

THE MINNEHAHA COUNTY COMMISSION CONVENEED IN JOINT SESSION WITH THE SIOUX FALLS CITY COUNCIL AT 5:00 P.M., December 17, 2001, pursuant to adjournment on December 11, 2001. Commissioners present were Zweep, Kolbe, Twedt, O'Connor and Pekas. Jody Hilmoe, Deputy Auditor, was also present.

City Council Members present were: Baker, Gleason, Grevlos, Jamison, Kavanaugh, Kelly, Smith, Rust, and Mayor Hanson.

Chairman Zweep called the meeting to order.

Jeff Schmitt, Sioux Falls Assistant Planning Director, presented the Preliminary Subdivision Plan for River Bluffs Addition located 2 miles east of Sioux Falls, with a proposed legal description of Lots 1-5 River Bluffs Addition SE1/4 of Section 29-T101N-R48W, Steve Folk of Unique Properties, Petitioner/Owner. The City of Sioux Falls and Minnehaha County Planning Commissions recommend denial. He stated that issues raised at the Planning Commission meetings included law enforcement, and public safety concerns due to added traffic and speeding. Two other major concerns, which were also raised by Planning staff and Commission members were extension of 38th Street to River Bluff Road and of River Bluff Road to 41st Street, and urban utility connections. Applicant Steve Folk stated that he purchased the subject property with plans to develop it because it was zoned RR Rural Residential, and his plan now includes 5 residential lots. Cecelia Grunewaldt, attorney for Split Rock Township, stated that they only recently took on 38th Street as a township road, that continuing 38th Street through to River Bluff Road would substantially increase traffic, and that the Township is not willing to take on the added road maintenance responsibility of this proposed extended section of 38th Street at this time. The front footage assessment to Pine Hills residents will not cover maintenance of this street if extended, and the Township asks that the subdivision not be approved as proposed. She also stated that the Township does not have sufficient funds to extend River Bluff Road to 41st Street. Several local residents spoke in opposition to the subdivision plan as proposed, expressing concerns about increased traffic causing increased street maintenance costs and safety issues. Several of these residents also stated that the developer is usually required to put in roads needed for a new development, after which the Township takes over responsibility for maintenance. MOTION by Gleason, seconded by Jamison to adopt the plan as presented. MOTION by Gleason, seconded by Jamison to amend the plan to dedicate a 66 foot public right-of-way on the alignment of 38th Street extending to River Bluff Road and to be constructed when triggered by future development, with the following conditions also applying: 1. A minimum 50 foot wide private easement along the west side of the property that includes a 22 foot wide minimum landscape easement and a 28 foot wide minimum private roadway easement; 2. An Assurance Agreement is required; and 3. Landscaping easement planting plan shall be approved by planning staff and indicated as constructed and maintained by the homeowners association. Motion to Amend and Amended Motion passed unanimously by the City. MOTION by Twedt, seconded by O'Connor to concur and to approve Resolution MC01-74. 4 ayes, Kolbe nay.

RESOLUTION MC01-74

BE IT RESOLVED by the Board of County Commissioners of Minnehaha County, that the preliminary plan of River Bluffs Addition, Minnehaha County, is hereby approved and that the County Auditor is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.

Approved this 17th day of December, 2001.

BOARD OF COUNTY COMMISSIONERS

James Zweep

John Pekas

Michael J. O'Connor

Carol Twedt

Robert Kolbe

ATTEST:

Jody Hilmoe

Deputy Auditor

MOTION by O'Connor, seconded by Kolbe to adjourn until the regular Commission Meeting at 9:00 a.m. on December 18, 2001. 5 ayes.

Jody Hilmoe, Deputy Auditor