

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 12, 2024 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

Recommendations of the Planning Commission, on certain items from this agenda, will be considered by the Board of Commissioners at their regular meeting on February 20, 2024, at 10:30 a.m. The Planning Commission utilizes Speaker Request Forms, which are available in the Commission Chambers during the meeting.

**If unable to attend the meeting, please submit your comments via e-mail to plz@penngo.org or by mail to the attention of the Pennington County Planning Department, P.O. Box 6160, Rapid City, SD 57709, or, if appearing by teleconference, contact the Planning Department at 605-394-2186, twenty-four (24) hours prior to the scheduled meeting.

ROLL CALL

1. APPROVAL OF THE JANUARY 22, 2024, MINUTES
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA

The following items have been placed on the Consent Agenda for action to be taken on all items in accordance with staff's recommendation by a single vote. Any item may be removed from the Consent Agenda, by any Planning Commissioner, staff member, or audience member for separate consideration. The findings of this Planning Commission, on certain items from this agenda, are recommendations to the Pennington County Board of Commissioners who will make the final decision.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 21-46**: Jeff DeVeney. To review an off-premise sign on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-46 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 22-51**: Patrick and Amie Rose. To review an accessory structure prior to a primary structure on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 23C, Block 7, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-51 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 22-43:** Heikke and Jolene Nielsen. To review a Guest House on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 2, Elkhorn Estates, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-43 with conditions.

7. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 13-02:** Westloft Holdings, LLC. To review the existing Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Lot RR, Johnson Siding Townsite, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Planned Unit Development Amendment Review / PUR 13-02 with conditions.

END OF CONSENT AGENDA

8. **CONDITIONAL USE PERMIT / CU 23-41:** Patricia Raush. To allow an Accessory Dwelling Unit on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1B of Lot B of Lot 3, Feay Reder Subdivision, Section 36, T1N, R6E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT / CU 24-02:** Kathleen Holliday. To allow a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 21, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

10. **CONDITIONAL USE PERMIT / CU 24-03:** Sam Crittenden. To allow a contractor's equipment storage yard on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

The S1/2SW1/4, SE1/4, Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

- 11. PRELIMINARY PLAN / PPL 24-01: Adrian Ranch, LLC; Neal Adrian. To subdivide and create Tract A of Thovson Subdivision No. 2 in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: NW1/4 NW1/4; N1/2 SW1/4 NW1/4, and SW1/4 SW1/4 NW1/4 E of Thovson Road, Less ROW; NW1/4 NW1/4 SW1/4; The Unplatted Pt of SE1/4 NE1/4 N and E of Thovson Road in Section 19, Less Row, also located in Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract A of Thovson Subdivision No. 2, Sections 19 and 20, T2S, R7E, BHM, Pennington County, South Dakota.

- 12. COMPREHENSIVE PLAN AMENDMENT / CA 24-01: Charles and Jenny Hanson. To amend Comprehensive Plan to change the Future Land Use from Ranchette District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Commencing at Corner #4 of MS 2072 Plainview Lode located in the NW1/4 of the NW1/4 of Section 31, Township 1 South, Range 6 East of the Black Hills Meridian, which is the POINT OF BEGINNING, Thence S 44° 47' 31" E - a distance of 447.81 feet to Point No. 1 which is the TRUE POINT OF BEGINNING; Thence S 44° 47' 31" E - a distance of 353.49 feet to Point No. 2; Thence N 11° 43' 03" E - a distance of 611.04 feet to Point No. 3; Thence northwesterly along a curve with a Chord Bearing of N 87° 51' 20" E, a Chord distance of 239.49 feet, a Radius of 458.24 feet, and a curve length of 242.30 feet to Point No 4; Thence S 20° 34' 48" W - a distance of 380.70 feet to Point No 1; which is the TRUE POINT OF BEGINNING; located in MS 2072 Plainview Lode, containing 3.00 Acres "more or less", located in the NW1/4 of NW1/4 of Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

- 13. REZONE / RZ 24-01: Charles and Jenny Hanson. To rezone 3 acres from Agriculture District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Commencing at Corner #4 of MS 2072 Plainview Lode located in the NW1/4 of the NW1/4 of Section 31, Township 1 South, Range 6 East of the Black Hills Meridian, which is the POINT OF BEGINNING, Thence S 44° 47' 31" E - a distance of 447.81 feet to Point No. 1 which is the TRUE POINT OF BEGINNING; Thence S 44° 47' 31" E - a distance of 353.49 feet to Point No. 2; Thence N 11° 43' 03" E - a distance of 611.04 feet to Point No. 3; Thence northwesterly along a curve with a Chord Bearing of N 87° 51' 20" E, a Chord distance of 239.49 feet, a Radius of 458.24 feet, and a curve length of 242.30 feet to Point No 4; Thence S 20° 34' 48" W - a distance of 380.70 feet to Point No 1; which is the TRUE POINT OF BEGINNING; located in MS 2072 Plainview Lode, containing 3.00 Acres "more or less", located in the NW1/4 of NW1/4 of Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

- 14. COMPREHENSIVE PLAN AMENDMENT / CA 24-02: Keystone Adventures. To establish the Future Land Use of a vacated Right-of-Way with no zone to Highway Service District and to change the Future Land Use from a portion of the property from Commercial District to Highway Service District.

Golden Treasure Fraction MS 1198 Including Vacated ROW, Including PT Lot B Adj to Golden Treasure Fraction MS 1198, and Less Lot H2 of Golden Treasure Fraction MS 11 and Lot H2 of Golden Treasure Fraction MS 11; Unplatted Balance of GL 16 Less ROW; Unplatted Balance of GL 21 Less ROW; Lot A of W1/2NE1/4SE1/4; PT Lot B Adj to GL 16; all located in Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

- 15. REZONE / RZ 24-02: Keystone Adventures. To rezone a vacated Right-of-Way with no zone to Highway Service District and to rezone a portion from Commercial District to Highway Service District in accordance with the Pennington County Zoning Ordinance.

Golden Treasure Fraction MS 1198 Including Vacated ROW, Including PT Lot B Adj to Golden Treasure Fraction MS 1198, and Less Lot H2 of Golden Treasure Fraction MS 11 and Lot H2 of Golden Treasure Fraction MS 11; Unplatted Balance of GL 16 Less ROW; Unplatted Balance of GL 21 Less ROW; Lot A of W1/2NE1/4SE1/4; PT Lot B Adj to GL 16; all located in Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

- 16. CONDITIONAL USE PERMIT / CU 23-32: Saint Patrick, LLC; Doyle Estes - Agent. To allow a manager/caretaker's residence on the subject property in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the December 11, 2023, Planning Commission meeting.)

- 17. VACATION OF PLAT / VP 24-01: Pactola Heights, LLC / Ben Folsland. To vacate a portion of platted right-of-way along Chaparral Drive.

Lots 15, 16, and 17 of Block 1 Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

- 18. VACATION OF PLAT / VP 24-02: Pactola Heights, LLC / Ben Folsland. To vacate the road name of Chaparral Drive on the plat.

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of Block 1 and Lots 1, 2, 3, 4, 5 and 6 of Block 2, all located in Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

- 19. COMPREHENSIVE PLAN AMENDMENT / CA 24-03: Pactola Heights, LLC / Ben Folsland. To establish the Future Land Use of a Right-of-Way with no zone to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 15, 16, and 17 of Block 1, Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

20. REZONE / RZ 24-03: Pactola Heights, LLC / Ben Folsland. To rezone a Right-of-Way with no zone to Rural Residential District in accordance with the Pennington County Zoning Ordinance.
- Lots 15, 16, and 17 of Block 1, Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.
21. PRELIMINARY PLAN / PPL 24-02: Pactola Heights, LLC / Ben Folsland. To reconfigure lots lines to create Lot 4 Revised, Lot 7 Revised, Lot 10 Revised, Lot 13 Revised, Lot 15 Revised, and Lot 18 Revised of Block 1 and Lot 1 Revised and Lot 3 Revised of Block 2 in Pactola Heights Subdivision.
- EXISTING LEGAL: Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 of Block 1 and Lots 1, 2, 3, 4, 5 and 6 of Block 2, all located in Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.
- PROPOSED LEGAL: Lot 4 Revised, Lot 7 Revised, Lot 10 Revised, Lot 13 Revised, Lot 15 Revised, and Lot 18 Revised of Block 1 and Lot 1 Revised and Lot 3 Revised of Block 2 in Pactola Heights Subdivision., Section 14, T1S, R4E, BHM, Pennington County, South Dakota.
22. COMPREHENSIVE PLAN AMENDMENT / CA 23-11: Pactola Heights, LLC / Ben Folsland. To amend Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.
- Lots 1, 2, 3, 13, 14, 18, 19, 20, and 21 of Block 1, Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.
23. REZONE / RZ 23-16: Pactola Heights, LLC / Ben Folsland. To rezone from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.
- Lots 1, 2, 3, 13, 14, 18, 19, 20, and 21 of Block 1, Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.
24. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the January 22, 2024, Planning Commission meeting.
25. ITEMS FROM THE PUBLIC
26. ITEMS FROM THE STAFF
- A. Building Permit Report.
27. ITEMS FROM THE MEMBERSHIP
28. ADJOURNMENT

ADA Compliance: Pennington County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Planning Department so that appropriate auxiliary aids and services are available.