

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 28, 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 November 6, 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@pennco.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 OCTOBER 16, 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 12-26**: Mark and Mary Hansen. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 28, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 12-26 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 21-40**: Rob Livingston/No Bad Days Campground. To review the rental of kayaks, paddle boards, and UTVs on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot 1, No Bad Days Subdivision, Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-40 with conditions.

6. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CUR 21-52:** Campfire Cabins, LLC, Al Sutton. To review an existing Conditional Use Permit to allow the existing caretaker/manager's residence to be used as a Vacation Home Rental in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Tract B, Circle B Ranch Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Amendment Review / CUR 21-52 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 21-68:** Delbert and Yevette Haskell. To review an existing single-family residence to be used as a Bed and Breakfast in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Tract 5, Clear Creek Tracts Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 21-68 with the applicant's concurrence.

8. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 18-05:** Grant and Sandra Parsons (Plum Creek Homes). To review a Bed and Breakfast on the subject property in accordance with the Pennington County Zoning Ordinance.

Tract 43, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Planned Unit Development Amendment Review / PUR 18-05 with conditions.

9. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PUR 22-08:** Black Hills Tiny Resort, LLC; Joleen Zoller. To review a Recreational Resort to include a Recreational Vehicle Park, Vacation Home Rentals, and a caretaker/manager's residence on the subject property in accordance with the Pennington County Zoning Ordinance.

Lot 1, BHTR Subdivision, Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Planned Unit Development Overlay Review / PUR 22-08 with conditions.

END OF CONSENT AGENDA

10. CONDITIONAL USE PERMIT / COCU 24-0022: Yarotek, LLC; Mark Tippett – Agent. To allow a utility-scale solar energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4 of Section 12, T1S, R11E; E1/2SW1/4, Lot 3-4; SE1/4 of Section 7; T1S, R12E; and GL 1-4; E1/2W1/2; E1/2 of Section 18, T1S, R12E, BHM, Pennington County, South Dakota.

(Continued from the October 16, 2024, Planning Commission meeting.)

11. CONDITIONAL USE PERMIT / COCU 24-0023: Yarotek, LLC; Mark Tippett – Agent. To allow a utility-scale wind energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4 of Section 12, T1S, R11E; E1/2SW1/4, Lot 3-4; SE1/4 of Section 7; T1S, R12E; and GL 1-4; E1/2W1/2; E1/2 of Section 18, T1S, R12E, BHM, Pennington County, South Dakota.

(Continued from the October 16, 2024, Planning Commission meeting.)

12. EXECUTIVE SESSION

13. COUNTY BOARD REPORT

The Board of Commissioners will hear Planning Commission’s recommendations from their October 16th meeting at the Board meeting on Wednesday, November 6th.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

A. SD Planner’s Conference - Update.

16. ITEMS FROM THE MEMBERSHIP

17. 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.