

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION

October 23, 2023 @ 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 November 7, 2023, 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@penmco.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 OCTOBER 10, 2023, 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 18-12:** Edelweiss Mountain Lodging. Edelweiss Mountain Lodging / Marshall Mechaley. To review a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 31 Revised, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 18-12 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 20-18:** Wild Springs Solar, LLC. To review a utility-scale solar energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of the review of Conditional Use Permit / CU 20-18 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 21-60**: Jeff Slathar. To review a Home Occupation, a consulting and catering service, in an existing structure on the subject property, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4SE1/4, Section 34, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 21-60 with conditions.

6. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 16-03**: Dan and Nancy Evangelisto / Century Home Crafters, LLC; Century Land Holdings, LLC; and Summer Creek Inn, LLC. To review an existing Planned Unit Development to allow for a Specialty Resort Development to include uses, such as vacation home rentals, weddings, receptions, picnics, family reunions, single-family residences, bed and breakfast, storage, gift shop, spa, cabana, bistro, detached accessory structure with living quarters, duplex, etc., on the subject properties, in accordance with the Pennington County Zoning Ordinance.

Lot 3 and that 1/2 of private drive adjacent to said lot; Lot 4; Lot 7 and that 1/2 of private drive adjacent to said lot; Lot 10 and that 1/2 of private drive adjacent to said lot; Lot 11 and that 1/2 of private drive adjacent to said lot; Lot 12 and that 1/2 of private drive adjacent to said lot; Lot 13 and that 1/2 of private drive adjacent to said lot; Lot 14 and that 1/2 of private drive adjacent to said lot; Lot 15 and that 1/2 of private drive adjacent to said lot; Lot 16 and that 1/2 of private drive adjacent to said lot; Lot 17 and that 1/2 of private drive adjacent to said lot; Lot 18 and that 1/2 of private drive adjacent to said lot; Lot 19 and that 1/2 of private drive adjacent to said lot; Lot 20 and that 1/2 of private drive adjacent to said lot; Lot 21, Lot 22 and that part of private drive adjacent to said lot; Lot 23B and that 1/2 of private drive adjacent to said lot; Lot 27 and that 1/2 of private drive adjacent to said lot; Lot 28 and that 1/2 of private drive adjacent to said lot; Lot 29 and that 1/2 of private drive adjacent to said lot; Lot 30 and that 1/2 of private drive adjacent to said lot; Lot 31 and that 1/2 of private drive adjacent to said lot, Lot 32 and that 1/2 of private drive adjacent to said lot; Lot 33 and that 1/2 of private drive adjacent to said lot; Lot 34 and that 1/2 of private drive adjacent to said lot; Lot 35 and that 1/2 of private drive adjacent to said lot; Lot 36 and that 1/2 of private drive adjacent to said lot; Lot 37 and that 1/2 of private drive adjacent to said lot; Lot 41 and that 1/2 of private drive adjacent to said lot; Lot 42 and that 1/2 of private drive adjacent to said lot; Lot 43 and that 1/2 of private drive adjacent to said lot; Lot 44, Lot 45 and that 1/2 of private drive adjacent to said lot; all located in Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Major Planned Unit Development Amendment / PU 16-03 with conditions.

END OF CONSENT AGENDA

7. SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 23-11: Brian and Tamara Horst. A special consideration to PUD 79-02 to reduce the setback from 25 feet to 8 feet on the west (rear) and southwest (rear) lot line(s) for a house addition and to bring an existing accessory structure (a shed) into compliance in the Trailwood Village Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Lot 10, Block 21, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the October 10, 2023, Planning Commission meeting.)

8. CONDITIONAL USE PERMIT / CU 23-33: Wolfpack Holdings, LLC / Dennis Casey; Towey Design Group - Agent. To allow a multiple-family modular home on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Unplatted PT of SE1/4SE1/4 N. of Hwy Less Lot H2, Section 19, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the October 10, 2023, Planning Commission meeting.)

9. CONDITIONAL USE PERMIT / CU 23-34: Benjamin and Katherine Lee. To allow an Accessory Dwelling Unit on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Block 6, Paha Sapa High Country Tract 2, Section 18, T2N, R6E, BHM, Pennington County, South Dakota.

10. REZONE / RZ 23-14: Adam and Jennifer Masters. To rezone from Agriculture District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Unplatted Balance SW1/4SE1/4 in Pennington County, Section 12, T2N, R4E, BHM, Pennington County, South Dakota.

11. COMPREHENSIVE PLAN AMENDMENT / CA 23-10: Tanner and Shannah Loeffen. To change the Future Land Use from Agriculture District to Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 6C, Block 1, Cordes II Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

12. REZONE / RZ 23-15: Tanner and Shannah Loeffen. To rezone from Agriculture District to Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 6C, Block 1, Cordes II Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

- 13. PLANNED UNIT DEVELOPMENT OVERLAY / PU 23-06: Horse Creek, LLC; Garret Kuchenbecker. To allow a Recreational Resort in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot 17 Less Outlot 1 and Right-of-Way (also in Section 3) and Outlot 1 of Lot 17 and 30 feet Right-of-Way, all located in Saxon Placer MS 1250, Section 2, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the October 10, 2023, Planning Commission meeting.)

- 14. PRELIMINARY PLAN / PPL 23-17: Dakota Land & Cattle. To create Lot 5R and Lot 6, Lot 7, Lot 8, and Lot 9 and Reservoir Lot 1 of Block 4 of The Ranch at Black Gap in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5, Block 4, The Ranch at Black Gap of Section 8 and Water Lot Revised-2, The Ranch at Black Gap of Section 9, all located in T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 5R and Lot 6, Lot 7, Lot 8, and Lot 9 and Reservoir Lot 1 of Block 4 of The Ranch at Black Gap, Sections 8 and 9, T1S, R8E, BHM, Pennington County, South Dakota.

- 15. ORDINANCE AMENDMENT / OA 23-12: Pennington County. To amend Section 313 “Access Easements” [to amend and supersede the existing Section 313 “Access Easements”] of the Pennington County Zoning Ordinance.

- 16. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission’s recommendations from the October 10, 2023, Planning Commission meeting.

Ordinance Amendment 23-01 – To amend Section 319 – Vacation Home Rental was continued to the November 7, 2023, Board meeting.

- 17. ITEMS FROM THE PUBLIC

- 18. ITEMS FROM THE STAFF

- 19. ITEMS FROM THE MEMBERSHIP

- 20. 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.