

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 12, 2023 @ 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 June 20, 2023, 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 MAY 22, 2023, 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 20-28:** Mystic Road Cottage, LLC – Steve Yearous. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1, Redfern Valley Subdivision, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-28 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 21-28:** Travis Green. To review an accessory structure, a pole barn, as a primary structure on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S425 feet of N850 feet of W1075 feet of SW1/4SW1/4, Section 13, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 21-28 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 22-13:** Paul and Kristie Skorseth. To review living in a pole barn/shop building while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

E1/2NE1/4 Less ROW, Section 29, T2N, R13E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 22-13 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 21-22:** Josh Lundin. To review a home occupation, a contracting business, on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 9 of Lot L of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-22 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 21-32:** Dennis and Wyonne Kaemingk. To review a secondary/accessory structure, a garage, as a primary structure on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4R, Block 8, Forest Home Development, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 21-32 with the applicants' concurrence.

END OF CONSENT AGENDA

8. **LOT LINE ADJUSTMENT PLAT / LAPL 23-13:** Phillip and Carmen Lakner; KTM Design Solutions - Agent. To reconfigure lot lines to create Tract 2 Revised and Lot J Revised of Rushmore Ranch Estates Subdivision in accordance with the Pennington County Subdivision Regulations Variance.

EXISTING LEGAL DESCRIPTION: Tract 2 and Lot J of Tract Well, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL DESCRIPTION: Tract 2 Revised and Lot J Revised, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

9. CONDITIONAL USE PERMIT / CU 23-18: West River Electric Association, Inc.; Ron Williams - Agent. To allow an electrical substation on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Tract 1, Whiting Subdivision, Section 22, T2N, R8E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 23-19: Spring Creek 79, LLC; Jeff Miller - Agent. To allow a Vacation Home Rental on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Anderson Tract 1 Revised Less Right-of-Way, Rapid City Placer MS 614, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

11. COMPREHENSIVE PLAN AMENDMENT / CA 23-06: Adam Weaver / Sharon Holte Weaver; Sarah Tschetter - Agent. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: Commencing at the Southeast Corner of Lot 4 of Strato Rim Estates located in Gov't Lot 4 and the SE1/4 of the SW1/4 of Section 7, Township 1 South, Range 7 East of the Black Hills Meridian, which is the POINT OF BEGINNING, POINT NO 1; Thence N 89°15'32" W - a distance of 580.00 feet to Point No. 2 which is the TRUE POINT OF BEGINNING, Thence N 30°14'44" E - a distance of 172.33 feet to Point No. 3; Thence S 89°15'32" E - a distance of 173.89 feet to Point No. 4; Thence S 00°44'28" W - a distance of 149.98 feet to Point No. 5; Thence N 89°15'32" W - a distance of 258.76 feet to the TRUE POINT OF BEGINNING, Point No. 2; Containing 0.740 Acres "more or less", located in Gov't Lot 4 and SE1/4 of SW1/4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

12. REZONE / RZ 23-09: Adam Weaver / Sharon Holte Weaver; Sarah Tschetter - Agent. To rezone 0.74 acre from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: Commencing at the Southeast Corner of Lot 4 of Strato Rim Estates located in Gov't Lot 4 and the SE1/4 of the SW1/4 of Section 7, Township 1 South, Range 7 East of the Black Hills Meridian, which is the POINT OF BEGINNING, POINT NO 1; Thence N 89°15'32" W - a distance of 580.00 feet to Point No. 2 which is the TRUE POINT OF BEGINNING, Thence N 30°14'44" E - a distance of 172.33 feet to Point No. 3; Thence S 89°15'32" E - a distance of 173.89 feet to Point No. 4; Thence S 00°44'28" W - a distance of 149.98 feet to Point No. 5; Thence N 89°15'32" W - a distance of 258.76 feet to the TRUE POINT OF BEGINNING, Point No. 2; Containing 0.740 Acres "more or less", located in Gov't Lot 4 and SE1/4 of SW1/4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota

13. PLANNED UNIT DEVELOPMENT OVERLAY / PU 23-06: Horse Creek, LLC; Garret Kuchenbecker. To allow a Recreational Resort in accordance with the Pennington County Zoning Ordinance.

Lot 17 Less Outlot 1 and Right-of-Way (also in Section 3) and Outlot 1 of Lot 17 and 30 feet Right-of-Way, all located in Saxon Placer MS 1250, Section 2, T1S, R5E, BHM, Pennington County, South Dakota

14. CONDITIONAL USE PERMIT / CU 23-17: David Allard. To allow a Bed and Breakfast on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 17 of Block 5 of Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

(Continued from the May 22, 2023, Planning Commission meeting.)

15. ORDINANCE AMENDMENT / OA 23-09: Pennington County. To amend Section 103 Definitions [to amend and supersede the existing Section 103 Definitions] of the Pennington County Zoning Ordinance.

16. COMPREHENSIVE PLAN AMENDMENT / CA 23-05: Pink Cabin, LLC; KTM Design Solutions - Agent. To amend the Comprehensive Plan to change the Future Land Use from Suburban Residential District to Urban Residential District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: Commencing at the Northeast corner of Lot 1, Block 2, of Colvins Subdivision, located in Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; THENCE (1) with the easterly boundary of said Colvins Subdivision, South 2°04'19" West, 17.00 feet to the point of beginning; THENCE (2) leaving said easterly boundary, South 88°17'25" East, 63.58 feet to a point on the westerly boundary of Murphy Ranch Estates Subdivision, being the northwest corner of Lot 10, Block 1; THENCE (3) with said westerly boundary, South 1°54'30" West, 90.63 feet to the beginning of a curve; THENCE (4) continuing with said westerly boundary, on a curve turning to the left with an arc length of 67.75 feet, with a radius of 67.00 feet, with a chord bearing of South 27°03'26" East, with a chord length of 64.88 feet; THENCE (5) continuing with said westerly boundary, South 56°00'19" East, 109.04 feet to the beginning of a non-tangent curve; THENCE (6) continuing with said westerly boundary, on a curve turning to the left with an arc length of 108.82 feet, with a radius of 52.00 feet, with a chord bearing of North 87°25'04" East, with a chord length of 90.02 feet to the beginning of a curve; THENCE (7) continuing with said westerly boundary, on a curve turning to the right with an arc length of 15.87 feet, with a radius of 40.50 feet, with a chord bearing of North 38°41'39" East, with a chord length of 15.77 feet to the northwest corner of Lot 1, Block 12; THENCE (8) continuing with said westerly boundary, South 2°04'39" West, 99.54 feet; THENCE (9) continuing with said westerly boundary, South 2°06'42" West, 76.62 feet; THENCE (10) continuing with said westerly boundary, South 2°03'07" West, 76.10 feet; THENCE (11) continuing with said westerly boundary, South 2°03'41" West, 75.87 feet; THENCE (12) continuing with said westerly boundary, South 2°01'40" West, 75.97 feet; THENCE (13) continuing with said westerly boundary, South 2°05'17" West, 75.86 feet; THENCE (14) continuing with said westerly boundary, South 1°57'23" West, 76.10 feet to the northwest corner of Lot 8, Block 12; THENCE (15) continuing with said westerly boundary, South 1°57'23" East, 15.45 feet to the beginning of a non-tangent curve; THENCE (16)

continuing with said westerly boundary, on a curve turning to the left with an arc length of 86.07 feet, with a radius of 236.00 feet, with a chord bearing of South 8°08'06" East, with a chord length of 85.59 feet to the beginning of a curve; THENCE (17) continuing with said westerly boundary, on a curve turning to the left with an arc length of 18.88 feet, with a radius of 236.00 feet, with a chord bearing of South 20°52'25" East, with a chord length of 18.87 feet; THENCE (18) continuing with said westerly boundary, South 23°50'25" East, 57.98 feet; THENCE (19) continuing with said westerly boundary, South 23°27'08" East, 70.00 feet to the southwest corner of Lot 10, Block 12; THENCE (20) continuing with said westerly boundary, North 66°14'23" East, 9.95 feet to the beginning of a non-tangent curve; THENCE (21) continuing with said westerly boundary, on a curve turning to the right with an arc length of 88.59 feet, with a radius of 886.47 feet, with a chord bearing of South 18°16'37" East, with a chord length of 88.55 feet to the beginning of a curve and being on the northerly right-of-way of Springfield Road; THENCE (22) continuing with said westerly boundary, on a curve turning to the right with an arc length of 52.20 feet, with a radius of 886.47 feet, with a chord bearing of South 13°43'31" East, with a chord length of 52.19 feet to the southerly right-of-way of Springfield Road; THENCE (23) leaving said westerly boundary, South 81°11'31" West, 13.97 feet to the beginning of a curve; THENCE (24) on a curve turning to the left with an arc length of 98.18 feet, with a radius of 174.00 feet, with a chord bearing of South 65°01'40" West, with a chord length of 96.88 feet; THENCE (25) North 41°08'11" West, 26.00 feet; THENCE (26) North 41°08'11" West, 26.00 feet; THENCE (27) North 41°08'11" West, 84.05 feet; THENCE (28) North 88°02'41" West, 222.96 feet to a point on the easterly line of Colvins Subdivision; THENCE (29) continuing with said easterly boundary, North 1°47'44" East, 138.09 feet; THENCE (30) continuing with said easterly boundary, North 1°53'35" East, 234.91 feet; THENCE (31) continuing with said easterly boundary, North 1°58'44" East, 114.92 feet; THENCE (32) continuing with said easterly boundary, North 1°54'11" East, 115.99 feet; THENCE (33) continuing with said easterly boundary, North 1°49'45" East, 115.95 feet; THENCE (34) continuing with said easterly boundary, North 1°42'12" East, 116.43 feet; THENCE (35) continuing with said easterly boundary, North 2°04'19" East, 213.64 feet to the point of beginning; Said parcel contains 6.52 acres more or less; Section 14, T1N, R8E, BHM, Pennington County, South Dakota

(Continued from the May 22, 2023, Planning Commission meeting.)

17. REZONE / RZ 23-08: Pink Cabin, LLC; KTM Design Solutions - Agent. To rezone 0.13 acre from Urban Residential District to Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: Commencing at the Southeast corner of Lot 2, Block 3, of Colvins Subdivision, located in Section 14, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, being monumented with a ½ inch rebar; THENCE (1) contiguous with the easterly boundary of said Colvins Subdivision, North 1°47'44" East, 68.92 feet to the point of beginning; THENCE (2) continuing with said easterly boundary of Colvins Subdivision, North 1°47'44" East, 23.13 feet; THENCE (3) leaving said easterly boundary, South 88°02'41" East, 222.96 feet; THENCE (4) South 41°08'11" East, 84.05 feet; THENCE (5) North 48°43'36" West, 60.36 feet; THENCE (6) North 88°02'33" West, 233.61 feet to the point of beginning; Said parcel contains 0.13 acres (5616 sq. ft.) more or less; Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the May 22, 2023, Planning Commission meeting.)

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 22, 2023, Planning Commission meeting.

The Board also recommended to send proposed Ordinance Amendment / OA 23-01, to amend Section 319 Vacation Home Rental, and the proposed document presented by the SD Short-Term Rental Association back to the VHR Committee for review and comments.

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.