

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 28, 2022 @ 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 April 5, 2022, 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 MARCH 14, 2022, 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 12-18:** Paul and Dawn Marso. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 319 and 510 of the Pennington County Zoning Ordinance.

Lot 19, Block B, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 12-18 to the April 25, 2022, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-36:** Donald and Margaret Norton. To review an existing shop building with living quarters to be used as a Guest House on the subject property in a Rural Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-36 with conditions.

5. **MINOR PLAT / MPL 22-08**: Diamond Spur Lodge, LLC; Diamond Spur Properties, LLC / Andrew and Alicia Edsen. To combine three lots to create Lot 9R of The Forks at Remmington Ranch Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 9-11, The Forks at Remmington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 9R, The Forks at Remmington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 22-08 with conditions.

6. **LAYOUT PLAN / LPL 22-10**: Joanie McVey; Jim Peterson - Agent. To subdivide and create Lots 1-12 of McVey Valley Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All Less Kayter Subdivision and Less Swampy Lane Subdivision of HES #636, Section 36, T1N, R3E, BHM, Pennington County.

PROPOSED LEGAL: Lots 1-12, McVey Valley Subdivision, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the withdrawal of Layout Plan / LPL 22-10, per the request of the Agent.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / CU 22-01**: Eric and Stephanie Thompson. To allow a Vacation Home Rental in a Rural Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1 (also in Section 20), Black Metal Lode MS 1986, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

8. **CONDITIONAL USE PERMIT / CU 22-08**: Diamond Spur Lodge, LLC/Diamond Spur Properties, LLC; Alicia Edsen. To allow an event center and wedding venue in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lots 9, 10, and 11, The Forks at Remmington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

9. PLANNED UNIT DEVELOPMENT OVERLAY / PU 22-05: River Country Limited Partnership; Angela Lytle. To allow a Planned Unit Development Overlay to allow a Recreational Resort to allow Recreational Vehicles, a wedding venue, a Bed and Breakfast, and outdoor recreational activities in accordance with Section 216 of the Pennington County Zoning Ordinance in accordance with Section 216 of the Pennington County Zoning Ordinance.

W1/2W1/2 of Section 36, T2N, R14E; GL 5-7; E330 ft of GL 8 of Section 35, T2N, R14E; GL 5-6; E1/2NE1/4; GL 7-8; NE1/4SE1/4 of Section 26, T2N, R14E; ALL LESS ROW of Section 25, T2N, R14E; ALL LESS ROW of Section 24, T2N, R14E; E1/2NE1/4; GL 5-8 of Section 23, T2N, R14E; GL 5-6; SE1/4SE1/4 of Section 14, T2N, R14E; GL 4-5; S1/2SW1/4; NW1/4SE1/4; S1/2SE1/4 of Section 13, T2N, R14E; GL 1-3 of Section 31, T2N, R15E; SE1/4NW1/4, SE1/4SW1/4, Lot 1-4 of Section 30, T2N, R15E; GL 2-4 of Section 19, T2N, R15E, BHM, Pennington County, South Dakota.

(Continued from the March 14, 2022, Planning Commission meeting.)

10. LAYOUT PLAN / LPL 22-07: Dale and Jillian Siemonsma. To subdivide and create Lots 1, 2, 3, and 4 of Oak Draw Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: NE1/4SW1/4 Less Brockett Subdivision and Less ROW; NE1/4NE1/4SE1/4SW1/4; SW1/4SE1/4 except the NE1/4NE1/4SW1/4SE1/4 and Less HWY 16 ROW; NE1/4NE1/4SW1/4SE1/4; and Lot 5 of Pankratz Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, 3, and 4 of Oak Draw Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

11. ORDINANCE AMENDMENT / OA 22-01: Pennington County. To add Section 321 “Hard Rock Mining” [to add Section 321 “Hard Rock Mining”] to the Pennington County Zoning Ordinance.

(Continued from the February 28, 2022, Planning Commission meeting.)

12. COUNTY BOARD REPORT

The Board of Commissioners will hear the Planning Commission’s recommendations from the March 14th meeting at their April 5th meeting.

ORDINANCE AMENDMENT 21-25: To amend the Subdivision Regulations. This was approved at the March 15th BOC Meeting.

The below items were continued to an informal BOC work session on May 25th for discussion and will then be heard at a BOC meeting in June:

ORDINANCE AMENDMENT 21-22: To add Section 330 – Efficiency Dwellings.

ORDINANCE AMENDMENT 21-23: To amend Section 205-A Agriculture District to add Efficiency Dwellings.

ORDINANCE AMENDMENT 21-24: To amend Section 210-A Urban Residential District to add Efficiency Dwellings.

13. ITEMS FROM THE PUBLIC
14. ITEMS FROM THE STAFF
15. ITEMS FROM THE MEMBERSHIP
16. 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.