

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 22, 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 August 6, 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 JULY 8, 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 95-53:** Heavy Constructors. To review a solid waste disposal site in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SW1/4, Section 34, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 95-53, as it is located inside the City Limits of Rapid City.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 17-37:** Ken Denke. To review the use of a camper as temporary living quarters on the subject property, not to exceed 180 days a year, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

All, Hidden Treasure Lode MS 607, Section 26, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 17-37 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 18-24:** Plainsview Mobile Manor. To review an existing mobile home park (Plainsview Mobile Manor) in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Tract 2, Plainsview Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit Review / CUR 18-24 to the August 26, 2024, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 23-24:** Walter and Barbara Digmann; John Digmann-Agent. To review an Accessory Dwelling Unit in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot B, Gold King Lode MS 2064, Section 28, T1S, R6E, BHM, Pennington County, South Dakota, Section 27, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-24 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 24-0010:** RFL Holdings, LLC; Ryan Remington. To review a Vacation Home Rental in an Agriculture District and Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 29-33 of SW1/4NW1/4, Section 31, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 24-0010 with conditions.

9. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PUR 22-05:** River Country Limited Partnership; Angela Lytle. To review a Planned Unit Development Overlay to allow a Recreational Resort to include Recreational Vehicles, a wedding venue, a Bed and Breakfast, and outdoor recreational activities in accordance with 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.

To recommend approval of Planned Unit Development Overlay Review / PUR 22-05 with conditions.

10. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PUR 23-06:** Horse Creek, LLC; Garret Kuchenbecker. To review a Recreational Resort in a Commercial District 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.

To recommend approval of Planned Unit Development Overlay Review / PUR 23-06 with conditions.

11. **MINING PERMIT REVIEW / MPR 14-03:** Pennington County Highway Department. To review the extraction of gravel to be crushed to specifications, and to stockpile material on a portion of the subject property to maintain roads in the area in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

All of Section 28, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit Review / MPR 14-03 with conditions.

12. **MINING PERMIT REVIEW / MPR 14-04:** Pennington County Highway Department. To review excavating and extracting gravel for road resurfacing in the area in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

E1/2SE1/4 of Section 7, T2N, R15E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit Review / MPR 14-04 with conditions.

END OF CONSENT AGENDA

13. **CONDITIONAL USE PERMIT / COCU 24-0022:** Yarotek, LLC; Mark Tippet – Agent. To allow a utility-scale solar energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4 of Section 12, T1S, R11E; E1/2SW1/4, Lot 3-4; SE1/4 of Section 7; T1S, R12E; and GL 1-4; E1/2W1/2; E1/2 of Section 18, T1S, R12E, BHM, Pennington County, South Dakota.

14. **CONDITIONAL USE PERMIT / COCU 24-0023:** Yarotek, LLC; Mark Tippet – Agent. To allow a utility-scale wind energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4 of Section 12, T1S, R11E; E1/2SW1/4, Lot 3-4; SE1/4 of Section 7; T1S, R12E; and GL 1-4; E1/2W1/2; E1/2 of Section 18, T1S, R12E, BHM, Pennington County, South Dakota.

15. EXECUTIVE SESSION.
16. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the July 16, 2024, Planning Commission meeting,
17. ITEMS FROM THE PUBLIC
18. ITEMS FROM THE STAFF
19. ITEMS FROM THE MEMBERSHIP
20. 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.