

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 27, 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 July 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 JUNE 13, 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 21-04:** Cole or Renae Foster. To review living quarters above a garage to be used as a Bed and Breakfast on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance

E200 ft of N947 ft of E1/2SW1/4NE1/4; S373 ft of SE1/4SW1/4NE1/4, Section 32, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Condition Use Permit / CU 21-04 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 21-31:** Cynthia Van Vleck. To review living in a Recreational Vehicle while building a single-family residence on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Harney View Estates, Section 29, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Condition Use Permit / CU 21-31 with the applicant's concurrence.

5. **PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 08-10:** JKRRK Properties / Ryan Kaski. To review the Sunset Ranch Planned Unit Development in accordance with Section 216 of the Pennington County Zoning Ordinance.

Block 1, Lots 1-17; Block 2, Lots 1-19; Block 3, Lots 1-16; Lots 1-10 of Block 7, Lots 1-16 of Block 8, and Lots 9-24 of Block 9 of Sunset Ranch Subdivision; W½ less Sunset Ranch, Less Tipton Properties Subdivision, and Less ROW; Sections 32, 33, 4 and 5, T1N and T2N, R10E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Planned Unit Development / PU 08-10 with conditions.

END OF CONSENT AGENDA

6. **ROAD NAMING:** Diane Byram. To name a 40-foot-wide access easement providing access to property located in Sections 4 and 5, T1S, R8E, BHM, Pennington County, South Dakota, to Darnell Road.

7. **CONDITIONAL USE PERMIT AMENDMENT / CU 15-09:** Reno Gulch, LLC; Darren Raines. To amend an existing Conditional Use Permit to add an additional storage facility to the subject property in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lot 2 of Lot B of Lot 4 (also in Section 36, T1S, R4E), Iowa Placer MS 636, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

8. **CONDITIONAL USE PERMIT / CU 22-29:** Angelia and Ross Dale. To allow an accessory structure, a garage, 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.

All Less Lot AR1, Less Glendale Subdivision and Less ROW, Iron Creek Lode MS 1111, Section 14, T2S, R6E, BHM, Pennington County, South Dakota.

9. **COMPREHENSIVE PLAN AMENDMENT / CA 22-14:** Dale Kjerstad; Davis Engineering - Agent. To amend the Comprehensive Plan to change the Future Land Use from Ranchette District to Rural Residential District in accordance with Sections 207 and 508 of the Pennington County Zoning Ordinance.

Tract A Less Lot H-2 (Aka MS #433), Reder Placer MS 07905, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

10. **REZONE / RZ 22-20:** Dale Kjerstad; Davis Engineering - Agent. To rezone 7.19 acres from Agriculture District to Rural Residential District in accordance with Sections 207 and 508 of the Pennington County Zoning Ordinance.

Tract A Less Lot H-2 (Aka MS #433), Reder Placer MS 07905, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

11. VACATION OF UTILITY AND MAJOR DRAINAGE EASEMENTS / VE 22-01: JKRR Properties, LLC; Ryan Kaski. To vacate 20 foot Utility and Major Drainage Easements in accordance with the Pennington County Zoning Ordinance.

Lots 10, 11, and Lots 14, 15, and 16, Block 9, Sunset Ranch Subdivision, Section 5, T1N, R10E, BHM, Pennington County, South Dakota.

12. COMPREHENSIVE PLAN AMENDMENT / CA 22-15: No Bad Days Campground, LLC; Rob Livingston. To amend the Comprehensive Plan to change the Future Land Use from Highway Service District to Rural Residential District in accordance with Sections 207, 212, and 508 of the Pennington County Zoning Ordinance.

A tract of land being a portion of Tract Lake of the SW1/4SW1/4 of Sec. 27 and SE1/4 of Sec. 28, T2N, R5E, BHM, Pennington County, South Dakota, and being more particularly described as follows: beginning at the W1/16 corner of Sections 27 and 34, said corner being a U.S.F.S. cap and being the true point of beginning of the herein described Tract, Thence N00°04'02"E a distance of 366.36' to a set pin and cap stamped "LS11918; thence N00°04'02"E a distance of 336.36' to a set pin and cap stamped "LS11918", said pin and cap being in the southerly right-of-way of Highway 44, and from which bears a SDDOT cap S00°04'02"W a distance of 28.41'; thence following said southerly right-of-way N85°01'22"W a distance of 299.74' to a set pin and cap stamped "LS11918; thence S84°11'25"W a distance of 154.88' to a found rebar; thence S83°43'37"W a distance of 101.45' to a set pin and cap stamped "LS11918; thence S76°03'37"W a distance of 101.45' to a found rebar; thence S66°36'13"W a distance of 99.20' to a set pin and cap stamped "LS11918; thence S63°36'13"W a distance of 99.20' to a set pin and cap stamped "LS11918; thence S54°54'13"W a distance of 99.20' to a set pin and cap stamped "LS11918; thence S50°24'26"W a distance of 82.78' to a set pin and cap stamped "LS11918; thence departing said southerly right-of-way S51°32'50"E a distance of 62.23' to a set pin and cap stamped "LS11918; thence S81°34'55"E a distance of 142.01' to a set pin and cap stamped "LS11918; thence S00°30'19"E a distance of 100.84' to a set pin and cap stamped "LS11918; thence N85°22'53"E a distance of 57.21' to a set pin and cap stamped "LS11918; thence N65°24'15"E a distance of 114.81' to a set pin and cap stamped "LS11918; thence S89°33'20"E a distance of 146.23' to a set pin and cap stamped "LS11918; thence S00°09'27"E a distance of 197.57' to a set pin and cap stamped "LS11918; thence S00°00'00"E a distance of 192.37' to a set pin and cap stamped "LS11918; thence S00°00'00"W a distance of 176.75' to a set pin and cap stamped "LS11918; thence S89°50'54"E a distance of 285.37' to the point of beginning; the herein described tract having an area of 9.83 acres more or less; Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

13. REZONE / RZ 22-21: No Bad Days Campground, LLC; Rob Livingston. To rezone 9.83 acres from Highway Service District to Rural Residential District in accordance with Sections 207, 212, and 508 of the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: A tract of land being a portion of Tract Lake of the SW1/4SW1/4 of Sec. 27 and SE1/4 of Sec. 28, T2N, R5E, BHM, Pennington County, South Dakota, and being more particularly described as follows: beginning at the W1/16 corner of Sections 27 and 34, said corner being a U.S.F.S. cap and being the true point of beginning of the herein described Tract, Thence N00°04'02"E a distance of 366.36' to a set pin and cap stamped "LS11918; thence N00°04'02"E a distance of 336.36' to a set pin and cap stamped "LS11918", said pin and cap being in the southerly

right-of-way of Highway 44, and from which bears a SDDOT cap S00°04'02"W a distance of 28.41'; thence following said southerly right-of-way N85°01'22"W a distance of 299.74' to a set pin and cap stamped "LS11918; thence S84°11'25"W a distance of 154.88' to a found rebar; thence S83°43'37"W a distance of 101.45' to a set pin and cap stamped "LS11918; thence S76°03'37"W a distance of 101.45' to a found rebar; thence S66°36'13"W a distance of 99.20' to a set pin and cap stamped "LS11918; thence S63°36'13"W a distance of 99.20' to a set pin and cap stamped "LS11918; thence S54°54'13"W a distance of 99.20' to a set pin and cap stamped "LS11918; thence S50°24'26"W a distance of 82.78' to a set pin and cap stamped "LS11918; thence departing said southerly right-of-way S51°32'50"E a distance of 62.23' to a set pin and cap stamped "LS11918; thence S81°34'55"E a distance of 142.01' to a set pin and cap stamped "LS11918; thence S00°30'19"E a distance of 100.84' to a set pin and cap stamped "LS11918; thence N85°22'53"E a distance of 57.21' to a set pin and cap stamped "LS11918; thence N65°24'15"E a distance of 114.81' to a set pin and cap stamped "LS11918; thence S89°33'20"E a distance of 146.23' to a set pin and cap stamped "LS11918; thence S00°09'27"E a distance of 197.57' to a set pin and cap stamped "LS11918; thence S00°00'00"E a distance of 192.37' to a set pin and cap stamped "LS11918; thence S00°00'00"W a distance of 176.75' to a set pin and cap stamped "LS11918; thence S89°50'54"E a distance of 285.37' to the point of beginning; the herein described tract having an area of 9.83 acres more or less; Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

14. PRELIMINARY PLAN / PPL 22-33: No Bad Days Campground, LLC; Rob Livingston. To subdivide and create Lots 1, 2, 3, and 4 and Utility Lot of No Bad Days Subdivision in accordance with Section 500 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract Lake of SW1/4SW1/4 of Section 27 and SE1/4 of Section 28 located in Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, 3, and 4 and Utility Lot of No Bad Days Subdivision, Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their June 13th meeting.

1. Planned Unit Development Overlay 22-06: Katie Smirnova and Brett Walfish was approved with conditions.
2. Ordinance Amendment 22-07: Pennington County. To amend the Subdivision Regulations was approved.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

18. ITEMS FROM THE MEMBERSHIP

19. 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.