

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**April 8, 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 April 16, 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](mailto: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 MARCH 25, 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 20-21**: Pacific Properties, LLC; Tamra Backes. To review a mobile home park in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3 of Lot G of SE1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 20-21 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 22-01**: Eric and Stephanie Thompson. To review a Vacation Home Rental in a Rural Residential District in accordance with 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.

To recommend approval of Conditional Use Permit Review / CUR 22-01 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 22-49**: Leslie and Tina Wasson. To review a caregiver's residence on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

W171.68 of E314.5 of Lot 2, Block 1, Ashland Subdivision, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

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

To recommend approval of Conditional Use Permit Review / CUR 22-49 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 23-03**: Gerald and Julie Burdick. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Block 2, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-03 with conditions.

8. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PUR 22-16**: Black Hills Weddings, LLC / Andy and Jen Pfister. To review a Planned Unit Development Overlay for a Specialty Resort in accordance with the Pennington County Zoning Ordinance.

Lot 1R, CL Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Planned Unit Development Overlay Review / PUR 22-16 with conditions.

## **END OF CONSENT AGENDA**

9. **CONDITIONAL USE PERMIT / COCU 24-0007**: Andrew and Karla Schneider. To allow an Accessory Dwelling Unit to be located in a detached garage on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1 of Block B of NE1/4NW1/4; Lot 3 of Block B of NE1/4NW1/4, Section 5, T2S, R9E, BHM, Pennington County, South Dakota.

10. **CONDITIONAL USE PERMIT / COCU 24-0009**: Hadly Eisenbeisz and Kristin Brost. To allow an Efficiency Dwelling on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

High No. 4 Lode MS 1948, Sections 25 and 36, T2N, R4E, BHM, Pennington County, South Dakota.

11. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / COPU 24-0003: Paul and Ella Linde. To live in a Recreational Vehicle, while building a residence on the subject property in a Planned Unit Development District in accordance with the Pennington County Zoning Ordinance.

Lot 1, Block 1, Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

12. PLANNED UNIT DEVELOPMENT OVERLAY / COPU 24-0001: Michael Vallone; Provallone, LLC. To allow a Specialty Resort on the subject property in a Highway Service District and Agriculture District in accordance with the Pennington County Zoning Ordinance.

PT NE1/4SE1/4 E of Highway, Section 34, T1N, R7E, BHM, Pennington County, South Dakota.

13. PRELIMINARY PLAN / COPPL 24-0004: Pactola Heights, LLC / Ben Folsland. To reconfigure lots lines to create Lot 4 Revised, Lot 7 Revised, Lot 10 Revised, Lot 13 Revised, Lot 15 Revised, and Lot 18 Revised of Block 1 and Lot 1 Revised and Lot 3 Revised of Block 2 in Pactola Heights Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 of Block 1 and Lots 1, 2, 3, 4, 5 and 6 of Block 2, all located in Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 4 Revised, Lot 7 Revised, Lot 10 Revised, Lot 13 Revised, Lot 15 Revised, and Lot 18 Revised of Block 1 and Lot 1 Revised and Lot 3 Revised of Block 2 in Pactola Heights Subdivision., Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

14. VACATION OF PLAT / COVP 24-0004: Pactola Heights, LLC / Ben Folsland. To vacate a portion of platted right-of-way along Chaparral Drive adjacent to Lot 14, Block 1, Pactola Heights Subdivision.

Lot 14, Block 1, Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

15. COMPREHENSIVE PLAN AMENDMENT / COCA 24-0004. Pactola Heights, LLC / Ben Folsland. To establish the Future Land Use of a Right-of-Way with no zone to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Commencing at the Southwest corner of Lot 15 of Block 1 of Pactola Heights Subdivision, Corner #1, which is a 5/8 rebar with an aluminum survey cap marked "Francis-Meador #1019, which is the POINT OF BEGINNING; Thence EAST - a distance of 184.51 feet to Corner No.2, which is the TRUE POINT OF BEGINNING; Thence S 64° 01' 26" E - a distance of 67.94' feet to Corner No. 3; Thence S 06° 30' 00" W - a distance of 266.77' feet to Corner No. 4; Thence N 83° 30' 00" W - a distance of

66.00' feet to Corner No. 5; Thence N 06° 30' 00" E - a distance of 266.77' feet to Corner No. 6; Thence Northeasterly along a curve with a Chord Bearing of N 11° 24' 48" E, a Chord distance of 22.73' feet, a Radius of 133.00 feet, and a curve length of 22.75' feet to Corner No 2 which is the TRUE POINT OF BEGINNING, containing 18361 Sq Ft / 0.422 Acres "more of less", located in the SW1/4 of SE1/4 of Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

16. REZONE / CORZ 24-0005. Pactola Heights, LLC / Ben Folsland. To rezone a Right-of-Way with no zone to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Commencing at the Southwest corner of Lot 15 of Block 1 of Pactola Heights Subdivision, Corner #1, which is a 5/8 rebar with an aluminum survey cap marked "Francis-Meador #1019, which is the POINT OF BEGINNING; Thence EAST - a distance of 184.51 feet to Corner No.2, which is the TRUE POINT OF BEGINNING; Thence S 64° 01' 26" E - a distance of 67.94' feet to Corner No. 3; Thence S 06° 30' 00" W - a distance of 266.77' feet to Corner No. 4; Thence N 83° 30' 00" W - a distance of 66.00' feet to Corner No. 5; Thence N 06° 30' 00" E - a distance of 266.77' feet to Corner No. 6; Thence Northeasterly along a curve with a Chord Bearing of N 11° 24' 48" E, a Chord distance of 22.73' feet, a Radius of 133.00 feet, and a curve length of 22.75' feet to Corner No 2 which is the TRUE POINT OF BEGINNING, containing 18361 Sq Ft / 0.422 Acres "more of less", located in the SW1/4 of SE1/4 of Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

17. EXECUTIVE SESSION.

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the March 25, 2024, Planning Commission meeting.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

A. Building Permit Report.

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.**