

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 22, 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 December 7, 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@pennco.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 NOVEMBER 8, 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 19-30:** Harry and Gail McKane. To review the existing residence (Morton building) as a Guest House in an Agriculture District in accordance with Sections 205, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 1 (also in Section 36, T1N, R3E), Deerfield Park Parcel #2, Section 1, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-30 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 19-32:** Jeff and Marcia Spilker. To review a garage with living quarters to be used as a Guest House in a Rural Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 13, Whaley Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-32 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 20-15:** Greg Helgeson. To review a single-wide mobile home to be used as a single-family residence on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2NE1/4NE1/4 (aka W1/2 GL 1), Section 5, T2S, R7E, BHM, Pennington County, South Dakota.

(Continued from the October 25, 2021, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 20-15 to the December 13, 2021, Planning Commission meeting with one (1) condition.

6. **MINOR PLAT / MPL 21-75:** Kevin and Jeanette Grover. To subdivide and create Lots 2R1 and 2R2 of Grover Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2R, Grover Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 7R, The Forks at Remington Ranch Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-75 with conditions.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / CU 21-63:** Curtis and Denise Neukircher. To allow an accessory structure 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.

Tract 7, Slate Creek Subdivision, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

8. **CONDITIONAL USE PERMIT / CU 21-64:** Jane Patnoe; Don Patnoe - Agent. To allow a tiny home/park model as a primary structure on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All of Climax Lode MS 942, Section 12, T1S, R4E, BHM, Pennington County, South Dakota.

9. LAYOUT PLAN / LPL 21-76: Rockerville Gold Town, LLC. To reconfigure lot lines to create Tract 1, Tract 2, Tract 3 and Tract 4 of Rockerville Gold Town Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: That part of the SE1/4 SE1/4 of Section 14, T1S, R6E, BHM lying South of the U.S. Highway 16 Westbound R.O.W., Less Lot 1 thereof and less highway R.O.W.; Common Lot B, Lots 6-15, Lot 17, and Tract B-1 and Tract B-2 all of Rockerville Ghost Town Subdivision, Section 13, T1S, R6E; and Lot A of Lot H-2 (aka Lot H2) in the SW1/4 SW1/4 of Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tracts 1, 2, 3 and 4 of Rockerville Gold Town Subdivision, Section 14, T1S, R6E, BHM, Pennington County, South Dakota.

10. PRELIMINARY PLAT / PPL 21-77: JKRK Properties, LLC / Laredo Holdings, LLC; Ryan Kaski. To create Lots 1-21 of Block 7, Lots 8-16 of Block 8, and Lots 9-17 of Block 9 of Sunset Ranch Subdivision in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: GL 3; GL 4 Less Sunset Ranch and Less ROW; N1/2S1/2NW1/4; SW1/4; N1/2S1/2NE1/4; GL 1-2 Less Sunset Ranch and Less ROW; Lots 10, 11, 14, 15 and 16 of Block 9 of Sunset Ranch Subdivision, Sections 4 and 5, T1N, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-21 of Block 7, Lots 8-16 of Block 8, and Lots 9-17 of Block 9 of Sunset Ranch Subdivision, Sections 4 and 5, T1N, R10E, BHM, Pennington County, South Dakota.

11. REZONE / RZ 21-30: Paul HH Reinke Family Trust; Renner Associates - Agent. To rezone 9.541 acres from Suburban Residential District to Agriculture District in accordance with Sections 205, 209, and 508 of the Pennington County Zoning Ordinance.

Commencing at the northeasterly corner of Lot 1 of Block 2 of Copper Oaks #3 Subdivision, common to a point on the southerly edge of Wild Turkey Way right-of-way, and the point of beginning. Thence, first course: along the southerly edge of said Wild Turkey Way right-of-way, curving to the left, on a curve with a radius of 133.00 feet, a delta angle of 26°46'38", a length of 62.16 feet, a chord bearing of N 35°11'46" E, and chord distance of 61.59 feet; Thence, second course: along the southerly edge of said Wild Turkey Way right-of-way, N 22°44'38" E, a distance of 207.70 feet; Thence, third course: along the southerly edge of said Wild Turkey Way right-of-way, curving to the right, on a curve with a radius of 117.00 feet, a delta angle of 37°56'31", a length of 77.48 feet, a chord bearing of N 41°46'05" E, and chord distance of 76.07 feet; Thence, fourth course: along the southerly edge of said Wild Turkey Way right-of-way, N 60°46'34" E, a distance of 176.79 feet; Thence, fifth course: along the southerly edge of said Wild Turkey Way right-of-way, curving to the right, on a curve with a radius of 158.90 feet, a delta angle of 29°09'51", a length of 80.88 feet, a chord bearing of N 75°14'28" E, and chord distance of 80.01 feet, to a point on the section line common to Sections 7 and 8, T1S, R7E, BHM; Thence, sixth course: along the said section line, S 00°13'31" W, a distance of 1317.71 feet, to a point on the section ¼ line of said Section

7; Thence, seventh course: along the said section ¼ line, N 89°59'36" W, a distance of 66.80 feet, to a point on the northerly edge of Wilderness Canyon Road right-of-way; Thence, eighth course: along the northerly edge of said Wilderness Canyon Road right-of-way, curving to the left, on a curve with a radius of 560.13 feet, a delta angle of 13°14'06", a length of 129.39 feet, a chord bearing of N 41°13'32" W, and chord distance of 129.10 feet; Thence, ninth course: along the northerly edge of said Wilderness Canyon Road right-of-way, N 47°50'42" W, a distance of 218.98 feet; Thence, tenth course: along the northerly edge of said Wilderness Canyon Road right-of-way, curving to the right, on a curve with a radius of 410.94 feet, a delta angle of 10°17'55", a length of 73.86 feet, a chord bearing of N 42°40'14" W, and chord distance of 73.76 feet; Thence, eleventh course: along the northerly edge of said Wilderness Canyon Road right-of-way, N 37°29'10" W, a distance of 49.76 feet, to the southeasterly corner of said Lot 1; Thence, twelfth course: along the easterly boundary of said Lot 1, N 00°09'14" E, a distance of 574.59 feet, to the said Point of Beginning. Said Parcel contains 9.541 acres more or less.

12. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-15: Douglas Schlabach. To amend an existing Planned Unit Development to reduce the Common Area from 73 acres to 9.67 acres in accordance with Section 216 of the Pennington County Zoning Ordinance.

Tract Tank; Tract 40 Rev-2; Tract 36A; Tract 41; Tract 37, Tract 38, Tract 32 Rev-2; Tract 36B; Tract 35; Tract 34-Rev; Tract 30 Rev-2; Tract 31 Revised; Tract 28; Tract 29; Tract 27; Tract 25; Tract 24; Tract 26 Revised; Tract 22; Tract 20; Tract 18; Tract 16; Tract 12R; Tract 9; Tract 6; Tract 2; Lot J of Tract Well; Lot K of Tract Well; That Part of Tract 23 Located in Section 17 (Custer School District); Tract 21; Tract 19; Tract 17R; Tract 15; Tract 13; Tract 11; Tract 10; Tract 8; Tract 7; Tract 5; Tract 4; Tract 3; Tract 1; Tract 78R; Tract 77; Tract 76; Tract 75; Tract 64; Tract 73; Tract 72; Tract 71; Tract 70; Tract 69; Tract 68; Tract 67; Tract 66; Tract 65R; and Tract 64R; Tract 63; Tract 62; Tract 61; Tract 60; Tract 58; Tract 59; Tract 42; Lots A-G; Lot J; Lot K; Lots 1, 2, 3, and 4 of Tract 57; Tract 56; Tract 55 Revised; Tract 53; Tract 52; Tract 49; Tract 50; Tract 51; Tract 48; Tract 47; Tract 46 Revised; Tract 43; Tract 44; Tract 45 Revised all located in Rushmore Ranch Estates Subdivision in Sections 7, 8, and 17, T2S, R7E, and SE1/4 Less Rushmore Ranch Estates; NE1/4 Less Tract B.R.C. of Rushmore Ranch Estates Subdivision; Tract B.R.C. of Rushmore Ranch Estates; and Lot 4 of Block 2 of Mountain Meadows Subdivision; NW1/4 Less Rushmore Ranch Estates Subdivision Less Mountain Meadows Subdivision Less ROW; NE1/4SW1/4 Less Rushmore Ranch Estates Subdivision and Less Row; Lot 3 of Block 3; Lot 3 of Block 2; Lot 2 of Block 2; Lot 1 of Block 2; Lot 2 of Block 3; Lot 1 of Block 3; Common Lot B of Block 5; of Mountain Meadows Subdivision; Lot 4 of Block 1; Common Lot A of Block 1; Lot 3 of Block 1; Lot 2 of Block 1; and Lot 1 of Block 1 all located in Mountain Meadows Subdivision; Sections 7, 8, 17, and 18, T2S, R7E, BHM, Pennington County, South Dakota.

13. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their November 8th meeting, with the exception of:

TAX INCREMENT FINANCE DISTRICT #6: Pink Cabin, LLC which was continued to the December 7th Board meeting.

14. ITEMS FROM THE PUBLIC
15. ITEMS FROM THE STAFF
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.