Sheridan Lake. In addition, construction plans shall be submitted showing the construction of one additional foot of pavement and street light conduit or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;

5. Upon submittal of a Development Engineering Plan application, provide water quality test results for the two existing wells. If the test results show that either existing well does not meet minimum standards, the existing homes shall connect to City water prior to submittal of a Final Plat application. In addition, easements shall be provided as needed;
6. Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval showing that the two existing on-site wastewater systems are being abandoned as per City Ordinance and the connection of the existing and proposed homes to public sewer. Easements shall also be provided as needed;
7. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;
8. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
9. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
10. Prior to submittal of a Final Plat application, the plat document shall be revised to show the Certificate of Ownership as "Wind River LLC";
11. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid;
12. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s); and,
13. Upon submittal of a Final Plat application, a Road Maintenance Agreement for the proposed private access and utility easement shall be submitted for recoding at the Register of Deed's Office.

5. No. 17PL134 - Prairiefire Subdivision  
A request by Stuart Martin for Prairie Valley Development Company, LLC to

consider an application for a **Preliminary Subdivision Plan** for proposed Lots 11 thru 19 of Block 4, Lots 2 thru 19 of Block 5, Lots 2 thru 9 of Block 6 and Lots 5 thru 9 of Block 7 of Prairiefire Subdivision, legally described as a portion of the unplatted portion of the NE1/4 of Section 26, located in the NE1/4 of Section 26, T1N, R8E, BHM, Rapid City, South Dakota, more generally described as being located southwest of the intersection of Anderson Ranch Road and Winton Street.

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

1. **Upon submittal of a Development Engineering Plan application, the construction plans shall be revised to current City Criteria and Standard Specifications, including urban street sections. In addition, the plat document shall be revised to show the correct Certificates for a Final Plat;**
2. **Upon submittal of a Development Engineering Plan application, construction plans for Anderson Road shall be submitted for review and approval showing the dedication of one additional foot of right-of-way and the construction of 12 additional feet of pavement, curb, gutter and sidewalk or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;**
3. **Upon submittal of a Development Engineering Plan application, construction plans for Receda Street, Albelia Street and Mondo Street shall be submitted for review and approval showing the streets located in a 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;**
4. **Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development;**
5. **Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual;**
6. **Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval**

for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. Prior to submittal of a Final Plat application, a covenant agreement shall be provided identifying maintenance and ownership of any proposed drainage elements. In addition a Major Drainage Easement shall be dedicated for any proposed drainage improvements;

7. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards as required by the Infrastructure Design Criteria Manual;
8. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
9. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
10. Prior to submittal of a Final Plat application, the Office of Register of Deeds Certificate shall be revised replacing the proposed "Book and Page" with a "Document #";
11. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
12. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

---END OF CONSENT CALENDAR---

6. No. 17PL137 - Park Hill Subdivision No. 7

A request by Sperlich Consulting, Inc for Park Hill Development, Inc. to consider an application for a **Preliminary Subdivision Plan** for Tract 1 and Lots 1 thru 11 of Block 1, Lots 1 thru 17 of Block 2 of Park Hill Subdivision No. 7, legally described as a portion of unplatted balance of the N1/2 of the NE1/4 of the SE1/4 and a portion of the unplatted balance of the SE1/4 of the NE1/4, less right-of-way located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northwest of the intersection of Sydney Drive and Bridge View Drive.

In response to questions from Bulman regarding the zoning of right-of-way and stability of the soil, Fisher confirmed that by City of Rapid City Municipal Code

right-of-way is zoned the same as the adjacent property to the middle of the right-of-way. Johnson clarified that soil and stability reports, as part of the geotechnical information, are requirements for receiving a building permit.

**Caesar moved, Huus seconded and the Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:**

- 1. Upon submittal of a Development Engineering Plan application, the construction plans shall be revised to current City Criteria and Standard Specifications, including urban street sections. In addition, the plat document shall be revised to show the correct Certificates for a Final Plat;**
- 2. Upon submittal of a Development Engineering Plan application, construction plans for Anderson Road shall be submitted for review and approval showing the dedication of one additional foot of right-of-way and the construction of 12 additional feet of pavement, curb, gutter and sidewalk or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;**
- 3. Upon submittal of a Development Engineering Plan application, construction plans for Receda Street, Albelia Street and Mondo Street shall be submitted for review and approval showing the streets located in a 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;**
- 4. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development;**
- 5. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual;**
- 6. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. Prior to submittal of a Final Plat application, a covenant**

agreement shall be provided identifying maintenance and ownership of any proposed drainage elements. In addition a Major Drainage Easement shall be dedicated for any proposed drainage improvements;

7. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards as required by the Infrastructure Design Criteria Manual;
8. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
9. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
10. Prior to submittal of a Final Plat application, the Office of Register of Deeds Certificate shall be revised replacing the proposed "Book and Page" with a "Document #";
11. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
12. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s). (9 to 0 with Bulman, Caesar, Gollither, Herr, Hoogestraat, Huus, Quasney, Vangraefschep and Vidal voting yes and none voting no)

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*7. No. 17PD055 - Copperfield Vistas Subdivision  
A request by Renner Associates, LLC for ETC Ventures LLC to consider an application for a **Final Planned Development to allow a single family and townhome residential development** for Government Lot 3; the SE1/4 of the NW1/4 less Copperfield Vistas Subdivision and less right-of-way, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Homestead Street and west of Concourse Drive.

Lacock presented the application and reviewed the associated slides. Lacock addressed the Exception request to reduce the minimum required front yard setback from sub-collector streets for townhome lots from 25 feet to 20 feet noting that this is in character with the general setbacks for non-townhome

development in a residential development along sub-collector streets. Lacock presented staff's recommendation that the Exception be granted. Lacock noted that the mixture of single family and townhome residential development is in compliance with the Comprehensive Plan to provide a mix of housing options and staff recommends that the Final Planned Development to allow a single family and townhome residential development be approved.

Fisher stated that staff will be working on an ordinance amendment to address this inconsistency.

**Bulman moved, Caesar seconded and the Planning Commission unanimously approved the Final Planned Development Overlay with the following stipulations:**

- 1. An Exception is hereby granted to reduce the minimum required front yard setback from sub-collector streets for townhome lots from 25 feet to 20 feet;**
- 2. Prior to issuance of a Building Permit, a Preliminary Subdivision Plan, Development Engineering Plans, and a Final Plat shall be approved;**
- 3. Upon submittal of a Preliminary Subdivision Plan, the applicant shall revise the plans to address redlined comments and return the redlined plans to the Department of Community Development;**
- 4. Prior to issuance of a Sign Permit for the proposed subdivision sign, a sign easement shall be recorded. All signage shall be in compliance with the Sign Code. A sign permit is required for all signs;**
- 5. All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment to the Planned Development; and,**
- 6. The Final Planned Development Overlay shall allow for a single-family and two-unit townhome development. Any change in use that is a permitted use in the underlying zoning districts in compliance with the Parking Ordinance shall require a building permit. Any change in use that is a Conditional Use in the underlying zoning districts shall require the review and approval of a Major Amendment to the Planned Development. (9 to 0 with Bulman, Caesar, Gollither, Herr, Hoogestraat, Huus, Quasney, Vangraefschepe 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.***

\*8. No. 17UR025 - Radio Towers Addition

A request by Kennedy Design Group Inc for Steve Wynia to consider an application for a **Major Amendment to a Conditional Use Permit to allow an electronic reader board sign** for Lot 1 less H1, Lot 2, the south 2.5 feet of Lot 3

and part of the vacated alley adjacent to said lots, Block 2 of Radio Towers Addition, located in Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1330 E. St. Patrick Street.

Lacock presented the application and reviewed the associated slides noting that the review is solely for the electronic reader board sign. Lacock clarified that digital reader boards are allowed by Sign Code, but per Planning Commission request, those located in a Conditional Use Permits or Planned Developments have been requested to be reviewed the Planning Commission. Lacock reviewed the sign height of 25 feet with a size of 5 feet by 5 feet, double sided signage for an overall of approximately 55 square feet of signage stating that this sign is within the 45 feet height allowed for a pole sign and is within the approximately 600 square feet of signage allowed for this property. Lacock stated that staff is recommending that if Planning Commission deems the location appropriate they recommend the Major Amendment to a Conditional Use Permit to allow an electronic reader board sign be approved with stipulations noted in the Project Report.

In response to a question from Quasney regarding the lighting effect on the neighboring residences, Fisher clarified that the Sign Code requires that signs with LED light have dimmers, which will help with the effect on the adjacent residences.

In response to a question from Vangraefschepe, Fisher confirmed that the stipulations of the original Conditional Use Permit remain in effect and as such are listed as a part of this Major Amendment to the Conditional Use Permit.

**Golliher moved, Caesar seconded and the Planning Commission deemed that the location of the proposed electronic reader board sign is appropriate, and that the Major Amendment to a Conditional Use Permit to allow a digital reader board sign be approved with the following stipulations:**

- 1. The hours of operation shall be limited from 7:00 a.m. to 10:00 p.m.;**
- 2. A minimum of 21 parking spaces shall be provided with one of the spaces being ADA van accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;**
- 3. The Major Amendment to a Conditional Use Permit shall allow the sign package to be expanded to allow a two-sided electronic reader board sign measuring 54 square feet in size. In particular, the electronic reader board sign shall be designed in compliance with the lighting and display standards set forth in the Rapid City Municipal Code. All signage shall comply with the requirements of the Rapid City Sign Code. An increase in size or any new electronic or LED signage shall require a Major Amendment to the Conditional Use Permit. A sign permit is required for any new signs; and,**
- 4. All uses permitted in the General Commercial District shall be permitted, contingent upon sufficient parking being provided and an**

**approved Building Permit. Any expansion of the on-sale liquor use or change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Conditional Use Permit. (9 to 0 with Bulman, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney, Vangraefschepe 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.***

9. Discussion Items

Fisher thanked those Commissioners that were able to attend the Working Session that was held to review the Urban Commercial District, January 3, 2018 and stated that the changes discussed will be addressed as the ordinance moves forward.

10. Staff Items

None

11. Planning Commission Items

None

**There being no further business, Golliher moved, Huus seconded and unanimously carried to adjourn the meeting at 7:22 a.m. (9 to 0 with Bulman, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney, Vangraefschepe and Vidal voting yes and none voting no)**