

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 26, 2021 @ 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 May 4, 2021, 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, 130 Kansas City St., Ste. 200, Rapid City, SD 57701, 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 APRIL 12, 2021, MINUTES
2. APPROVAL OF THE 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.

3. **CONDITIONAL USE PERMIT REVIEW / CU 99-40:** George Chiolis. To review a manufactured home as a ranch hand residence in a Limited Agriculture District in accordance with Section 206-C-6 of the Pennington County Zoning Ordinance.

The SE1/4 NE1/4, Section 17, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the March 22, 2021, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 99-40 with conditions.

4. **MINOR PLAT / MPL 21-15:** Jessica Hessler – 7 Wonders, LLC; Fisk Land Surveying – Agent. To combine two lots to create Lot 1R of Lots 7 and 8 of Clear Creek Placer MS 1184 in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1 and 2 of Lot 7 and 8 (Replatted) of Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R of Lot 7 and 8 of Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-15 with conditions.

END OF CONSENT AGENDA

5. CONDITIONAL USE PERMIT / CU 21-14: Greg and Amy Willson. To allow a structure, a cabin, which is less than 20 feet wide, in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 5, Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

6. CONDITIONAL USE PERMIT / CU 21-21: Larry and Ramona Vander Zee. To allow a Guest House in a Ranchette Residential District in accordance with Sections 206, 318, and 510 of the Pennington County Zoning Ordinance.

All (also in Section 35, T1N, R3E), HES 573, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

7. LAYOUT PLAN / LPL 21-14: Don and Laura Elliott. To combine lots to create Lots 23-29; E1/2 Vacated Alley Adjacent to Lots, Block 3 of Silver City Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 23-25; E1/2 Vacated Alley Adjacent to Lots, Block 3 and Lot 26-29 and E10 ft of Vacated Alley Adjacent to Lots, Block 3 of Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 23-29; E1/2 Vacated Alley Adjacent to Lots, Block 3 of Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

8. CONDITIONAL USE PERMIT / CU 21-13: Heath Freeman. To live in an existing residence while building a new single-family residence and to allow the existing residence to remain as a ranch hand residence in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2 of NE1/4, E1/2NW1/4, S1/2 less ROW, Section 10, T1N, R13E, BHM, Pennington County, South Dakota.

9. CONDITIONAL USE PERMIT / CU 21-15: Quentin and Sherrie Strand. To allow a garage as a primary structure on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 2, Alpine Acres Addition No. 1, Section 13, T2N, R4E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 21-19: Boyd and Sabrina Knudsen. To temporarily live in a Recreational Vehicle while building a cabin on the subject property in a Rural Residential District in accordance with Sections 204-C, 204-G, 207, and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 1, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

11. CONDITIONAL USE PERMIT / CU 21-20: Boyd and Sabrina Knudsen. To allow a bath house, as a primary structure in a Rural Residential District in accordance with Sections 204-C, 204-G, 207, and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 1, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.
12. CONDITIONAL USE PERMIT / CU 21-16: Kyle Brown; Martin and Dianne Nelson - Owners. To allow a caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 204-C, 209, and 510 of the Pennington County Zoning Ordinance.

Lot 9 of Lot L, Nelson Acres Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.
13. CONDITIONAL USE PERMIT / CU 21-17: William and Kristine Barber. To allow a shop building, prior to a primary structure in a Ranchette Residential District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract D Revised, Lockhart Tract, Section 13, T1N, R6E, BHM, Pennington County, South Dakota.
14. CONDITIONAL USE PERMIT / CU 21-18: Lowell Kolb. To allow a temporary campground/assembly of people on the subject property during the month of July in an Agriculture District in accordance with Sections 205, 314, and 510 of the Pennington County Zoning Ordinance.

SW1/4NE1/4 Less E200 feet of N947 feet of E1/2SW1/4NE1/4 and Less S373 feet of SE1/4SW1/4NE1/4, Section 32, T1S, R7E, BHM, Pennington County, South Dakota.
15. VACATION OF PLAT / VP 21-03: Scott and Terrie Sauder. To vacate notes on plat of Lot 1, Block 2, Mountain Meadows Subdivision in Section 17, T2S, R7E.

Lot 1, Block 2, Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.
16. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-07: Nothing Doing, LLC; Dannie Davis - Agent. To remove the subject property from the Planned Unit Development in order to rezone to Ranchette Residential in accordance with Sections 216 and 508 of the Pennington County Zoning Ordinance.

N1/2NW1/4SE1/4; SW1/4NW1/4SE1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.
17. REZONE / RZ 21-13: Nothing Doing, LLC; Dannie Davis - Agent. To rezone 30 acres from a Planned Unit Development District to Ranchette Residential District in accordance with Sections 206, 216, and 508 of the Pennington County Zoning Ordinance.

N1/2NW1/4SE1/4; SW1/4NW1/4SE1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

18. CONDITIONAL USE PERMIT AMENDMENT / CU 20-18: Wild Springs Solar, LLC; Geronimo Energy. To amend an existing Conditional Use Permit to amend the surety requirements for a utility-scale solar energy system in a Rural Residential and Agriculture District in accordance with Sections 205, 207, and 510 of the Pennington County Zoning Ordinance.

That PT of NE1/4 S of Chicago Northwestern RR; SE1/4 of Section 36, T2N, R10E; GL 1-4; S1/2NE1/4; S1/2NW1/4, Less ROW, and S1/2 of Section 1, T1N, R10E; GL 6-7; E1/2SW1/4, W1/2SE1/4; E1/2SE1/4 of Section 6, T1N, R11E; E1/2NE1/4; W1/2NE1/4, E1/2NW1/4; GL 1-4; NE1/4SW1/4, N1/2SE1/4, SE1/4SE1/4, Less ROW of Section 7, T1N, R11E; All Less ROW of Section 8, T1N, R11E; E1/2SW1/4 of Section 5, T1N, R11E; N1/2NE1/4, SE1/4NE1/4, S1/2SW1/4, E1/2SE1/4, SW1/4SE1/4, NW1/4, Less ROW of Section 9, T1N, R11E, and GL3-4; E1/2SW1/4, Less ROW of Section 31, T2N, R11E BHM, Pennington County, South Dakota.

19. ORDINANCE AMENDMENT / OA 21-06: Pennington County. To amend Section 507-I-5-b “Construction Permits - Permit Requirements” of the Zoning Ordinance [to amend and supersede the existing Section 507-I-5-b “Construction Permits - Permit Requirements”].

20. ORDINANCE AMENDMENT / OA 21-07: Pennington County. To amend Section 202 “Official Zoning Map” of the Zoning Ordinance [to amend and supersede the existing Section 202 “Official Zoning Map”].

21. COMPREHENSIVE PLAN AMENDMENT / CA 21-07: Pennington County. To amend the existing Comprehensive Plan Comprehensive Plan “View to 2040” Section 3.1 “Land Use Designations and Standards” and “Land Use Description - Planned Unit Development” and to add to Section 3 “Land Use and Housing Element” Figure 3-2 “Office Zoning Map” page 3-16.

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the April 12, 2021, Planning Commission meeting.

PRELIMINARY PLAT / PPL 21-06: Grandview Land, LLC (Dan Lewis); Gordon Howie. To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way was denied.

23. ITEMS FROM THE PUBLIC

24. ITEMS FROM THE STAFF

25. ITEMS FROM THE MEMBERSHIP

26. 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.