

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 26, 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 March 5, 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 FEBRUARY 12, 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 99-22**: South Canyon Country Estates Homeowner's Association; Ron Davis-Agent. To review a community recreational area in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot A, Block 7, South Canyon Country Estates, Section 26, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 99-22 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 17-09**: Wesley and Carrie Mentele. To review a Vacation Home Rental on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 6, Melchert Ranch Subdivision, Section 15, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 17-09 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 18-18:** Reel Simple, LLC / Randy Dowdy. To review a rental home park to include seven (7) existing mobile home rental units and to allow an additional seven (7) rental units, which will include mobile homes and/or governor's homes, and to also allow a caretaker/manager's residence and shop building on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

W1/2W1/2SE1/4SW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 18-18 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 19-21:** Terry and Cynthia Stock. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4R, Block D, Edelweiss Mountain Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 19-21.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 21-68:** Delbert and Yvette 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 approval of Conditional Use Permit Review / CUR 21-68 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 21-72:** Todd and Rise Waldera. To review a Vacation Home Rental in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Tract A, Rustlers Ranch Addition, Section 8, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-72 with conditions.

10. **MAJOR PLANNED UNIT DEVELOPMENT OVERLAY AMENDMENT REVIEW / PUR 19-09**: Donna Hartshorn. To review an existing Planned Unit Development Overlay to allow for seasonal commercial recreation and amusement structures to include racetracks, miniature golf, paintball, arcade games, and to allow five (5) lighted, on-premise signs to be located within 1,500 feet of a residential district and/or dwelling unit in accordance with the Pennington County Zoning Ordinance.

Lot 4 of Tract E of Government Lot 2 of NW1/4SE1/4, NE1/4SW1/4 and SW1/4SE1/4; and NE1/4SE1/4 less Lot 1, Tract D of NW1/4SE1/4 less Lot 1, all located in Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the January 22, 2024, Planning Commission meeting.)

To recommend to continue Major Planned Unit Development Overlay Amendment Review / PUR 19-09 to the May 13, 2024, Planning Commission meeting.

11. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PUR 23-01**: John and Emily Rowe. To review a Planned Unit Development Overlay for a Specialty Resort in accordance with the Pennington County Zoning Ordinance.

PT Ray Smith Placer MS 995 S of Highway of Ray Smith Placer MS 995, Section 15, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Planned Unit Development Overlay Review / PUR 23-01 with conditions.

END OF CONSENT AGENDA

12. **CONDITIONAL USE PERMIT / COCU 24-0004**: Brooks Joneson. To live in an existing double-wide mobile home while building a residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 8, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

13. **COMPREHENSIVE PLAN AMENDMENT / COCA 24-0001**: 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.

(Continued from the February 12, 2024, Planning Commission meeting.)

14. REZONE / CORZ 24-0001: 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.

(Continued from the February 12, 2024, Planning Commission meeting.)

15. VACATION OF PLAT / COVP 24-0003: Tanner Engle and Abby Carlson. To vacate notes on the plat of Lot 3, Block 2, Mountain Meadows Subdivision, Sections 8 and 17, T2S, R7E, BHM.

Lot 3, Block 2, Mountain Meadows Subdivision, Sections 8 and 17, T2S, R7E, BHM, Pennington County, South Dakota.

16. CONDITIONAL USE PERMIT / COCU 24-0005: Dan and Joan Pomerence; Wade Reynolds – Agent. To allow a multiple-family dwelling on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SW1/4SE1/4NE1/4, Section 5, T2S, R9E, BHM, Pennington County, South Dakota.

17. CONDITIONAL USE PERMIT / COCU 24-0003: 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.

(Continued from the February 12, 2024, Planning Commission meeting.)

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 12, 2024, Planning Commission meeting.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

21. ITEMS FROM THE MEMBERSHIP

22. 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.