Welcome to the August 4th, 2020 Board of Commissioners Meeting.
Please silence cell phones, pagers and other electronic communication devices.
Agendas are located at the back of the Chambers.

1. Call to Order
2. Moment of Silent Reflection
3. Pledge of Allegiance
4. Review and Approve Agenda

The Board of Commissioners uses a Consent Agenda to act on non-controversial and routine items. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or a Citizen. The consent agenda contains the following items:

5. Minutes of the regular meeting – July 21, 2020
6. Budget Supplement SP20-010 – MacArthur Fund State’s Attorney and Sheriff’s Budgets and Donations/Contribution’s Revenue (Public hearing to be scheduled at 9:15 a.m. on August 18, 2020) (AUD)
7. To declare a 1990 Dodge D250 Pickup, asset #40148, as surplus for the purpose of releasing the vehicle to the insurance company (B&G)
8. To acknowledge Disinterment Permit #1348435 (COM)
9. To declare the list of leftover items from the Jail Kitchen and Laundry Remodel Project as surplus property to be sold at auction, donated or disposed of based on condition (SO)

End of Consent Agenda

Regular Agenda Items:

10. Executive Session per SDCL 1-25-2
   a. Contractual/Pending Litigation per SDCL 1-25-2(3)

11. MacArthur Safety + Justice Challenge Presentation
12. **Items From Sheriff**
   a. Vehicle Surplus / Bid Authorization

13. **Items From Highway Department**
   a. Amendment #3 to Work Order for South Rochford Rd Bridge
   b. Amendment #1 to the Professional Services Agreement for Thunderhead Falls Rd Bridges
   c. 2020 Budget Status

14. **Items From Human Resources**
   a. New Position DBM Rating – Dept. of Equalization

15. **Items From Commission Manager**
   a. Resolution to set hours of operation for County Offices

16. **Items From Chair/Commission Members**

17. **Committee Reports - Scheduled meetings by Commissioner**
   MD – Weed & Pest Board
   RR – Building Committee, Community Health Center, Planning Commission
   DH – None scheduled
   GD – Building Committee, Health Care Trust Board, Governmental Affairs Committee
   LL – BHACC/O, Community Health Center
   ALL – BHACC/O

18. **Approval of the Vouchers - $542,199.39**

19. **Items From Planning & Zoning – 10:30 a.m.**
   **BOARD OF ADJUSTMENT**
   a. Subdivision Regulations Variance / SV 20-02: H & H Land Company #2, LLC; Brian Hammerbeck – Agent

   **Regular Agenda Items:**
   b. Second Reading of Rezone / RZ 20-03: Richard Sterkel
   c. Second Reading of Rezone / RZ 20-04 and Comprehensive Plan Amendment / CA 20-03: James and Marilyn Dean
   d. Second Reading of Ordinance Amendment / OA 20-03: Pennington County. To amend Section 309-C-6 “Yard, Building Setback Exceptions” [to replace and supersede Section 309-C-6 “Yard, Building Setback Exceptions”] of the Pennington County Zoning Ordinance
   e. Second Reading of Ordinance Amendment / OA 20-04: Pennington County. To amend Section 511 “Fees” [to replace and supersede Section 511 “Fees”] of the Pennington County Zoning Ordinance
   f. Planned Unit Development Review / PU 06-07: Rapid City MHP, LLC. (Cimarron Mobile Home Park)
g. Major Planned Unit Development Amendment Review / PU 15-02: Deerfield Park Condominiums Council of Co-Owners
h. Major Planned Unit Development Amendment Review / PU 19-03: Prairie Valley Development; Bill Freytag
i. Layout Plan / LPL 20-17: Jeffery Jamison
j. Preliminary Plat / PL 20-18: H & H Land Company No. 2, LLC.
k. Planned Unit Development Review / PU 05-18: Gordon Howie
l. Layout Plan / LPL 20-14: Grandview Land, LLC (Dan Lewis); Gordon Howie – Agent
m. Conditional Use Permit / CU 19-33: Robert Livingston; K.W. Lindsay – Owner
n. First Reading and Public Hearing of Ordinance Amendment / OA 20-06: Pennington County. To amend Section 514 “Violations and Penalties” [to amend and supersede the existing Section 514 “Violations and Penalties”] of the Pennington County Zoning Ordinance
o. Encroachment Agreement between Pennington County and Fletcher and Julie Meyer

20. Items From Public
(A time for the members of the public to discuss or express concerns to the Board of Commissioners on policies and issues affecting County government and its function. Action will not be taken during this item on any issues brought forth that are not properly noticed.)

21. Executive Session per SDCL 1-25-2
a. Personnel Issue per SDCL 1-25-2(1)
b. Contractual/Pending Litigation per SDCL 1-25-2(3)

22. Adjourn
The Pennington County Board of Commissioners met at 9:00 a.m. on Tuesday, July 21, 2020, in the Commission Chambers in the County Administration Building, Rapid City, South Dakota. Chair Deb Hadcock called the meeting to order with the following Commissioners present: Gary Drewes, Lloyd LaCroix & Ron Rossknecht. Commissioner Mark DiSanto joined by videoconference. Pursuant to SDCL 1-25-1.5, all applicable votes were taken by roll call.

REVIEW AND APPROVE AGENDA
MOVED by Drewes and seconded by LaCroix to approve the agenda as presented with the removal of item 13C. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

CONSENT ITEMS
MOVED by Drewes and seconded by DiSanto to approve the Consent Agenda with the removal of item 8. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

3. Approve of the 3rd Qtr. LEMP (Local Emergency Management Planning Grant) with the State of SD.
4. Removed for separate consideration.

End of Consent Agenda


ITEMS FROM AUDITOR:

MOVED by Rossknecht and seconded by LaCroix to adopt the FY2021 Provisional Budget in the amount of $109,601,124 and schedule the required public hearing for consideration of the final FY2021 budget for September 1, 2020 at 10:00 a.m. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

REQUEST FOR VARIANCE AND APPROVAL OF 2ND APPROACH: MOVED by Rossknecht and seconded by Drewes to approve the request for a variance to Ordinance 14 standards and to approve a second approach for the property located at 1494 Golf Course Rd, Wall,
SD. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix –
yes, Rossknecht – yes, Hadcock – yes.

ITEMS FROM HIGHWAY DEPARTMENT
BR 2020-1 NEMO ROAD BRIDGE REPAIR PROJECT: MOVED by Drewes and seconded by
Rossknecht to approve Change Order #2 in the amount of $173,229.75 for Nemo Road Bridge
BR2020-1 Repair Project. The motion carried unanimously on a roll call vote: DiSanto – yes,
Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

ITEMS FROM EMERGENCY MANAGEMENT
A. COVID-19 UPDATE: Informational only.
B. EMERGENCY COVID-19 HOMELESS SHELTER – COSTS: MOVED by Drewes and
seconded by LaCroix to approve a cost share agreement with the City of Rapid City not to
exceed $75,000 for continuing operational costs of the temporary Emergency Homeless
Shelter. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes,
LaCroix – yes, Rossknecht – yes, Hadcock – yes.
C. EMERGENCY COVID-19 HOMELESS SHELTER – SURPLUS: MOVED by LaCroix and
seconded by Drewes to declare the following items as presented as surplus for the purpose of
donation: 12 various shower surrounds, 14 shower drains, faucets and heads, 3 flexible shower
heads/extensions and 6 utility sinks, drains and faucets. The motion carried unanimously on a
D. EMERGENCY COVID-19 HOMELESS SHELTER - EXCEPTION TO NORMAL
VOUCHER CYCLE FOR SHELTER WORKER PAY: MOVED by Drewes and seconded by
LaCroix to authorize the submission of shelter related staff contract costs on a weekly basis
for payment. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes,
LaCroix – yes, Rossknecht – yes, Hadcock – yes.

ITEMS FROM HUMAN RESOURCES
A. NEW POSITION TITLES AND DBM RATINGS – HIGHWAY DEPT: MOVED by LaCroix
and seconded by Rossknecht to approve the new position titles and DBM ratings for the
Highway Department for 2021 implementation as follows: Admin. Asst. 2 B23, Apprentice
Hwy Worker B21, Journeyman Hwy Worker B23, Lead Hwy Worker B31, Heavy Equip.
Mechanic B24, Office Manager C42 and Civil Engineer C42. The motion carried unanimously
on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock –
yes.
B. COMPENSATION ADMINISTRATION POLICIES AND PRACTICES – GALLAGHER
PAY SCALE: MOVED by LaCroix and seconded by DiSanto to approve the Compensation
Policies and Practices as presented and to authorize Human Resources to update the employee
handbook to reflect the changes for use. These changes shall be effective December 27, 2020.
The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix –
yes, Rossknecht – yes, Hadcock – yes.

ITEM FROM PUBLIC DEFENDER
A. SOFTWARE UPGRADE: MOVED by LaCroix and seconded by Rossknecht to approve the purchase of the Case Management Software from LegalEdge not to exceed $60,000. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

ITEMS FOR COMMISSION ASSISTANT
A. HOURS OF OPERATION FOR COUNTY OFFICES: MOVED by LaCroix and seconded by Hadcock to approve the resolution to set the hours of operations for County Offices. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

PENNINGTON COUNTY, SD RESOLUTION
A RESOLUTION TO SET HOURS OF OPERATION FOR COUNTY OFFICES

WHEREAS, SDCL § 7-7-2 requires the Board of County Commissioners to, by resolution, establish the hours of operation for each county government office, except for the offices of the Sheriff and State's Attorney; and

WHEREAS, SDCL § 7-7-2.1. states the Chair of the Board of County Commissioners may close the courthouse in case of emergency or severe weather. The public shall be adequately notified. An emergency for the purpose of this section is an unforeseen occurrence or combination of circumstances that calls for immediate action or remedy; and

WHEREAS, Pennington County Administration is not housed in the Pennington County Courthouse. The Presiding Judge of the 7th Judicial Circuit communicates with Emergency Management Staff in the closing of the Courthouse when an emergency or severe weather circumstances exist. The Chair of the Board of County Commissioners reserves the right to close County Offices in the event of emergency or severe weather; and

NOW, THEREFORE BE IT RESOLVED, The Pennington County Board of Commissioners set the hours of operations for the administration of Pennington County, SD as follows:

The County Administration Building (130 Kansas City Street, Rapid City, SD) shall be open Monday - Friday from 8:00 a.m. to 5:00 p.m. for the following:

1. *Auditor’s Office
2. Treasurer’s Office
3. Commission Office
4. Public Defender
5. Register of Deeds
6. Department of Equalization
7. Human Resources
8. Planning and Zoning
9. Information Technology
10. Fire Administration
11. Emergency Management Administration

*The County Auditor's office shall remain open, if requested by the person in charge of an election, until the closing of the polls and the tabulation of votes for that election.

**Emergency Services**
The Emergency Services Communications Center/911 and the Emergency Operations Center located in the County Administration Building are exempt from this resolution as they conduct 24-hour operations by nature.

**Law Enforcement**
The offices of the Sheriff including Administration, Jail, Juvenile Services Center, Care Campus, Patrol, Investigations and Transport are exempt from this resolution per SDCL § 7-7-2.

**Buildings & Grounds** (302 Kansas City Street, Rapid City, SD)
The Buildings & Grounds staff work in all complexes from 5:30 a.m. to 11:00 p.m. The administrative office shall be open Monday - Friday from 8:00 a.m. to 5:00 p.m.

**4/H Youth Programming** (601 E. Centre Street, Rapid City, SD)
The standard operating hours for the 4-H Office shall be Monday - Friday from 8:00 a.m. to 5:00 p.m. The 4-H Office follows the State designated closures for holidays including any other day(s) proclaimed as a holiday by the Governor or the President of the United States. The County employee at the office shall follow the County policies for pay guidelines for holidays and benefitted leave time. Due to a small staff and 4-H programming demands, the office may experience additional closures. Closures will be posted on the door of the Extension Office and communicated ahead of time if possible via email and social media.

**Health & Human Services & Veterans Services Office** (321 Kansas City Street, Rapid City, SD)
The lobby shall be open Monday - Friday from 8:00 a.m. to 5 p.m. Assistance is available by telephone Monday - Friday from 6:30 a.m. to 5:00 p.m.

**Highway** (Main Office - 3601 Cambell Street, Rapid City, SD)
The Highway Department Main Office located in Rapid City shall be open as follows:

<table>
<thead>
<tr>
<th>Summer Hours (Daylight Savings Time)</th>
<th>Winter Hours (Standard Time)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday - Friday 6:00 a.m. – 4:30 p.m.</td>
<td>Monday - Friday 7:00 a.m. – 3:30 p.m.</td>
</tr>
</tbody>
</table>

The other Division Offices located in Hill City, New Underwood and Wall shall operate with the same hours, however, may not be open to the public at all times as their entire staff is often required to be working in the field.

**Weed & Pest** (Main Office - 3607 Cambell Street, Rapid City, SD)
The Weed & Pest Department may be open Monday - Thursday from 5:30 a.m. – 4:00 p.m. Due to a small staff and no full-time office staff, the building may be closed during business hours.

**NOW, THEREFORE BE IT FURTHER RESOLVED,** all non-24/7 operations will be closed for holidays (including the day after Thanksgiving) with the exceptions of Martin Luther King Day, President’s Day and Native American Day which will be open.

Dated this 21st day of July, 2020.

ITEMS FROM CHAIR / COMMISSION MEMBERS

COMMITTEE REPORTS

APPROVAL OF VOUCHERS: MOVED by LaCroix and seconded by Rossknecht to approve the vouchers as presented below for expenditures for insurance, professional services, publications, rentals, supplies, repairs, maintenance, travel, conference fees, utilities, furniture and equipment totaling $2,272,948.58. The motion unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – abstained.

11th Street LLC, 575.00; 2nd Street Inn & Suites, 69.50; A & B Business Inc, 2,690.98; A & B Welding Supply Co, 237.48; A To Z Shredding, 700.01; Adams-Isc LLC, 256.06; Advanced Drug Testing Inc, 105.00; Ainsworth Benning Construction Inc, 72,474.86; Al Cornella Refrigeration, 97.50; American Correctional Association, 70.00; Americas Best Value Inn, 200.00; Americinn By Wyndham Hartford, 1,596.00; Anker Law Group PC, 1,698.75; Architectural Specialties LLC, 1,242.51; Arctic Glacier USA Inc, 106.02; Arnie's Pressure Wash, 150.00; Ashley, John W, 220.00; AT&T Mobility, 1,022.36; Audra Hill Consulting Inc, 14,141.00; Avesis, 3,336.62; Axon Enterprise Inc, 57,246.00; Badlands Automotive, 13.95; Baker Shawn Henry, 50.00; Balco Uniform Co Inc, 2,935.70; Bangs, Mccullen, Butler, Foye & Simmons, LLP, 6,701.99; Banks, Bridgette R, 1,067.90; Bankwest Inc, 850.00; Bargain Printing, 197.20; Barnes Brian, 50.00; Behavior Management Systems Inc, 25.00; BH Ammunition Inc, 350.00; BH Chemical Company Inc, 4,285.41; BH Energy, 392.39; BH Energy, 570.32; BH Energy, 36.47; BH Energy, 825.40; BH Insurance Agency Inc, 60.00; BH Orthopedic & Spine Center PC, 1,715.91; BH Roofing Co, 333.00; BH Services Inc, 389.81; BH Tent And Awning, 20.00; BH Urgent Care LLC, 360.00; BH Wilbert Vault, 1,200.00; BI Inc, 7,931.75; Bierle Janelle, 600.00; Bierschbach Equipment And Supply Co Inc, 548.55; Big D Oil Co, 22.98; Birmeier Sandy, 216.00; Bishop, Lynn M, 412.50; Black Creek Integrated Systems Corp, 11,670.76; Black Hills Portables Inc, 300.00; Bob Bak Construction, 55,305.00; Bob Barker Company Inc, 5,130.59; Bravo Company USA Inc, 4,833.54; Brekke Sales Company, 114.00; Brevik Law Office PLLC, 188.65; Briggs Michael G, 375.00; Bringswhite Erik, 4,152.50; Bringswhite Morgan, 1,525.00; Brosz Engineering Inc, 2,172.50; Brown's Small Engine Repair, 20.56; Burnette Jr Arthur J., 550.00; C&B Operations LLC, 28,000.00; Cameron, George R, 596.25; Cash-Wa Distributing, 3,262.52; Cat's Cleaning, 40.00; CC Property Management LLC, 1,149.00; CDW Government Inc, 28,455.43; Central States Fair...
<table>
<thead>
<tr>
<th>Name</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified Laboratories</td>
<td>1,003.27</td>
</tr>
<tr>
<td>Charm-Tex Inc</td>
<td>3,110.78</td>
</tr>
<tr>
<td>Children's Home Society</td>
<td>5,000.00</td>
</tr>
<tr>
<td>Chris Supply Co Inc</td>
<td>208.28</td>
</tr>
<tr>
<td>City Of Box Elder</td>
<td>229.53</td>
</tr>
<tr>
<td>City Of Hill City</td>
<td>51.37</td>
</tr>
<tr>
<td>City Of Hill City</td>
<td>126.54</td>
</tr>
<tr>
<td>City Of Rapid City</td>
<td>41,415.78</td>
</tr>
<tr>
<td>City Of Wall</td>
<td>142.00</td>
</tr>
<tr>
<td>Civic Research Institute</td>
<td>179.95</td>
</tr>
<tr>
<td>Clark Printing</td>
<td>381.05</td>
</tr>
<tr>
<td>Clayborne, Deanna K</td>
<td>2,382.60</td>
</tr>
<tr>
<td>Clayborne, Loos &amp; Sabers LLP</td>
<td>504.40</td>
</tr>
<tr>
<td>Climate Control Systems And Service LLC</td>
<td>1,112.10</td>
</tr>
<tr>
<td>Cline, Jean M</td>
<td>1,371.15</td>
</tr>
<tr>
<td>Clinical Laboratory Of The Black Hills</td>
<td>7,310.00</td>
</tr>
<tr>
<td>Clock Tower Gardens Apartments</td>
<td>525.00</td>
</tr>
<tr>
<td>Colbath Atty PC, Angela M</td>
<td>5,782.10</td>
</tr>
<tr>
<td>Community Health Center Of The Black Hills Inc</td>
<td>480.00</td>
</tr>
<tr>
<td>Complete Property Solutions LLC</td>
<td>280.66</td>
</tr>
<tr>
<td>Connections Inc EAP</td>
<td>1,208.00</td>
</tr>
<tr>
<td>Cooks Correctional</td>
<td>195.68</td>
</tr>
<tr>
<td>Copy Country</td>
<td>117.00</td>
</tr>
<tr>
<td>Coremr LC</td>
<td>1,122.00</td>
</tr>
<tr>
<td>Correct Rx Pharmacy Services Inc</td>
<td>12,840.18</td>
</tr>
<tr>
<td>Corrections Products Company</td>
<td>1,545.00</td>
</tr>
<tr>
<td>CPR Savers &amp; First Aid Supply</td>
<td>519.51</td>
</tr>
<tr>
<td>Crescent Electric Supply</td>
<td>1,963.93</td>
</tr>
<tr>
<td>Custer County</td>
<td>300.00</td>
</tr>
<tr>
<td>Dafler Beverly D.</td>
<td>120.00</td>
</tr>
<tr>
<td>Dakota Battery &amp; Electric</td>
<td>250.58</td>
</tr>
<tr>
<td>Dakota Business Center</td>
<td>36,011.22</td>
</tr>
<tr>
<td>Dakota Fluid Power Inc</td>
<td>432.41</td>
</tr>
<tr>
<td>Dakota Mill &amp; Grain Inc</td>
<td>33.75</td>
</tr>
<tr>
<td>Dakota Plains Legal Services Inc</td>
<td>28,750.00</td>
</tr>
<tr>
<td>Dakota Supply Group Inc</td>
<td>193.14</td>
</tr>
<tr>
<td>Dale's Tire &amp; Retreading Inc</td>
<td>12,228.22</td>
</tr>
<tr>
<td>Darby Dental Supply LLC</td>
<td>71.85</td>
</tr>
<tr>
<td>Dash Medical Gloves Inc</td>
<td>768.60</td>
</tr>
<tr>
<td>Davis, Jeremiah J</td>
<td>8,449.70</td>
</tr>
<tr>
<td>Delta Dental Of South Dakota</td>
<td>37,067.22</td>
</tr>
<tr>
<td>Demersseman Jensen Tellinghuisen &amp; Huffman LLP</td>
<td>708.10</td>
</tr>
<tr>
<td>Den Herder Law Office PC</td>
<td>426.50</td>
</tr>
<tr>
<td>Dennis Supply - RC</td>
<td>63.31</td>
</tr>
<tr>
<td>Denny Mennholt Chevrolet</td>
<td>3,700.93</td>
</tr>
<tr>
<td>Dharma Wellness Institute</td>
<td>120.00</td>
</tr>
<tr>
<td>Diagnostine Scott</td>
<td>28.70</td>
</tr>
<tr>
<td>Diamond Vogel Paint Center</td>
<td>404.80</td>
</tr>
<tr>
<td>Diesel Machinery Inc</td>
<td>1,394.60</td>
</tr>
<tr>
<td>Dillon Law Office</td>
<td>2,112.40</td>
</tr>
<tr>
<td>Dreamdak Holdings LLC</td>
<td>300.00</td>
</tr>
<tr>
<td>Driftwood Estates</td>
<td>850.00</td>
</tr>
<tr>
<td>Drury, Jessie</td>
<td>75.00</td>
</tr>
<tr>
<td>DS Solutions Inc</td>
<td>2,310.00</td>
</tr>
<tr>
<td>Duffy Law Firm, Prof. LLC</td>
<td>14,874.15</td>
</tr>
<tr>
<td>Dyna-Kleen Service Inc</td>
<td>775.00</td>
</tr>
<tr>
<td>Eastern Penn Conservation</td>
<td>6,750.25</td>
</tr>
<tr>
<td>Election Systems &amp; Software LLC</td>
<td>44,092.16</td>
</tr>
<tr>
<td>Eprovider Solutions</td>
<td>433.25</td>
</tr>
<tr>
<td>Ertz, Dewey J</td>
<td>1,950.00</td>
</tr>
<tr>
<td>Ervin Jeri</td>
<td>15.99</td>
</tr>
<tr>
<td>Estes Park Apartments</td>
<td>135.00</td>
</tr>
<tr>
<td>Evergreen Office Products</td>
<td>508.74</td>
</tr>
<tr>
<td>Executive Mgmt Fin Office</td>
<td>727.05</td>
</tr>
<tr>
<td>F &amp; M Rentals LLC</td>
<td>660.00</td>
</tr>
<tr>
<td>Fastenal Company</td>
<td>1,600.24</td>
</tr>
<tr>
<td>Federal Supply USA</td>
<td>162.00</td>
</tr>
<tr>
<td>Ferguson Enterprises Inc #226</td>
<td>888.10</td>
</tr>
<tr>
<td>Ferguson Safety Products Inc</td>
<td>3,000.00</td>
</tr>
<tr>
<td>Fink, Teresa L</td>
<td>288.80</td>
</tr>
<tr>
<td>First Focus Property Management LLC</td>
<td>440.00</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>440.10</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>49.79</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>2,423.33</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>237.14</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>85.00</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>465.47</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>100.78</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>246.56</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>24.98</td>
</tr>
<tr>
<td>First Interstate Bank</td>
<td>246.34</td>
</tr>
<tr>
<td>Fitzgerald Law Firm</td>
<td>1,443.90</td>
</tr>
<tr>
<td>Flaghouse Inc</td>
<td>269.52</td>
</tr>
<tr>
<td>Flooring America</td>
<td>27.95</td>
</tr>
<tr>
<td>Floyd's Truck Center</td>
<td>1,695.03</td>
</tr>
<tr>
<td>Fremont Industries Inc</td>
<td>3,199.77</td>
</tr>
<tr>
<td>French's Upholstery</td>
<td>265.00</td>
</tr>
<tr>
<td>Fresh Start Carpet Care</td>
<td>45,383.98</td>
</tr>
<tr>
<td>G &amp; H Distributing - RC</td>
<td>125.95</td>
</tr>
<tr>
<td>Galls LLC</td>
<td>90.37</td>
</tr>
<tr>
<td>Global Tel'Link</td>
<td>16.02</td>
</tr>
<tr>
<td>Godfrey Brake Service And Supply Inc</td>
<td>1,702.96</td>
</tr>
<tr>
<td>Golden West Companies</td>
<td>1,807.26</td>
</tr>
<tr>
<td>Golden West Technologies</td>
<td>450.00</td>
</tr>
<tr>
<td>Government Forms And Supplies LLC</td>
<td>813.20</td>
</tr>
<tr>
<td>Great Western Tire Inc</td>
<td>926.80</td>
</tr>
<tr>
<td>Grey &amp; Eisenbraun Law, Prof LLC</td>
<td>436.20</td>
</tr>
<tr>
<td>Grimm's Pump Service Inc</td>
<td>1,193.72</td>
</tr>
<tr>
<td>Gust Victor</td>
<td>37.86</td>
</tr>
<tr>
<td>Gustave A Larson Company</td>
<td>109.00</td>
</tr>
<tr>
<td>H&amp;S Uniforms And Equipment LLC</td>
<td>48.00</td>
</tr>
<tr>
<td>Harris, Betsey</td>
<td>1,104.40</td>
</tr>
<tr>
<td>Hartland Jamin</td>
<td>250.00</td>
</tr>
<tr>
<td>Harveys Lock Shop</td>
<td>258.26</td>
</tr>
<tr>
<td>Heartland Paper Company</td>
<td>14,860.94</td>
</tr>
<tr>
<td>Heeren-Graber Krista</td>
<td>1,200.68</td>
</tr>
<tr>
<td>Henry Schein Inc</td>
<td>2,680.59</td>
</tr>
<tr>
<td>Hill City Ambulance Service</td>
<td>240.00</td>
</tr>
<tr>
<td>Hill City Area Chamber Of Commerce</td>
<td>100.00</td>
</tr>
<tr>
<td>Hill City Prevailer</td>
<td>937.76</td>
</tr>
<tr>
<td>Hillyard/Sioux Falls</td>
<td>1,028.36</td>
</tr>
<tr>
<td>Hilt Construction Inc</td>
<td>7,521.44</td>
</tr>
<tr>
<td>Hix, Leroy Dean</td>
<td>925.00</td>
</tr>
<tr>
<td>Horwash Laundry Equipment</td>
<td>288.52</td>
</tr>
<tr>
<td>Humane Society Of The Black Hills</td>
<td>4,166.67</td>
</tr>
<tr>
<td>Image All LLC</td>
<td>1,261.44</td>
</tr>
<tr>
<td>Independent Optical</td>
<td>60.00</td>
</tr>
<tr>
<td>Indoff Inc</td>
<td>1,835.87</td>
</tr>
<tr>
<td>Inforad Inc</td>
<td>586.00</td>
</tr>
<tr>
<td>Inland Truck Parts</td>
<td>6,903.25</td>
</tr>
<tr>
<td>Interstate All Battery Center</td>
<td>134.75</td>
</tr>
<tr>
<td>Intoximeters Inc</td>
<td>85.25</td>
</tr>
<tr>
<td>Iret Properties - A North Dakota LP</td>
<td>500.00</td>
</tr>
</tbody>
</table>
| IS Restaurant Design Equipment & Supply,
4,018.00; J & J Asphalt Co, 19,219.66; Jackson Joseph M, 600.00; Jacobs Ph.D. P.C Katherine A., 2,078.65; Jacqueline K Perli Reporting Inc, 622.50; Jantech LLC, 790.00; Jefferson Partner LP, 76.50; Jenner Equipment Co, 1,574.27; Jims Private Utility Locating, 187.50; JJ's Engraving & Sales, 51.75; Johnson Controls, 419.00; Johnson Kathryn, 50.40; Johnson, Kimberly K, 176.40; Johnstone Supply, 95.84; Juenger Joseph, 425.00; JV Bailey Company Inc, 67,281.81; Katterhagen Mark, 60.00; Kennedy Pier Lofts & Reynolds LLP, 591.70; Kieffer Sanitation/A Waste Management Co, 317.31; Kieffer Sanitation/A Waste Management Co, 136.80; Kiesler Police Supply Inc, 429.00; Kimball Midwest, 907.77; Kintigh Kylie, 89.99; Kirk Funeral Home, 3,610.00; Kirschenmann, Kevin E, 1,680.00; Kistler Crane And Hoist, 2,233.94; Klapperich Wyatt J., 2,000.00; KLJ Engineering LLC, 14,481.76; Knecht Home Center Inc, 1,309.47; Knollwood Heights Apartments, 300.00; Kone Inc, 10,453.61; Konica Minolta Premier Finance, 156.19; KPI Tactical, 460.00; Kraig Blomme Rentals, 300.00; KS Statebank, 10,325.82; Laboratory Corporation Of America Holdings, 46.00; Lacrosse Investors, 459.00; Language Line Services, 9.02; Laubach Law Office Prof LLC, 2,411.50; Law Office Of Kyle Krause Prof LLC, 368.60; Lazy U Motel, 483.00; Lewis & Clark Behavioral Health Services, 712.00; Lewno Lucille M, 743.00; Lighting Maintenance Co, 225.38; Lincoln County Auditor, 210.00; Lingo Communications LLC, 74.57; Lockwood Darcy, 60.00; Loftus, Ronald J., 2,479.50; Love, Todd A, 5,452.15; Lowe's, 55.63; Lutheran Social Services Of SD, 10,312.73; Lynn Jackson Schultz & Lebrun PC, 7,895.80; MacNally Law Offices Prof LLP, 4,343.30; Madison House LLC, 625.00; Manlove Psychiatric Group, 22,500.00; Maplewood Townhouses, 137.50; Marco Inc, 1,192.04; Marco Inc, 6,744.71; Marshall And Swift, 2,271.90; Maruska, Kayla L, 1,116.10; Matheson Tri-Gas Inc, 170.81; Matthew Bender & Co Inc, 714.00; McGas Propane LLC, 644.25; Mcgowan, Wendy T, 5,087.65; McKesson Medical-Surgical Government Solutions LLC, 3,762.85; McKie Ford Inc, 71.32; McPherson Propane, 134.81; Medical Waste Transport Inc, 504.89; Medline Industries Inc, 4,748.63; Meetingone, 34.65; Menards, 134.47; MG Oil Company, 20,655.50; Midcontinent Communications, 2,394.88; Midwest Auto Chemical, 574.20; Midwest Wellness Institute PLLC, 13,331.25; Millennia River Stritar, 410.00; Minnehaha County Auditor, 138.00; Mirion Technologies (GDS) Inc, 160.00; Montana Dakota Utilities, 48.42; Monument Health, 460.40; Monument Health Home Plus LLC, 18.35; Monument Health Home Plus Pharmacy, 1,416.33; Monument Health Medical Clinic, 170.00; Monument Health Medical Clinic, 20,160.00; Monument Health Rapid City Hospital Inc., 14,434.07; Morse Watchmans Inc, 220.00; Moss Psy D LLC, William A, 5,500.00; Moyle Petroleum, 4,546.44; Mt Rushmore Telephone Co, 48.12; Muilenburg Randy, 450.00; Murphy Law Office PC, 1,490.65; Murphy Petroleum Transport LLC, 50.00; Mustang Disaster Cleanup, 56,840.14; NAADAC, 900.00; NADA Appraisal Guides, 790.00; Nelson, George J, 556.58; NMS Labs, 52.00; Nohr, Linda J, 2,200.00; Nolan Deanna, 200.00; Nooney Solay & Van Norman, 552.90; Norman Glenda, 850.00; North Central International Of Rapid City Inc, 124.80; North Central Supply Inc, 2,837.00; Northern Lights Apartments, 950.00; Northwest Pipe Fitting Inc, 5,924.23; Norton Mikayla, 1,015.00; Nutrien Ag Solutions Inc, 2,047.80; Oberle's Radiator And Repair, 75.00; O'Day, Valarie, 3,023.00; Odegard, Amber L, 1,785.00; Office Depot, 745.31; Oleson Janice, 300.00; Olson, Carolyn, 7,312.50; Olson, Leann, 240.00; Omnitech Inc., 9,100.00; Osheim & Schmidt Funeral Home, 3,400.00; Otis Elevator Co, 5,342.43; Overhead Door Of Rapid City, 206.91; Pacific Steel & Recycling, 351.01; Paradis Inc, 200.00; Parkway Carwash Inc, 5.00; Paulin John, 100.00; Pederson Law Office LLC, 3,472.50; Penn Co Council On Aging, 5,000.00; Penn Co Equalization
Petty Cash, 161.76; Penn Co Health & Human Sv Petty Cash, 50.00; Penn Co Highway Petty Cash, 337.97; Penn Co Jail Petty Cash, 1,680.00; Penn Co Sheriff Petty Cash, 462.39; Penn Co States Atty Petty Cash, 177.00; Penn Conservation Dist, 12,727.60; Pennington County Courant, 1,966.27; Pennington County Housing & Redevelopment, 561.00; Pete Lien & Sons Inc, 1,472.43; Pharmchem Inc, 399.70; Pheasantland Industries, 3,397.45; Phoenix Supply LLC, 469.07; Pitney Bowes Reserve Account, 37,273.85; Plainsview Mobile Manor, 650.00; Power House, 257.83; Prairie Auto Parts Inc, 273.60; Pratt Linda, 75.00; Premier Real Estate Management LLC, 600.00; Pressure Services Inc, 20.00; Price LLC, 872.00; Priority Dispatch Corp, 900.00; Proforma Screening Solutions LLC, 34.00; Prompt Effect, 700.00; Pubworks, 5,900.00; Quettier Nicolas, 408.00; Quik Signs, 2,193.82; Quill Corporation, 126.96; Radiology Associates Professional LLC, 641.33; Rapid Delivery Inc, 126.50; Rapid Diesel Service Inc, 1,340.31; Rapid Rooter, 415.00; Rapid Towing LLC, 624.50; RC Area School Dist 51-4, 1,259.60; RC Emergency Services PA, 213.33; RC Journal - Advertising, 5,966.27; Redwood Toxicology Laboratory Inc, 162.33; Regency Of SD Inc, 870.00; Reliance Telephone Inc, 9.35; Reliance Telephone Inc, 7.20; Ricoh USA Inc, 227.17; Ricoh USA Inc, 699.14; Riss & Associates Cabinets & Caseworks Inc, 3,110.00; Rochester Armed Car Company Inc, 439.03; Rockerville Volunteer Fire Department, 3,443.04; Rogers Construction Inc, 182,025.00; Rosenbrah, Jennie S, 300.00; Rossknecht Ron, 408.24; Rushmore Supply Inc, 232.01; Rushmore Plaza Civic Center, 2,666.00; S&P Global Market Intelligence, 91.00; Saicor, 500.00; Sand Scripts, 164.25; Sargent Lori, 175.00; Saunders Peggy D, 1,000.00; Scenic Township, 1,537.50; Schaefer, Dean, 303.00; Schindler Michael A, 50.00; Scovel Psychological, 1,575.00; Scull Construction, 21,891.20; SD Dept Health, 4,339.00; SD Dept Of Revenue, 9,221.72; SD Dept Of Revenue, 484.00; SD Dept Of Transp-Finance, 15,495.16; SD Federal Property Agency, 96.00; SD Network Against Family, 400.00; SD Overhead Doors, 97.00; SD Rose Inn, 2,005.00; SD Secretary Of State, 90.00; SDEMA, 240.00; SDN Communications, 399.60; SDN Communications, 648.00; SDRC Terra Kennedy MHP2 LLC, 340.00; SDVSO, 200.00; Securus Technologies Inc, 15,673.63; Seifert, Mary Rae, 315.00; Servall Uniform/Linen Co, 5,195.32; Sherwin Williams Paints, 70.51; Sign Express, 61.94; Signs Now, 80.00; Silver Star Septic LLC, 150.00; Simon Contractors Of South Dakota Inc, 14,163.57; SKC Communication Product, 148.32; Skinner Law Office PC, 4,879.65; Smith Darrel F, 300.00; Smoot & Utzman, 1,606.32; Sorbel Susan R. And Daniel E., 1,100.00; Sprague, Thursia R, 50.00; Steam Cleaning Specialist, 1,400.00; Stephens, Matthew T, 3,878.00; Stop Stick LTD, 2,095.00; Sturdevant's Auto Parts, 5,638.44; Sturdevant's Refinish, 293.37; Suckow Kimberly, 8.40; Summit Food Service, 123,228.61; Summit Signs & Supply Inc, 129.00; Sunshine Park, 300.00; Swanston Equipment, 39.49; SYCNB/Amazon, 471.62; Taylor Allen, 140.00; Tech M3 Inc, 2,580.46; Teppo Enterprises LLC, 2,050.00; The Hartford, 2,651.09; The Law Office Of Jamy Patterson LLC, 2,628.70; The Little Print Shop Inc, 93.76; The Medicine Shoppe, 66.58; The Palms Apartments LLC, 350.00; The Repair Shop, 535.28; The Rushmore Hotel, 77.00; Thomson Reuters-West, 1,585.54; Three Lakes Pharmacy, 250.00; Timeclock Plus LLC, 2,736.70; TKRS Properties LLC, 2,876.45; Trimin Systems Inc, 33,374.00; TS Government Solutions LLC, 147.50; Tzadik Rapid City LLC, 1,536.00; Ulene, 612.87; Unkenholz Family Dental Prof LLC, 235.00; Vallette Thomas, 299.60; Vanway Trophy & Awards, 454.02; Vast Broadband, 217.27; Vast Broadband, 773.83; VB Rapid Creek, 694.50; Vemco, 5,094.77; Venture Architects, 1,212.83; Verizon Wireless, 801.46; Verizon Wireless, 129.25; Vetter Dawn, 20.00;
Vlieger Tom, 71.82; Wall Building Center & Construction, 211.00; Warne Chemical & Equipment Co Inc, 320.80; Watertree Inc, 945.26; Weichmann, Cynthia M, 993.75; Weifenbach, Ronald L, 700.00; Wellmark, 330,150.73; West River Anesthesiology Consultants PC, 498.95; West River Electric, 1,517.90; Western Communication Inc, 3,541.62; Western Mailers, 1,202.03; Western Stationers Inc, 3,572.85; Western Thrifty Inn LLC, 200.00; Western Truck & Equipment Sales, 6,863.00; Wex Bank, 228.47; Wex Bank, 4,780.53; Where All Women Are Honored, 13,600.00; Whisler Bearing Co, 1,745.32; Whisper Rock Apartments, 613.00; Whiting Hagg Hagg Dorsey & Hagg LLP, 7,941.39; Whiting, Marcia, 1,595.65; Winner Police Dept, 220.80; Winner Regional Healthcare Center, 358.13; Winter Law Office PC, 20,165.20; Wojtanowicz Terrance, 578.00; Wolf, Ione, 396.75; Working Against Violence, 9,273.59; Yankton Co Sheriff Office, 150.00; Yankton County Treasurer, 641.60; Yellow Robe Luther P, 10,219.50; Youth & Family Services, 30.00; ZMC LLC, 11,992.42.


ITEMS FROM PLANNING & ZONING

BOARD OF ADJUSTMENT: MOVED by LaCroix and seconded by Drewes to convene as the Board of Adjustment. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

A. VARIANCE / VA 20-06: Donna and Alexi Zuniga. To reduce the minimum required lot size from 40 acres to 34.32 acres in a General Agriculture District in accordance with Sections 205 and 509 of the Pennington County Zoning Ordinance.

GL 2, Section 7, T1S, R9E, BHM, Pennington County, South Dakota.

MOVED by Rossknecht and seconded by LaCroix to approve Variance / VA 20-06. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

B. VARIANCE / VA 20-07: Kieffer Land Company; Mark Kieffer. To reduce the Section Line setback from 58 feet to 33 feet to bring an existing barn into compliance in a General Agriculture District in accordance with Sections 205 and 509 of the Pennington County Zoning Ordinance.

All Less PT S of HWY, Less RR and HWY ROW, Less W218 ft of S250 ft of SW1/4NE1/4, Less E218 ft of S250 ft of SE1/4NW1/4, LESS E218 ft of N240 ft of NE1/4, and Less W218 ft of N250 ft of NW1/4SE1/4, Section 27, T1N, R9E, BHM, Pennington County, South Dakota.
MOVED by DiSanto and seconded by Rossknecht to approve Variance / VA 20-07, with the following condition. It was further MOVED that if the structure is torn down or removed, the new structure must meet the setbacks. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

1. That this Variance applies only for the existing barn located on the subject property. All other structures must maintain the proper setbacks, obtain separate Variance(s), or the Section Line Right-of-Way must be vacated.

MOVED by LaCroix and seconded by Rossknecht to adjourn as the Board of Adjustment and reconvene as the Board of Commissioners. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

PLANNING & ZONING CONSENT AGENDA ITEMS
The following item(s) have been placed on the Consent Agenda for action to be taken on all items by a single vote of the Board of Commissioners. Any item may be removed from the Consent Agenda for separate action.

MOVED by Rossknecht and seconded by LaCroix to approve the Planning and Zoning consent agenda as presented. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

C. MINOR PLAT / MPL 20-13; Dick Kompus. To combine lots to create Lot 1R of Chase Elkhorn Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 2 of Lot B and C and Lot 1, Chase Elkhorn Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R, Chase Elkhorn Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

Approve Minor Plat / MPL 20-13 with the following five (5) conditions:

1. That prior to filing the Plat with the Register of Deeds, the plat meets all requirements of Pennington County Subdivision Regulations, or approved Variance(s) to Subdivision Regulations be obtained waiving any of these requirements that are not met. Subdivision Regulations Variances shall be submitted per Section 700 of Pennington County Subdivision Regulations;
2. That all natural drainage ways are maintained and are not blocked;
3. That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit;
4. That access for Lot 1R is taken from the existing approach for the subject property; and,
5. That an approved Floodplain Development permit be obtained prior to any disturbance within the Special Flood Hazard Area.

End of Consent Agenda

PLANNING & ZONING REGULAR AGENDA

D. FIRST READING AND PUBLIC HEARING OF REZONE / RZ 20-03: Richard Sterkel. To rezone 10.01 acres from Limited Agriculture District to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Zoning Ordinance.

Lot G, Clemmons Addition, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

MOVED by LaCroix and seconded by Rossknecht to approve Rezone / RZ 20-03. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

E. LAYOUT PLAN / LPL 20-16: James and Marilyn Dean. To reconfigure lots lines to create Lot A, B, and C of JM Dean Subdivision and Tract 5R of Storm Hill Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All of Eddy #1 Lode MS 523; Tract 4 and Tract 5 of Storm Hill Subdivision, all located in Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, and C of JM Dean Subdivision and Tract 5R of Storm Hill Subdivision, Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

MOVED by Rossknecht and seconded by LaCroix to approve Layout Plan / LPL 20-16 with the following seven (7) conditions. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

1. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage Easements to be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
2. That at the time of the Minor Plat submittal, the proposed Plat be prepared by a Registered Land Surveyor;
3. That prior to the Plat being recorded with the Register of Deeds, the plat meets all requirements of Pennington County Subdivision Regulations, or approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements that are not met. Subdivision Regulations shall be submitted per Section 700 of Pennington County Subdivision Regulations;
4. That the applicant ensures that all natural drainage ways are maintained and are not blocked;
5. That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit;

6. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director; and,

7. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.

F. FIRST READING AND PUBLIC HEARING OF REZONE / RZ 20-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 20-03: James and Marilyn Dean. To rezone 10.00 acres from General Agriculture District to Low Density Residential District and to change the Future Land Use from Planned Unit Development Sensitive to Low Density Residential District in accordance with Sections 205, 207, 213, and 508 of the Pennington County Zoning Ordinance.

All of Eddy #1 Lode MS 523, Section 28, T1S, R5E, BHM, Pennington County, South Dakota.


G. LAYOUT PLAN / LPL 20-14: Grandview Land, LLC (Dan Lewis); Gordon Howie – Agent. To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Tract A, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

MOVED by Rossknecht and seconded by Drewes to continue this item until the August 7, 2020 Commission meeting. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

H. LAYOUT PLAN / LPL 20-15: K.W. Lindsay; Robert Livingston – Agent. To create Lots 1, 2, and 3 of Tract Lake Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.
EXISTING LEGAL: Tract Lake of SW1/4SW1/4 of Section 27 and SE1/4 of Section 28, Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of Tract Lake Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

MOVED by Rossknecht and seconded by LaCroix to approve Layout Plan / LPL 20-15 with the following nine (9) conditions. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

1. That the applicants obtain approved Approach Permits from the South Dakota Department of Transportation prior to installation of any approaches off of Highway 385;
2. That prior to filing the Plat with the Register of Deeds, Lots 2 and 3 be Rezoned appropriately, to include a Comprehensive Plan Amendment;
3. That the applicants ensure all natural drainage ways are maintained and not blocked;
4. That the Certifications on the Plat be in accordance with Section 400.3.1(n) of the Pennington County Subdivision Regulations and Register of Deeds comments contained in this report;
5. That at the time of Minor Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
6. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
7. That at the time of Minor Plat submittal, the plat contain one hundred (100) year floodplain limits in accordance with current FEMA maps and Pennington County Subdivision Regulations, Section 400.3(1)(l);
8. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,
9. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.

I. FIRST READING AND PUBLIC HEARING OF ORDINANCE AMENDMENT / OA 20-03: Pennington County. To amend Section 309-C-6 “Yard, Building Setback Exceptions” [to replace and supersede Section 309-C-6 “Yard, Building Setback Exceptions”] of the Pennington County Zoning Ordinance.

MOVED by LaCroix and seconded by Drewes approve Ordinance Amendment / OA 20-03. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.
J. **FIRST READING AND PUBLIC HEARING OF ORDINANCE AMENDMENT / OA 20-04:** Pennington County. To amend Section 511 “Fees” [to replace and supersede Section 511 “Fees”] of the Pennington County Zoning Ordinance.

MOVED by LaCroix and seconded by Rossknecht to approve Ordinance Amendment / OA 20-04 with the following amendment to Section H, #1 to read – “Application (Overlay).” The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

K. **REQUEST FOR ABATEMENT OF PROPERTY LOCATED AT 6480 GREENFIELD DRIVE:** MOVED by LaCroix and seconded by Drewes to authorize the Planning Department to abate the public nuisance on the property located at 6480 Greenfield Drive. The special assessment against the property will include any and all fees related to mowing, clean up, trash removal and disposal and staff time. The cost of the abatement should not exceed $1,000. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

**ITEMS FROM PUBLIC EXECUTIVE SESSION – SDCL 1-25-2**
A. **Contractual/Pending litigation per SDCL 1-25-2(3)**
MOVED by Drewes and seconded by LaCroix to go into Executive Session pursuant to SDCL 1-25-2(3) for the purpose of consulting with legal counsel regarding contractual matter and pending litigation matters. The motion carried unanimously on a roll call vote: DiSanto – yes, Drewes – yes, LaCroix – yes, Rossknecht – yes, Hadcock – yes.

Commissioner DiSanto did not return to the meeting after Executive Session.

MOVED by Drewes and seconded by Rossknecht to come out of Executive Session. Vote: Unanimous.

**PAYROLL**
Commissioners, 8,812.63; Elections, 7,713.38; Auditor, 10,249.59; Treasurer, 37,032.51; State's Attorney, 121,781.42; Public Defender, 66,261.89; Buildings & Grounds, 61,315.46; Equalization, 39,989.67; Register of Deeds, 14,353.60; IT, 22,454.21; Human Resources, 5,554.40; Sheriff, 264,480.12; HIDTA Grant, 4,274.82; Jail, 304,644.77; JSC, 106,243.28; JSC Juvenile Alternative, 4,491.89; CCAPD, 111,255.58; Economic Assistance, 33,627.58; Extension, 1,409.60; Weed & Pest, 15,481.40; Planning and Zoning, 16,234.79; Road & Bridge, 93,292.96; Fire Administration, 3,408.88; Dispatch, 92,953.61; Emergency Management, 4,933.43; 24-7 Program, 7,387.69.

**PERSONNEL**
CCADP: Effective 07/26/2020: Christie Hurtig, $18.05/hr.; Kendra Langdeau, $16.16/hr. & Michelle Teeslink, $23.61/hr.
Dispatch: Effective 07/13/2020: Angelica Johnson & Audrey Metz, $17.61/hr.
HHS: Effective 07/26/2020: Samuel Farmer, $23.04/hr.
IT: Effective 08/09/2020: Brian Uecker, $26.05/hr. & Caleb Straub, $25.42/hr.
Jail: Effective 07/13/2020: Kurt Swanson, $15.97/hr. Effective 07/26/2020: Joshua Galster, $15.21/hr.; Nicholas Graese, Logan Hale & Trae Hood, $23.04/hr.; Joel Kirst, $29.46/hr.; Trevor Pates, $23.04/hr. & Shawna Roth, $2,387.20/bi-wkly.
WSD/JDC: Effective 07/26/2020: Murphy Casey, $23.04/hr.

ADJOURN
MOVED by Drewes and seconded by LaCroix to adjourn the meeting. Vote: Unanimous. There being no further business, the meeting adjourned at 12:26 p.m.

/s/ Cindy Mohler, Auditor
Published once at an approximate cost of ____.
Publish August 5, 2020
DATE: July 27, 2020

T0: Board of Commissioner’s

FROM: Sabrina Green
Deputy Auditor

RE: SP20-010

Attached is a request to supplement to the 2020 MacArthur Fund State’s Attorney and Sheriff’s budgets.

The funds to support the budget supplement have already been received but not yet recorded in the financials as revenue. Therefore, the Auditor’s Office would ask that the Board also approve a supplement to the Donations / Contributions revenue with in the MacArthur Fund.

8/04/2020

MOTION: To schedule a hearing at 9:15 am on Tuesday, August 18, 2020 to supplement the MacArthur Fund State’s Attorney Budget in the amount of $25,500, MacArthur Fund Sheriff’s Budget in the amount of $229,500 and Donations/Contribution’s Revenue in the amount of $255,000.

08/18/2020

MOTION: To approve a supplement to the MacArthur Fund State’s Attorney Budget in the amount of $25,500, MacArthur Fund Sheriff’s Budget in the amount of $229,500 and Donations/Contribution’s Revenue in the amount of $255,000.
July 23, 2020

Pennington County Commissioners
130 Kansas City Street
Rapid City, SD 57701

RE: MacArthur Grant Budget Supplement

Dear Board:

In order to spend down the MacArthur funding received prior to 2020 totaling $1,750,000, as requested by the MacArthur Foundation, funds were allocated towards additional strategies between January 2020 and June 2020. To fulfill the planned expenses throughout the rest of 2020, we are requesting spending authority of an additional $255,000 for budgets within the MacArthur Fund.

The Sheriff’s Office would request that the Auditor make the appropriate motions to supplement the MacArthur Fund Sheriff’s Office budget in the amount of $229,500 and the MacArthur Fund State’s Attorney Office budget in the amount of $25,500.

Sheriff Thom or I will be at the August 4th and the August 18th meeting to answer any questions you may have. Thank you for your time and consideration on this request.

Sincerely,

Brian Mueller
Chief Deputy

Cc: Sheriff Thom
    Auditor
<table>
<thead>
<tr>
<th>Account Number</th>
<th>Description</th>
<th>Adopted</th>
<th>Budget</th>
<th>Period Amt</th>
<th>End Bal</th>
<th>Available</th>
<th>% Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>249 0151</td>
<td>MacArthur States Attorney Salaries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0411</td>
<td></td>
<td>27,800.00</td>
<td>27,800.00</td>
<td>40,903.00</td>
<td>40,903.00</td>
<td>-13,103.00</td>
<td>-47.13</td>
</tr>
<tr>
<td>249-0151-0411-11-10</td>
<td>MacArthur Salaries FT</td>
<td></td>
<td></td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>249-0151-0411-14-10</td>
<td>Overtime</td>
<td></td>
<td></td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>27,800.00</td>
<td>27,800.00</td>
<td>40,903.00</td>
<td>40,903.00</td>
<td>-13,103.00</td>
<td>-47.13</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>SALARIES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0412</td>
<td>OASI</td>
<td></td>
<td></td>
<td>3,137.18</td>
<td>3,137.18</td>
<td>-1,012.18</td>
<td>-47.63</td>
</tr>
<tr>
<td>249-0151-0412-11-10</td>
<td>OASI</td>
<td></td>
<td></td>
<td>2,125.00</td>
<td>2,125.00</td>
<td>3,137.18</td>
<td>3,137.18</td>
</tr>
<tr>
<td></td>
<td>OASI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0413</td>
<td>Retirement</td>
<td></td>
<td></td>
<td>3,137.18</td>
<td>3,137.18</td>
<td>-1,012.18</td>
<td>-47.63</td>
</tr>
<tr>
<td>249-0151-0413-11-10</td>
<td>Retirement</td>
<td></td>
<td></td>
<td>2,125.00</td>
<td>2,125.00</td>
<td>3,137.18</td>
<td>3,137.18</td>
</tr>
<tr>
<td></td>
<td>RETIREMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0414</td>
<td>Work Compensation</td>
<td></td>
<td></td>
<td>-118.00</td>
<td>-118.00</td>
<td>258.00</td>
<td>184.29</td>
</tr>
<tr>
<td>249-0151-0414-11-10</td>
<td>Work Comp</td>
<td></td>
<td></td>
<td>140.00</td>
<td>140.00</td>
<td>-118.00</td>
<td>-118.00</td>
</tr>
<tr>
<td></td>
<td>WORK COMP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0415</td>
<td>Group Insurance</td>
<td></td>
<td></td>
<td>866.12</td>
<td>866.12</td>
<td>-866.12</td>
<td>0.00</td>
</tr>
<tr>
<td>249-0151-0415-11-10</td>
<td>Group Insurance</td>
<td></td>
<td></td>
<td>0.00</td>
<td>0.00</td>
<td>866.12</td>
<td>866.12</td>
</tr>
<tr>
<td></td>
<td>GROUP INSURANCE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0422</td>
<td>Services &amp; Fees</td>
<td></td>
<td></td>
<td>67,159.00</td>
<td>67,159.00</td>
<td>-17,159.00</td>
<td>-34.32</td>
</tr>
<tr>
<td>249-0151-0422-11-10</td>
<td>Services &amp; Fees</td>
<td></td>
<td></td>
<td>50,000.00</td>
<td>50,000.00</td>
<td>67,159.00</td>
<td>67,159.00</td>
</tr>
<tr>
<td>Account Number</td>
<td>Description</td>
<td>Adopted</td>
<td>Budget</td>
<td>Period Amt</td>
<td>End Bal</td>
<td>Available</td>
<td>% Available</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------------</td>
<td>---------</td>
<td>--------</td>
<td>------------</td>
<td>---------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>0426</td>
<td>Supplies</td>
<td>50,000.00</td>
<td>50,000.00</td>
<td>67,159.00</td>
<td>67,159.00</td>
<td>-17,159.00</td>
<td>-34.32</td>
</tr>
<tr>
<td>249-0151-0426-6040-10 Misc Supplies</td>
<td>7,600.00</td>
<td>7,600.00</td>
<td>6,780.72</td>
<td>6,780.72</td>
<td>819.28</td>
<td>10.78</td>
<td></td>
</tr>
<tr>
<td>0427</td>
<td>Travel</td>
<td>11,000.00</td>
<td>11,000.00</td>
<td>0.00</td>
<td>0.00</td>
<td>11,000.00</td>
<td>100.00</td>
</tr>
<tr>
<td>249-0151-0427-7008-10 Misc Travel</td>
<td>11,000.00</td>
<td>11,000.00</td>
<td>0.00</td>
<td>0.00</td>
<td>11,000.00</td>
<td>100.00</td>
<td></td>
</tr>
<tr>
<td>0151</td>
<td>States Attorney</td>
<td>98,665.00</td>
<td>98,665.00</td>
<td>121,057.76</td>
<td>121,057.76</td>
<td>-22,392.76</td>
<td>-22.70</td>
</tr>
<tr>
<td>Account Number</td>
<td>Description</td>
<td>Adopted</td>
<td>Budget</td>
<td>Period Amt</td>
<td>End Bal</td>
<td>Available</td>
<td>% Available</td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------------------------------</td>
<td>----------</td>
<td>---------</td>
<td>------------</td>
<td>-----------</td>
<td>------------</td>
<td>-------------</td>
</tr>
<tr>
<td>0211</td>
<td>Sheriff</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0411</td>
<td>Salaries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0211-0411-4111-20</td>
<td>MacArthur Salaries FT</td>
<td>371,907.00</td>
<td>371,907.00</td>
<td>282,182.89</td>
<td>282,182.89</td>
<td>89,724.11</td>
<td>24.13</td>
</tr>
<tr>
<td>249-0211-0411-4114-20</td>
<td>Overtime</td>
<td>3,500.00</td>
<td>3,500.00</td>
<td>7,627.28</td>
<td>7,627.28</td>
<td>-4,127.28</td>
<td>-117.92</td>
</tr>
<tr>
<td></td>
<td>SALARIES</td>
<td>375,407.00</td>
<td>375,407.00</td>
<td>289,810.17</td>
<td>289,810.17</td>
<td>85,596.83</td>
<td>22.80</td>
</tr>
<tr>
<td>0412</td>
<td>OASI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0211-0412-4121-20</td>
<td>OASI</td>
<td>27,778.00</td>
<td>27,778.00</td>
<td>20,713.90</td>
<td>20,713.90</td>
<td>7,064.10</td>
<td>25.43</td>
</tr>
<tr>
<td></td>
<td>OASI</td>
<td>27,778.00</td>
<td>27,778.00</td>
<td>20,713.90</td>
<td>20,713.90</td>
<td>7,064.10</td>
<td>25.43</td>
</tr>
<tr>
<td>0413</td>
<td>Retirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0211-0413-4131-20</td>
<td>Retirement</td>
<td>22,524.00</td>
<td>22,524.00</td>
<td>17,256.35</td>
<td>17,256.35</td>
<td>5,267.65</td>
<td>23.39</td>
</tr>
<tr>
<td></td>
<td>RETIREMENT</td>
<td>22,524.00</td>
<td>22,524.00</td>
<td>17,256.35</td>
<td>17,256.35</td>
<td>5,267.65</td>
<td>23.39</td>
</tr>
<tr>
<td>0414</td>
<td>Work Compensation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0211-0414-4141-20</td>
<td>Work Comp</td>
<td>1,323.00</td>
<td>1,323.00</td>
<td>12,052.00</td>
<td>12,052.00</td>
<td>-10,729.00</td>
<td>-810.96</td>
</tr>
<tr>
<td></td>
<td>WORK COMP</td>
<td>1,323.00</td>
<td>1,323.00</td>
<td>12,052.00</td>
<td>12,052.00</td>
<td>-10,729.00</td>
<td>-810.96</td>
</tr>
<tr>
<td>0415</td>
<td>Group Insurance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0211-0415-4151-20</td>
<td>Group Insurance</td>
<td>47,475.00</td>
<td>47,475.00</td>
<td>36,480.13</td>
<td>36,480.13</td>
<td>10,994.87</td>
<td>23.16</td>
</tr>
<tr>
<td></td>
<td>GROUP INSURANCE</td>
<td>47,475.00</td>
<td>47,475.00</td>
<td>36,480.13</td>
<td>36,480.13</td>
<td>10,994.87</td>
<td>23.16</td>
</tr>
<tr>
<td>0422</td>
<td>Services &amp; Fees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0211-0422-2058-20</td>
<td>Misc Fees</td>
<td>50,000.00</td>
<td>50,000.00</td>
<td>132,751.62</td>
<td>132,751.62</td>
<td>-82,751.62</td>
<td>-165.50</td>
</tr>
<tr>
<td></td>
<td>SERVICES &amp; FEES</td>
<td>50,000.00</td>
<td>50,000.00</td>
<td>132,751.62</td>
<td>132,751.62</td>
<td>-82,751.62</td>
<td>-165.50</td>
</tr>
<tr>
<td>0426</td>
<td>Supplies</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0211-0426-6040-20</td>
<td>Misc Supplies</td>
<td>7,600.00</td>
<td>7,600.00</td>
<td>391.55</td>
<td>391.55</td>
<td>7,208.45</td>
<td>94.85</td>
</tr>
<tr>
<td></td>
<td>SUPPLIES</td>
<td>7,600.00</td>
<td>7,600.00</td>
<td>391.55</td>
<td>391.55</td>
<td>7,208.45</td>
<td>94.85</td>
</tr>
<tr>
<td>0427</td>
<td>Travel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0211-0427-7008-20</td>
<td>Misc Travel</td>
<td>11,000.00</td>
<td>11,000.00</td>
<td>0.00</td>
<td>0.00</td>
<td>11,000.00</td>
<td>100.00</td>
</tr>
<tr>
<td></td>
<td>TRAVEL &amp; CONFERENCE</td>
<td>11,000.00</td>
<td>11,000.00</td>
<td>0.00</td>
<td>0.00</td>
<td>11,000.00</td>
<td>100.00</td>
</tr>
<tr>
<td>0428</td>
<td>Utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Account Number</td>
<td>Description</td>
<td>Adopted</td>
<td>Budget</td>
<td>Period Amt</td>
<td>End Bal</td>
<td>Available</td>
<td>% Available</td>
</tr>
<tr>
<td>----------------</td>
<td>-------------</td>
<td>---------</td>
<td>--------</td>
<td>------------</td>
<td>---------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>249-0211-0428-8002-20</td>
<td>Cell Phone</td>
<td>0.00</td>
<td>0.00</td>
<td>54.67</td>
<td>54.67</td>
<td>-54.67</td>
<td>0.00</td>
</tr>
<tr>
<td>UTILITIES</td>
<td></td>
<td>0.00</td>
<td>0.00</td>
<td>54.67</td>
<td>54.67</td>
<td>-54.67</td>
<td>0.00</td>
</tr>
<tr>
<td>0211</td>
<td>Sheriff</td>
<td>543,107.00</td>
<td>543,107.00</td>
<td>509,510.39</td>
<td>509,510.39</td>
<td>33,596.61</td>
<td>6.19</td>
</tr>
<tr>
<td>Account Number</td>
<td>Description</td>
<td>Adopted</td>
<td>Budget</td>
<td>Period Amt</td>
<td>End Bal</td>
<td>Available</td>
<td>% Available</td>
</tr>
<tr>
<td>----------------</td>
<td>------------------------------</td>
<td>-----------</td>
<td>----------</td>
<td>------------</td>
<td>-----------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>0411</td>
<td>Economic Assistance</td>
<td>99,712.00</td>
<td>99,712.00</td>
<td>26,921.61</td>
<td>26,921.61</td>
<td>72,790.39</td>
<td>73.00</td>
</tr>
<tr>
<td>0411</td>
<td>Salaries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>249-0411-0411-4111-40</td>
<td>MacArthur-Salaries - FT</td>
<td>99,712.00</td>
<td>99,712.00</td>
<td>26,921.61</td>
<td>26,921.61</td>
<td>72,790.39</td>
<td>73.00</td>
</tr>
<tr>
<td>0412</td>
<td>OASI</td>
<td>7,323.00</td>
<td>7,323.00</td>
<td>2,035.19</td>
<td>2,035.19</td>
<td>5,287.81</td>
<td>72.21</td>
</tr>
<tr>
<td>249-0411-0412-4121-40</td>
<td>OASI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0413</td>
<td>Retirement</td>
<td>5,907.00</td>
<td>5,907.00</td>
<td>1,615.35</td>
<td>1,615.35</td>
<td>4,291.65</td>
<td>72.65</td>
</tr>
<tr>
<td>249-0411-0413-4131-40</td>
<td>Retirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0414</td>
<td>Work Compensation</td>
<td>347.00</td>
<td>347.00</td>
<td>0.00</td>
<td>0.00</td>
<td>347.00</td>
<td>100.00</td>
</tr>
<tr>
<td>249-0411-0414-4141-40</td>
<td>Work Compensation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0415</td>
<td>Group Insurance</td>
<td>12,873.00</td>
<td>12,873.00</td>
<td>378.56</td>
<td>378.56</td>
<td>12,494.44</td>
<td>97.06</td>
</tr>
<tr>
<td>249-0411-0415-4151-40</td>
<td>Group Insurance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0411</td>
<td>Economic Assistance</td>
<td>126,162.00</td>
<td>126,162.00</td>
<td>30,950.71</td>
<td>30,950.71</td>
<td>95,211.29</td>
<td>75.47</td>
</tr>
<tr>
<td>Account Number</td>
<td>Description</td>
<td>Adopted</td>
<td>Budget</td>
<td>Period Amt</td>
<td>End Bal</td>
<td>Available</td>
<td>% Available</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------</td>
<td>---------</td>
<td>--------</td>
<td>------------</td>
<td>---------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td></td>
<td>Expense Total</td>
<td>767,934.00</td>
<td>767,934.00</td>
<td>661,518.86</td>
<td>661,518.86</td>
<td>106,415.14</td>
<td>0.1386</td>
</tr>
<tr>
<td>249</td>
<td>MacArthur</td>
<td>767,934.00</td>
<td>767,934.00</td>
<td>661,518.86</td>
<td>661,518.86</td>
<td>106,415.14</td>
<td>13.86</td>
</tr>
<tr>
<td>Account Number</td>
<td>Description</td>
<td>Adopted</td>
<td>Budget</td>
<td>Period Amt</td>
<td>End Bal</td>
<td>Available</td>
<td>% Available</td>
</tr>
<tr>
<td>----------------</td>
<td>---------------</td>
<td>---------</td>
<td>---------</td>
<td>------------</td>
<td>---------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td></td>
<td>Expense Total</td>
<td>767,934.00</td>
<td>767,934.00</td>
<td>661,518.86</td>
<td>661,518.86</td>
<td>106,415.14</td>
<td>0.1386</td>
</tr>
</tbody>
</table>
## General Ledger
### REVENUE CONTROL REPORT

User: sabrina.green  
Period 01 - 12  
Fiscal Year 2020

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Description</th>
<th>Adopted</th>
<th>Budget</th>
<th>Period Amt</th>
<th>End Bal</th>
<th>Variance</th>
<th>Available</th>
<th>% Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>249</td>
<td>MacArthur</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>0361</td>
<td>Interest Income</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>249-0100-0361-0902-05</td>
<td>Interest Income</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>0100</td>
<td>Shared Revenue</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>0361</td>
<td>Interest Income</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>0365</td>
<td>DonationsContributions</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>249-0100-0365-1321-04</td>
<td>Use 24901000365132122</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>249-0100-0365-1321-22</td>
<td>Contributions and Donations PS</td>
<td>0.00</td>
<td>0.00</td>
<td>600,000.00</td>
<td>600,000.00</td>
<td>-600,000.00</td>
<td>-600,000.00</td>
<td>0.00</td>
</tr>
<tr>
<td>0100</td>
<td>Shared Revenue</td>
<td>0.00</td>
<td>0.00</td>
<td>600,000.00</td>
<td>600,000.00</td>
<td>-600,000.00</td>
<td>-600,000.00</td>
<td>0.00</td>
</tr>
<tr>
<td>0365</td>
<td>DonationsContributions</td>
<td>0.00</td>
<td>0.00</td>
<td>600,000.00</td>
<td>600,000.00</td>
<td>-600,000.00</td>
<td>-600,000.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Revenue Total</td>
<td></td>
<td>0.00</td>
<td>0.00</td>
<td>600,000.00</td>
<td>600,000.00</td>
<td>-600,000.00</td>
<td>-600,000.00</td>
<td>0</td>
</tr>
<tr>
<td>249</td>
<td>MacArthur</td>
<td>0.00</td>
<td>0.00</td>
<td>600,000.00</td>
<td>600,000.00</td>
<td>-600,000.00</td>
<td>-600,000.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Account Number</td>
<td>Description</td>
<td>Adopted</td>
<td>Budget</td>
<td>Period Amt</td>
<td>End Bal</td>
<td>Variance</td>
<td>Available</td>
<td>% Available</td>
</tr>
<tr>
<td>----------------</td>
<td>---------------</td>
<td>---------</td>
<td>--------</td>
<td>------------</td>
<td>----------</td>
<td>-------------</td>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>Revenue Total</td>
<td></td>
<td>0.00</td>
<td>0.00</td>
<td>600,000.00</td>
<td>600,000.00</td>
<td>-600,000.00</td>
<td>-600,000.00</td>
<td>0</td>
</tr>
</tbody>
</table>
DATE: July 28, 2020

TO: Pennington County Commissioners

FROM: Mike Kuhl, Buildings and Grounds Director

RE: BOC Consent Agenda Items
1990 Dodge D250 Pickup - Asset Number 40148
Vin Number – 1B7JE26Y5LS740148

On June 18, 2020 a vehicle side swiped our Dodge Pickup while parked on St. Joseph Street. Progressive Insurance Company has declared the vehicle a total loss. The cash value is $2,300.00 and that is what Progressive will pay the County for the vehicle.

Suggested Motion: Move to surplus the 1990 Dodge D250 Pickup; asset number 40148, for the purpose of releasing the vehicle to the insurance company.
<table>
<thead>
<tr>
<th>Event</th>
<th>Service Type</th>
<th>Name (First Last)</th>
<th>Copies</th>
<th>Fee</th>
<th>Waived</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISINTERME PERMIT</td>
<td></td>
<td>RULAND LARRY</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Total Application Fee: $0.00
Total Remitted: $0.00
Total Refunded: $0.00
Total Returned: $0.00
Total Waived: $0.00

Please take a moment to fill out a quick survey to help us improve our service:

vitalrecords.sd.gov/survey
07/17/2020

PENNINGTON COUNTY COMMISSIONERS
P O BOX 607
PHILIP SD 57567

Re: NOTICE OF DISINTERMENT PERMIT AFFECTING PENNINGTON COUNTY

DEAR PENNINGTON COUNTY COMMISSIONERS

I am writing to notify you that the Department of Health issued a Disinterment Permit regarding a
dead body or fetus in your county. South Dakota law, SDCL 34-25-38.1 and ARSD 44:09:03:04,
requires that the affected cemetery board of directors or board of county commissioners be notified
in writing upon the Department of Health issuing a Disinterment Permit.

The Disinterment Permit takes effect 15 days after issuance, by receiving a state file number,
unless the circuit court orders otherwise. We would appreciate you providing prompt notice of this
Disinterment Permit to the affected cemetery board of directors and/or any affected family members
of the deceased, as you determine appropriate.

Name of the Deceased person
to be Disinterred:          LARRY RULAND

Name and Location of the
Disinterment Cemetery:     WALL CEMETERY
                          WALL SOUTH DAKOTA

Name and Location of the
Reinterment Cemetery:     MOUNT HOPE CEMETERY
                          QUINN SOUTH DAKOTA

Name, Address and Phone Number
of the Requesting Funeral Director:    GUPTILL TATE P
                                      PO BOX 607 PHILIP SOUTH DAKOTA 57567
                                      605-659-2400

Name, Address, and Relation
to Deceased of the Person
Requesting the Disinterment:

Name, Address, and Relation
to Deceased of the Person
Requesting the Disinterment:

Please contact me if you have any additional questions. Thank you for your assistance.

Sincerely,

[Signature]

[Handwritten Signature]
Applicable Law

SDCL 34-25-38.1 Issuance of disinterment permit. A disinterment permit shall be issued by the department upon receipt of a written or electronic application from a person licensed by the State Board of Funeral Service or upon receipt of an order of a court of competent jurisdiction directing the disinterment. If the disinterment is not directed pursuant to a court order, the department may not issue a disinterment permit without the written consent of the surviving spouse, or in the case of a spouse's absence, death, or incapacity, the next of kin within the same degree of kinship. In the case of a minor, if the disinterment is not directed pursuant to a court order, the department may not issue a disinterment permit for the minor without the written consent of the surviving parents. The Department of Health may promulgate rules pursuant to chapter 1-25 to establish the process for issuing a disinterment permit that is not directed pursuant to a court order. The disinterment permit becomes effective as provided in this section. Unless the disinterment permit was issued as the result of a court order, the department shall, upon issuance of the disinterment permit, notify the affected cemetery board of directors appointed pursuant to § 7-26-7 or 9-12-18 or the board of county commissioners of the county in which the disinterment is to occur on the issuance of the permit. The cemetery board of directors or the board of county commissioners may request the circuit court to prevent the disinterment. The disinterment permit shall take effect within fifteen days after its issuance unless the circuit court has ordered otherwise. The disinterment permit authorizes disinterment, transportation, and reinterment of a dead body or fetus. Authorities in charge of a cemetery may not transfer bodies buried in one part of the cemetery to another part without the authority of a disinterment permit.

ARSD 44:09:03:04 Disinterment Permits. Upon issuance of a disinterment permit by the Department of Health, the department shall notify in writing the affected cemetery board of directors or the board of county commissioners. The notice must be postmarked no later than two business days after the receipt of the application for a disinterment permit.
July 29, 2020

Pennington County Commission
130 Kansas City Street
Rapid City, SD 57701

Re: Jail Kitchen and Laundry Project Surplus

Dear Board,

The Pennington County Sheriff’s Office has recently completed the Jail Kitchen and Laundry Remodel Project. Some of the equipment leftover from the original kitchen and laundry areas may still have some use; however, several items are simply past their useful lifespan. At this time, we would request the following motion:

**MOTION #1**: To declare the items on the attached list as surplus property to be sold at auction, donated to a non-profit organization, or be disposed of based on condition.

I will be available at the August 4th Commission meeting to discuss any questions or concerns that you may have. Your time and attention in dealing with this matter is greatly appreciated.

Sincerely,

Kevin Thom
Sheriff

c: Auditor

Attachment
<table>
<thead>
<tr>
<th>Item #</th>
<th>Asset #</th>
<th>Item</th>
<th>Qty</th>
<th>Years Old</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>HOBART Dishwasher (480V/3 PH/22 gallon)</td>
<td>1</td>
<td>10</td>
<td>Good/Working</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>Dishwasher Stainless Steel Table 17 ft.</td>
<td>1</td>
<td>10</td>
<td>Good/Working</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>Dishwasher Stainless Steel Table 17 ft. with Disposal</td>
<td>1</td>
<td>10</td>
<td>Good/Working</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>HATCO Booster Heater (3 PH/MC24)</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>Stainless Steel Tray Rack, 6 shelves</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>Plastic Trays for Dishwasher</td>
<td>16</td>
<td>Unk</td>
<td>Working</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>4 Well Steam Table</td>
<td>1</td>
<td>25</td>
<td>Nonfunctioning</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>Dryer</td>
<td>1</td>
<td>Unk</td>
<td>Nonfunctioning</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>Dryer</td>
<td>1</td>
<td>Unk</td>
<td>Nonfunctioning</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>VULCAN 4 Burner, Cook Top Grill, Double Oven Gas Stove</td>
<td>1</td>
<td>20</td>
<td>Good/Working</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>VULCAN Double Stack Gas Oven</td>
<td>1</td>
<td>10</td>
<td>Good/Working</td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>Tilt Kettle (PCPT 01599)</td>
<td>1</td>
<td>30</td>
<td>Nonfunctioning</td>
</tr>
<tr>
<td>8</td>
<td>6158</td>
<td>GLOBE Mixer</td>
<td>1</td>
<td>13</td>
<td>Nonfunctioning</td>
</tr>
<tr>
<td>9</td>
<td>5756</td>
<td>VULCAN Braising Pan (40 gallon VG40)</td>
<td>1</td>
<td>16</td>
<td>Semi-Functioning</td>
</tr>
<tr>
<td>10</td>
<td>5815</td>
<td>VULCAN Braising Pan (40 gallon VG40)</td>
<td>1</td>
<td>16</td>
<td>Semi-Functioning</td>
</tr>
<tr>
<td>11a</td>
<td></td>
<td>METCO T5 Heated Cabinet</td>
<td>2</td>
<td>13</td>
<td>Working</td>
</tr>
<tr>
<td>11c</td>
<td></td>
<td>METCO T5 Heated Cabinet</td>
<td>1</td>
<td>13</td>
<td>Nonfunctioning</td>
</tr>
<tr>
<td>11d</td>
<td></td>
<td>Heating Unit for METCO T5 Heated Cabinet</td>
<td>1</td>
<td>13</td>
<td>Working</td>
</tr>
<tr>
<td>12</td>
<td></td>
<td>BERKEL Meat Slicer</td>
<td>1</td>
<td>10</td>
<td>Good/Working</td>
</tr>
<tr>
<td>13</td>
<td></td>
<td>4 Well Steam Table</td>
<td>1</td>
<td>2</td>
<td>Good/Working</td>
</tr>
<tr>
<td>14</td>
<td></td>
<td>Stainless Steel Serving Line</td>
<td>1</td>
<td>Unk</td>
<td>Nonfunctioning</td>
</tr>
<tr>
<td>15</td>
<td></td>
<td>Stainless Steel 8ft Beverage Counter w/Sink</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>16a</td>
<td></td>
<td>Stainless Steel 8ft Prep Station w/ Racks, Drawers</td>
<td>2</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>17</td>
<td></td>
<td>Stainless Steel 8ft Prep Station w/ Racks, Drawers, Sink</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>18</td>
<td></td>
<td>Stainless Steel 8ft Prep Station w/ Racks</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>19</td>
<td></td>
<td>Stainless Steel 12ft Double Pot/Pan Sink w/ Disposal</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
</tr>
<tr>
<td>20</td>
<td></td>
<td>Stainless Steel 10ft Triple Pot/Pan Sink</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>21</td>
<td></td>
<td>Commercial Can Opener</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>22</td>
<td></td>
<td>Small Microwave, 1000 watt Sharp</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
</tr>
<tr>
<td>23</td>
<td></td>
<td>Stainless Steel 6 Shelf Rack, w/Wheels</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>24a</td>
<td></td>
<td>Tray Cart 4ft, Stainless Steel, Wheeled</td>
<td>3</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>25a</td>
<td></td>
<td>Tray Cart 5ft, Stainless Steel, Wheeled (taller)</td>
<td>3</td>
<td>Unk</td>
<td>Used</td>
</tr>
<tr>
<td>Item Code</td>
<td>Description</td>
<td>Quantity</td>
<td>Condition</td>
<td>Status</td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>-------------------------------------------------------</td>
<td>----------</td>
<td>-----------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>26a, b, c, d, e</td>
<td>Tray Cart 3ft, Stainless Steel, Wheeled</td>
<td>5</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>27a, b, c, d, e, f</td>
<td>Commodity Bins, Stainless Steel</td>
<td>6</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>28a, b, c, d, e, f</td>
<td>Commodity Bins, Plastic</td>
<td>6</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>29a</td>
<td>Stainless Steel Hand Sink</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>29b</td>
<td>Stainless Steel Hand Sink</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>29c</td>
<td>Stainless Steel Hand Sink</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>30a</td>
<td>Stainless Steel 5ft Prep Table w/ Shelf</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>30b</td>
<td>Stainless Steel 5ft Prep Table w/ Shelf</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>20 gallon Round Can w/Wheeled Cart</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>32</td>
<td>Cambro Drink Cooler</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>5ft Tray Cart, 3 Tier, Wheels nonfunctioning</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>6ft Tray Cart, 4 Tier, Wheels nonfunctioning</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>35</td>
<td>Stainless Steel 12ft Prep Station w/ Small Sink</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>36a, b, c, d, e, f, g</td>
<td>Stainless Steel Cooling Racks</td>
<td>7</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>37</td>
<td>Stainless Steel 3ft Table</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>38a, c</td>
<td>Stainless Steel 4' Shelf</td>
<td>2</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>38b, d</td>
<td>Stainless Steel 6' Shelf</td>
<td>2</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>38e</td>
<td>Stainless Steel 8' Shelf</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>Assorted Pots, Pans, and Cutting Boards</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>,i, j, k</td>
<td>Trays, 20 count</td>
<td>11</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>40L</td>
<td>Trays, 16 count</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>41</td>
<td>8' Prep Table w/ Wooden Top, Drawers</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>42a, b, c, d, e, f, g, h, l, j, k, l, m</td>
<td>Shelving</td>
<td>13</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>43</td>
<td>Walk-In Refrigerator 14ft x 17ft</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
<td></td>
</tr>
<tr>
<td>44</td>
<td>Walk-In Refrigerator 14ft x 14ft with Attached 14' x 9' Walk-In Freezer</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
<td></td>
</tr>
<tr>
<td>45</td>
<td>003554 Washing Machine</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>004368 Washing Machine</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
<td></td>
</tr>
<tr>
<td>47</td>
<td>HATCO Booster Heater (3 PH/MC24)</td>
<td>1</td>
<td>Unk</td>
<td>Working</td>
<td></td>
</tr>
<tr>
<td>48</td>
<td>Stainless Steel 10' Prep Table</td>
<td>1</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td>49</td>
<td>Office Equipment, Desks, File Cabinets</td>
<td>4</td>
<td>Unk</td>
<td>Nonfunctioning</td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>Exhaust Hoods, 8ft x 5ft</td>
<td>4</td>
<td>Unk</td>
<td>Used</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>-------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| #1 | HOBART Dishwasher (480V/3 PH/22 gallon)  
Dishwasher Stainless Steel Table 17 ft.  
Dishwasher Stainless Steel Table 17 ft. with Disposal  
HATCO Booster Heater (3 PH/MC24)  
Stainless Steel Tray Rack, 6 shelves  
Plastic Trays |
| #2 | 4 Well Steam Table, *(nonfunctioning)* |
# 3  Dryer (left, nonfunctioning)

#4  Dryer (right, nonfunctioning)
#5  VULCAN 4 Burner, Cook Top Grill, Double Oven Gas Stove

#6  VULCAN Double Stack Gas Oven, (*bottom oven functions intermittently*)
#7  Tilt Kettle, *(nonfunctioning)*

#8  GLOBE Mixer, *(Nonfunctioning)*
#9  VULCAN Braising Pan (40 gallon VG40), (Semi-Functioning)

#10  VULCAN Braising Pan (40 gallon VG40), (Semi-Functioning)
#11a  METCO T5 Heated Cabinet

#11b  METCO T5 Heated Cabinet
#11c  METCO T5 Heated Cabinet, *(nonfunctioning)*

#11d  Heating Unit for METCO T5 Heated Cabinet

#12  BERKEL Meat Slicer
#13  4 Well Steam Table

#14  Stainless Steel Serving Line, *(nonfunctioning)*

#15  Stainless Steel 8ft Beverage Counter w/Sink
#16a  Stainless Steel 8ft Prep Station w/ Racks, Drawers

#16b  Stainless Steel 8ft Prep Station w/ Racks, Drawers
#17  Stainless Steel 8ft Prep Station w/ Racks, Drawers, Sink

#18  Stainless Steel 8ft Prep Station w/ Racks
#19  Stainless Steel 12ft Double Pot/Pan Sink w/ Disposal

#20  Stainless Steel 10ft Triple Pot/Pan Sink

#21  Commercial Can Opener
#22  Small Microwave, 1000 watt Sharp

#23  Stainless Steel 6ft Shelf w/Wheels

#24a  Tray Cart 4ft, Stainless Steel, Wheeled (4’3” x 2’2” x 3’6”)

---

**#22**  Small Microwave, 1000 watt Sharp

**#23**  Stainless Steel 6ft Shelf w/Wheels

**#24a**  Tray Cart 4ft, Stainless Steel, Wheeled (4’3” x 2’2” x 3’6”)

---
#24b  Tray Cart 4ft, Stainless Steel, Wheeled (4’3” x 2’2” x 3’6”)
#25a  Tray Cart 5ft, Stainless Steel, Wheeled (4’6” x 2’5” x 3’9”)

#25b  Tray Cart 5ft, Stainless Steel, Wheeled (4’6” x 2’5” x 3’9”)

#25c  Tray Cart 5ft, Stainless Steel, Wheeled (4’6” x 2’5” x 3’9”)

#26a  Tray Cart 3ft, Stainless Steel, Wheeled (3’2” x 2’5” x 3’9”)

#26b  Tray Cart 3ft, Stainless Steel, Wheeled (3’2” x 2’5” x 3’9”)

#26c  Tray Cart 3ft, Stainless Steel, Wheeled (3’2” x 2’5” x 3’9”)

#26d  Tray Cart 3ft, Stainless Steel, Wheeled (3’2” x 2’5” x 3’9”)

#26e  Tray Cart 3ft, Stainless Steel, Wheeled (3’2” x 2’5” x 3’9”)

#27a  Stainless Steel Commodity Bins

#27b  Stainless Steel Commodity Bins

#27c  Stainless Steel Commodity Bins
Stainless Steel Commodity Bins
Plastic Commodity Bins

Plastic Commodity Bins

Plastic Commodity Bins
Plastic Commodity Bins
#29a  Stainless Steel Hand Sink

#29b  Stainless Steel Hand Sink
#29c Stainless Steel Hand Sink
#30a  Stainless Steel 5ft Prep Table w/Shelf

#30b  Stainless Steel 5ft Prep Table w/Shelf
#31  20 Gallon Round Can w/ Wheeled Cart

#32  Cambro Drink Cooler
#33  5ft Tray Cart, 3 Tier (*Wheels nonfunctioning*)

#34  6ft Tray Cart, 5 Tier (*Wheels nonfunctioning*)
#35 Stainless Steel 12ft Prep Station w/Small Sink

#36a Stainless Steel Cooling Tray Rack
#36b Stainless Steel Cooling Tray Rack

#36c Stainless Steel Cooling Tray Rack
#36d  Stainless Steel Cooling Tray Rack

#36e  Stainless Steel Cooling Tray Rack
#36f  Stainless Steel Cooling Tray Rack w/Door

#36g  Stainless Steel Cooling Tray Rack
#37 Stainless Steel 3ft. Prep Table

#38a Stainless Steele 4' Shelf

#38b Stainless Steele 6' Shelf
#38c  Stainless Steele 4' Shelf

#38d  Stainless Steele 6' Shelf

#38e  Stainless Steele 8' Shelf

#39  Assorted Pots, Pans, and Cutting Boards
#40a – 40k  Trays, 20 count

#40L  Trays, 16 count

#41  8’ Prep Table w/Wooden Top, Drawers
#42a  4' Shelving
#42b  4' Shelving

#42c  8' Shelving
#42d  4' Shelving

#42e  10' Shelving
#42f  8' Shelving

#42g  7' Shelving
#42h  8’ Shelving

#42i  12’ 6” Shelving

#42j  16’ Shelving
#42k  8’ Shelving

#42L  12’ Shelving
#42m  12’ Shelving

#43  14’ x 17’ Walk-In Refrigerator
#44  14’ x 14’ Walk-In Refrigerator with Attached 14’ x 9’ Walk-In Freezer

Freezer
#45 Washing Machine

#46 Washing Machine

#47 HATCO Booster Heater
#48 Stainless Steel 10' Prep Table

#49 Office (nonfunctioning)
#50 Exhaust Hoods, 8ft x 5ft (4 Units)
Safety + Justice Challenge (SJC) Network

- The Challenge Network represents 51 cities and counties, across 32 states.
SJC Network

- SJC site jails account for **16%** of the national jail population
Pennington County has received **over $5 Million** in monetary support and technical assistance through involvement in the John D. and Catherine T. MacArthur Safety and Justice Challenge.

- **May 2015**
  - Awarded $150,000 as one of 19 SJC Planning Grant Sites

- **April 2016**
  - Awarded an additional $150,000 planning grant and identified as a Partner Site

- **October 2017**
  - Awarded $1.75 Million for two years and identified as an Implementation Site

- **October 2018**
  - Awarded $150,000 to implement Community Engagement strategies

- **February 2020**
  - Awarded $1.2 Million for two years to continue implementing identified strategies

Supported by the John D. and Catherine T. MacArthur Foundation
## Partner Organizations

- The Center for Court Innovation
- Policy Research, Inc.
- CUNY Institute for State & Local Governance
- Pretrial Justice Institute
- Urban Institute
- The Justice Management Institute
- Justice System Partners
- Vera Institute of Justice
- RTI International
- The W. Haywood Burns Institute
- Justice System Partners
- Bennett Midland
- The JFA Institute
- Nexus Community Partners
- Everyday Democracy

[Logos of partner organizations]
Strategic Allies

- Association of Prosecuting Attorneys
- Council of State Governments
- International Assn of Chiefs of Police
- JustLeadershipUSA
- National Association of Counties
- National Center for State Courts
- National Center for Victims of Crime
- National Legal Aid & Defender Association
- National Conference of State Legislatures
- National League of Cities
- National Legal Aid & Defender Association
- R Street
- Right on Crime
- Center for American Progress
Pennington County’s SJC Goal

- The goal is to reduce the jail population by 22% within two years (by the end of 2021)
- The plan is to reduce the jail population AND reduce the disproportionality in the justice system – especially for the Native American population
- The identified goal will be accomplished by implementing four multi-faceted strategies
Identified SJC Strategies

***Tribal Outreach***

Building and sustaining relationships within the three neighboring tribal communities.

***Case Processing***

Identifying and implementing strategies to reduce case processing timeframes within the justice system.

***Alternatives to Incarceration***

Identify and implement alternatives to incarceration programming.

***Community Engagement***

Incorporating the community perspective in the justice system reform efforts.
## SJC Activity Overview

### Warrant Resolution
- A 1-800 number for anyone with an active warrant
- Review and resolve old warrants alongside the Warrants Division
- HHS Staff assist Care Campus clients with warrant resolution

### Public Safety Assessment
- Implemented at the point of booking and the initial hearing
- Assists with identifying an individual’s likelihood of pretrial success

### Jail Review Team
- Identifies individuals eligible for release or have case delays
- Reviews occur weekly with the SAO, PDO, and Court Services
- Recommendations are provided to the assigned Judge

### Low-Level Offender Court
- The SAO identifies individuals with low-level, non-violent offenses for which case disposition can be reached at the initial hearing instead of waiting for further court hearings

### Court Reminders
- Individuals receive a text reminder one week and one day ahead of a scheduled court hearing
- If anyone does not have a phone, a reminder is sent to the Hope Center to provide the reminder

### Pretrial Electronic Monitoring
- Individuals are required to wear an ankle bracelet and their whereabouts are tracked
- This alternative is primarily used for cases where a victim is involved as it allows for setting exclusion/inclusion zones

### Community Work Program
- An alternative to incarceration program that is used in lieu of a sentence to jail
- Individuals are required to complete a certain number of community service hours, as ordered by the Judge

### Pretrial Monitoring Program
- Individuals are required to check in either in-person or by phone with the Pretrial Staff
- They are reminded about hearings and provided resources to ensure court attendance and no further contact with law enforcement

### SAO Diversion Programs
- Identifies individuals eligible for release or have case delays
- Reviews occur weekly with the SAO, PDO, and Court Services
- Recommendations are provided to the assigned Judge
SJC Positions

▪ **Safe Solutions Case Manager (1 FTE)**
  ▪ Provides case management services to individuals utilizing the Safe Solutions beds at the Care Campus.

▪ **Detox Techs (4 FTEs)**
  ▪ Provides supervision for the Care Campus’ Safe Solutions Program and will work in the intake area, meeting with all individuals entering the Care Campus facility.

▪ **Drug Diversion Coordinator (1 FTE)**
  ▪ Oversees all Drug Diversion cases, will work with community-based resources to ensure a robust array of options are available for all participants, and will work with participants to ensure their success in the program.

▪ **EMT (1 FTE)**
  ▪ Provides medical services to individuals entering into the Care Campus facility.

▪ **Jail Release Coordinator (1 FTE)**
  ▪ Oversees the Jail Review Team to include preparation for the team meetings, facilitating the discussion during the meetings, and completing the necessary steps afterward to ensure the recommendations reach each judge in a timely and efficient manner.

▪ **Pretrial Release Specialist (1 FTE)**
  ▪ Oversees all Public Safety Assessments (PSA) completed in Pennington County to include preparing the PSAs completed at booking for the judges and completing a PSA when one was not completed at booking.

▪ **Grant Manager (1 FTE)**
  ▪ Oversees all components of the MacArthur Safety and Justice Challenge award in Pennington County and supervises the Pretrial Department to include the Jail Release Coordinator and the Pretrial Release Specialist.
## Other SJC Strategies

<table>
<thead>
<tr>
<th>Contract with I.Am.Legacy</th>
<th>Contract with Seven Directions</th>
<th>Contract with Benchmark Data Labs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides cultural-based programming, outreach and engagement within the Rapid City community and in the neighboring reservation communities</td>
<td>Provides a cultural-based treatment to individuals held in the jail, in the Drug Diversion Program, and individuals within the community</td>
<td>Creating a decision-point analysis to identify areas of need within the justice system and to create data dashboards to ensure that data is reviewed and consulted in the long term</td>
</tr>
</tbody>
</table>
MacArthur Foundation’s Safety and Justice Challenge

**PENNINGTON COUNTY’S GOAL:** to safely reduce the jail population ADP* by **22%** from baseline* by the end of 2021 through the implementation of the following strategies

1. **Tribal Outreach and Relationship Development** *(no estimated jail ADP reduction)*
   - Continue building and sustaining relationships within the three neighboring tribal communities.

2. **Case Processing** *(9.5% estimated jail ADP reduction)*
   - Identifying and implementing strategies to reduce case processing timeframes within the justice system.

3. **Alternatives to Incarceration** *(12.5% estimated jail ADP reduction)*
   - Identify and implement alternatives to incarceration programming.

---

**Pennington County Jail Average Daily Population**

<table>
<thead>
<tr>
<th>Month</th>
<th>ADP</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 2019</td>
<td>380</td>
</tr>
<tr>
<td>June 2019</td>
<td>394</td>
</tr>
<tr>
<td>July 2019</td>
<td>355</td>
</tr>
<tr>
<td>Aug 2019</td>
<td>399</td>
</tr>
<tr>
<td>Sept 2019</td>
<td>390</td>
</tr>
<tr>
<td>Oct 2019</td>
<td>407</td>
</tr>
<tr>
<td>Nov 2019</td>
<td>399</td>
</tr>
<tr>
<td>Dec 2019</td>
<td>394</td>
</tr>
<tr>
<td>Jan 2020</td>
<td>399</td>
</tr>
<tr>
<td>Feb 2020</td>
<td>424</td>
</tr>
<tr>
<td>Mar 2020</td>
<td>344</td>
</tr>
<tr>
<td>Apr 2020</td>
<td>249</td>
</tr>
<tr>
<td>May 2020</td>
<td>257</td>
</tr>
<tr>
<td>June 2020</td>
<td>275</td>
</tr>
</tbody>
</table>

* ADP is average daily population of the jail. The ADP baseline is 359 and the goal is to reduce the ADP by 79 individuals.
## June 2020 Jail Population (ADP**):

*Increased* by 7% (to 275) from previous month & *Decreased* by 23% since baseline* (359)

## June 2020 Native American Jail Population:

*Decreased* by 9% (to 178) from previous month & *Decreased* by 13% since baseline* (204)

## Active Warrants: *Increased* by 1% from previous month

<table>
<thead>
<tr>
<th>Warrant Resolution</th>
<th>Public Safety Assessment (PSA)</th>
<th>Jail Review Team</th>
<th>Low Level Offender Court</th>
<th>Court Notification System</th>
<th>Pretrial Electronic Monitoring</th>
<th>Community Work Program</th>
<th>Care Campus</th>
<th>State’s Attorney’s Office Diversion Programs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,224 warrants have been resolved</td>
<td>8,797 PSAs Completed</td>
<td>840 Individuals staffed to date</td>
<td>The State’s Attorney’s Office visited with 174 individuals</td>
<td>29,130 individuals received either a live phone call or an automated text message court reminder</td>
<td>933 unique individuals referred to the program to date</td>
<td>224 total participants referred to the Work Program since August 2018</td>
<td>44,349 intakes to the Care Campus</td>
<td>1,110 Individuals referred to Young Adult Diversion</td>
</tr>
<tr>
<td>250 resolved via the warrant resolution hotline</td>
<td>40% of those who received a PSA in booking were PR Released</td>
<td>228 individuals released per Judge’s Approval</td>
<td>Of those, 75% reached disposition at the point of Initial Appearance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>107 Individuals referred to Adult Diversion</td>
</tr>
<tr>
<td>46 through overall outreach</td>
<td>58.2% of all PSAs resulted in PR Release either at Booking or at Initial Appearance</td>
<td>3,947 total jail bed days saved</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>323 Individuals referred to Drug Diversion</td>
</tr>
<tr>
<td>928 through the old warrant review</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Baseline is the timeframe between November 2015 and April 2016.  **ADP is average daily population of the jail.
July 29, 2020

Pennington County Commission
130 Kansas City Street
Rapid City, SD 57701

Re: Pennington County Sheriff’s Office Surplus Authorization/Vehicle Bid

Dear Board:

As a result of the last several hail storms, many vehicles in our fleet have received moderate to severe damage (see attached list for details). Seven of these vehicles have been declared a total loss from our insurance company and will need to be replaced.

One of the totaled vehicles is a lease vehicle and not a Pennington County asset so that will be handled through internal processes. The other six vehicles will need to be declared surplus property to be sold back to the insurance company for salvage.

One of these vehicles is a patrol vehicle and we will utilize an authorized state bid processes for a replacement. One of the vehicles is a specialty vehicle and we will utilize an authorized purchase process to replace that vehicle. We would like to utilize a sealed bid process to replace the remaining four sedans.

**Motion #1: Declare the following six (6) vehicles surplus property to be turned over to the insurance company for salvage sale.**

Unit 318: 2013 Ford Explorer, color: silver, VIN: 1FM5K8B89DGC92760, Asset # 92760, Mileage 85,410

Unit 410: 2014 Ford Focus, color: white, VIN: 1FADP3F28EL212146, Asset# 12146, Mileage:61,320

Unit 314: 2013 Chevrolet Impala, color: gray, VIN: 2G1WG5E35D1159766 Asset# 59766, Mileage: 52,343

Unit 100: 2013 Chevrolet Impala, color: black, VIN: 2G1WB5EN5A1133938 Asset#: 33938, Mileage: 82,545


Motion #2: Authorize the Pennington County Sheriff's Office to put out to bid four (4) four door sedan vehicles.

If approved, the Notice to Bidders will be published in the Rapid City Journal during the weeks of August 10th and 17th. The bids will close at noon MST on August 25th and should be set to be presented at the Commission Meeting on September 1st for consideration.

Chief Deputy Brian Mueller or I will be available at the August 4th and September 1st commission meetings to discuss any questions or concerns you may have. Your time and attention in dealing with this matter is greatly appreciated.

Sincerely,

Kevin Thom
Sheriff

c: Pennington County Auditor
    Brian Mueller
    Tom Heitsch
<table>
<thead>
<tr>
<th>Unit/Make</th>
<th>Division</th>
<th>Damage</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 317: 2013 Dodge Caravan (Transports)</td>
<td>Hail/Hood Replacement</td>
<td>3,510.20</td>
<td></td>
</tr>
<tr>
<td>Unit 52: 2015 Chev Tahoe (Patrol)</td>
<td>Hail/Hood Replacement</td>
<td>6,535.50</td>
<td></td>
</tr>
<tr>
<td>Unit 57: 2015 Chev Tahoe (Patrol)</td>
<td>Hail/Hood/moldings</td>
<td>12,917.46</td>
<td></td>
</tr>
<tr>
<td>Unit 603: 2016 Chev Tahoe (Patrol)</td>
<td>Hail/Hood/ moldings</td>
<td>4,223.50</td>
<td></td>
</tr>
<tr>
<td>Unit 76: 2017 Charger (Patrol)</td>
<td>Hail/Hood Replacement</td>
<td>6,084.60</td>
<td></td>
</tr>
<tr>
<td>Unit 74: 2017 Charger (Patrol)</td>
<td>Hail/Hood Replacement</td>
<td>6,200.20</td>
<td></td>
</tr>
<tr>
<td>Unit 75: 2017 Charger (Patrol)</td>
<td>Hail/All PDR</td>
<td>3,271.25</td>
<td></td>
</tr>
<tr>
<td>Unit 93: 2019 Chev Tahoe (Hill City)</td>
<td>Hail/Hood R&amp;R</td>
<td>9,580.40</td>
<td></td>
</tr>
<tr>
<td>Unit 81: 2018 Chev Tahoe (Keystone)</td>
<td>Hail/Hood R&amp;R</td>
<td>6,677.17</td>
<td></td>
</tr>
<tr>
<td>Unit 510: 2015 Chev Terrain (Warrants)</td>
<td>Hail/PDR</td>
<td>7,391.73</td>
<td></td>
</tr>
<tr>
<td>Unit 601: 2016 Chevy Tahoe (Admin)</td>
<td>Hail/ Hood/Moldings</td>
<td>9,567.86</td>
<td></td>
</tr>
<tr>
<td>Unit 200: 2020 Chev Tahoe (Admin)</td>
<td>Hail/ Roof/ Hood R&amp;R</td>
<td>9,807.53</td>
<td></td>
</tr>
<tr>
<td>Unit 408: 2014 Chev Impala (Jail)</td>
<td>Hail/hood R&amp;R/</td>
<td>5,463.97</td>
<td></td>
</tr>
<tr>
<td>Unit 24: 2012 Chev Impala (School)</td>
<td>Hail/PDR</td>
<td>3,184.02</td>
<td></td>
</tr>
<tr>
<td>Unit 312: 2013 Chev Impala (Inv)</td>
<td>Hail/Hood/moldings</td>
<td>5,737.52</td>
<td></td>
</tr>
<tr>
<td>Unit 901: 2019 Chev Malibu (Inv)</td>
<td>Hail/PDR</td>
<td>2,648.57</td>
<td></td>
</tr>
<tr>
<td>Unit 902: 2019 Chev Tahoe (Inv)</td>
<td>Hail/PDR/ HIT 2nd Time</td>
<td>1,865.25</td>
<td></td>
</tr>
</tbody>
</table>

**REPAIRABLE DAMAGE TOTAL: 104,666.73**

**Total Loss Units**

| Unit 318: 2013 Ford Explorer (Patrol) | Hail/Hood/Roof/R&R | 9,869.98 |
| Unit 410: 2014 Ford Focus (ISC)       | Hail/PDR extensive  | 5,412.64 |
| Unit 409: 2014 Chev Malibu (School Liaison) | Hail/Hood R&R | 9,477.81 |
| Unit 314: 2013 Chev Impala (Inv)      | Hail/Hood/Roof/Sun Roof | 10,786.87 |
| Unit 100: 2010 Chev Impala (Transports) | Hail/Hood R&R     | 14,292.36 |


**Lease: (need to talk with Chevrolet on what they want to do with this)**

| Unit 704: 2017 Chev Traverse (UNET HIDA) | Hail/Hood/Roof/Door R&R | 15,201.22 |

**LOSS ON TOTAL:** 75,735.55

**Total Amount in Damages:** 180,402.28
## July Hail Storm

<table>
<thead>
<tr>
<th>Unit</th>
<th>Make</th>
<th>Type</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>601: 2016</td>
<td>Chevy Tahoe</td>
<td>(Admin)</td>
<td>PDR/Body Repair</td>
<td>661.64</td>
</tr>
<tr>
<td>310: 2013</td>
<td>Ford Explorer</td>
<td>(Warrants)</td>
<td>PDR/Hood Replace</td>
<td>6,847.75</td>
</tr>
<tr>
<td>605: 2016</td>
<td>Chevy Impala</td>
<td>(Inv)</td>
<td>PDR/Moldings</td>
<td>6,410.64</td>
</tr>
<tr>
<td>911: 2019</td>
<td>Chevy Malibu</td>
<td>(inv)</td>
<td>PDR</td>
<td>2,874.82</td>
</tr>
<tr>
<td>404: 2014</td>
<td>Chevy Impala</td>
<td>(inv)</td>
<td>PDR</td>
<td>2,399.46</td>
</tr>
<tr>
<td>912: 2019</td>
<td>Chevy Malibu</td>
<td>(inv)</td>
<td>PDR</td>
<td>4,463.27</td>
</tr>
<tr>
<td>902: 2019</td>
<td>Chevy Tahoe</td>
<td>(inv)</td>
<td>PDR/Hood Roof R&amp;R</td>
<td>6,971.48</td>
</tr>
<tr>
<td>315: 2013</td>
<td>Chevy Impala</td>
<td>(School)</td>
<td>PDR</td>
<td>972.50</td>
</tr>
<tr>
<td>78: 2017</td>
<td>Ford Explorer</td>
<td>(Patrol)</td>
<td>PDR / Hood R&amp;R</td>
<td>5,623.06</td>
</tr>
<tr>
<td>603: 2016</td>
<td>Chevy Tahoe</td>
<td>(Patrol)</td>
<td>PDR/Moldings</td>
<td>915.51</td>
</tr>
<tr>
<td>60: 2016</td>
<td>Ford Explorer</td>
<td>(Patrol)</td>
<td>PDR</td>
<td>4,085.25</td>
</tr>
<tr>
<td>70: 2017</td>
<td>Chevy Tahoe</td>
<td>(Patrol New Und)</td>
<td>PDR/Hood Roof R&amp;R</td>
<td>10,559.33</td>
</tr>
<tr>
<td>98: 209</td>
<td>Dodge Pickup</td>
<td>(Patrol)</td>
<td>PDR/ Roof/ Tail Gate</td>
<td>3,641.60</td>
</tr>
<tr>
<td>602: 2016</td>
<td>Chevy Tahoe</td>
<td>(Patrol)</td>
<td>PDR</td>
<td>3,595.26</td>
</tr>
<tr>
<td>107: 2011</td>
<td>Dodge Caravan</td>
<td>(JSC)</td>
<td>PDR/Hood Replace</td>
<td>5,594.25</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>65,604.82</strong></td>
</tr>
</tbody>
</table>

---

### Totaled Units payout:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Make</th>
<th>Type</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>318: 2013</td>
<td>Ford Explorer</td>
<td>(Patrol)</td>
<td>Hail/Hood/Roof/R&amp;R</td>
<td>13025.00</td>
</tr>
<tr>
<td>410: 2014</td>
<td>Ford Focus</td>
<td>(JSC)</td>
<td>Hail/PDR extensive</td>
<td>7550.00</td>
</tr>
<tr>
<td>409: 2014</td>
<td>Chev Malibu</td>
<td>(School Liaison)</td>
<td>Hail/Hood R&amp;R</td>
<td>10275.00</td>
</tr>
<tr>
<td>314: 2013</td>
<td>Chev Impala</td>
<td>(inv)</td>
<td>Hail/Hood/Roof/Sun Roof</td>
<td>9988.00</td>
</tr>
<tr>
<td>100: 2010</td>
<td>Chev Impala</td>
<td>(Transports)</td>
<td>Hail/Hood R&amp;R</td>
<td>6150.00</td>
</tr>
<tr>
<td>411: 2014</td>
<td>Buick Enclave</td>
<td>(UNET)</td>
<td>Hail/Hood/Roof R&amp;R</td>
<td>16550.00</td>
</tr>
</tbody>
</table>

**Total Check on Insurance:** 63,538.00
MEMO

TO: BOARD OF COMMISSIONERS

DATE: AUGUST 4, 2020

FROM: JOSEPH MILLER
SUPERINTENDENT

RE: AMENDMENT #3 TO WORK ORDER LGA-140-17
SOUTH ROCHFORD ROAD BRIDGE 52-162-272
BRF 6403(06) PCN02JT

The South Dakota Department of Transportation (SDDOT) requested additional services related to the right-of-way acquisition with the Forest Service on the South Rochford Road Bridge project. The additional expenditure for this work is under the SDDOT’s portion of the scope and is therefore 100% their financial responsibility. Pennington County will not be responsible for the cost for these services outlined in the attached amendment.

Motion is requested to approve Amendment #3 to Work Order LGA-140-17 for additional right-of-way services provided for the replacement of South Rochford Road Bridge 52-162-272.

JM: cjbl
Attachment
WORK ORDER FOR CONSULTANT SERVICES
LOCAL GOVERNMENT PROJECTS

GENERAL

1. Work Order No. LGA140-17
2. Agr. No. 410686
3. Date 06/18/2020

Amendment No. 3

Consultant KLI Engineering

PROJECT INFORMATION

1. Project No. BRF 6403(09)
2. PCN 02JT
3. County/City Pennington County

10. Project Description Structure & Approach Grading
11. Project Location Structure 6.6W & 0.15 of Rochford over Rapid Creek SN 52-162-272
12. Work Type Design

SERVICES REQUIRED

For Specifics on the Scope of Work, See Attachment I

REIMBURSEMENT FOR TRAVEL

See Attachment II

13. MAXIMUM LIMITING AMOUNT $97,926.73
14. Amendment Amount $3816.6
15. New Maximum Limiting Amount $101,743.33

16. COMPLETION DATE 12/31/2021

19. CONTACT PERSONS

Consultant Steve Grabill
County/City COUNTY Official
SDDOT Margo McDowell, Project Manager

INSURANCE REQUIREMENTS

18. Type of Insurance General Liability Automobile Liability Workers Compensation Errors and Omissions

Expiration Date 09/13/2020 09/13/2020 09/13/2020 09/13/2020

19. On File Yes Yes Yes Yes

APPROVAL BY:

Consultant: 
County / City: 
DOT: 

Date 7-22-2020

Concurrence Date

DISTRIBUTION:

(1) Original - Finance Office
(4) Copies - Consultant, Originating Office, Local Government Agency, Internal Audits
AMENDMENT #3

PROJECT – BRF 6403(09), PCN 02JT, Pennington County,

KLJ - AGREEMENT # 410686 - WORK ORDER LGA-140-17

* Due to a change in scope submitted (see attachment), pre-approved by Margo McDowell, KLJ has requested an amendment. Changes are as follows:

- Maximum limiting amount will increase from $97,926.73 to $101,743.33 ($3,816.6 increase).
- Fixed fee will increase from $10,967.96 to $11,375.51 ($407.55 increase).
- Overall Completion date shall remain unchanged.
<table>
<thead>
<tr>
<th>Direct Labor Salary Cost:</th>
<th>Hours</th>
<th>Hourly Rate</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve Grabill - Project Manager</td>
<td>4</td>
<td>$61.76</td>
<td>$247.04</td>
</tr>
<tr>
<td>Kelsey Komnick - Design Engineer III</td>
<td>4</td>
<td>$37.04</td>
<td>$148.16</td>
</tr>
<tr>
<td>Shawn Mayfield - Structural Engineer IV</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zach Field - Design Engineer II</td>
<td>24</td>
<td>$31.71</td>
<td>$761.04</td>
</tr>
<tr>
<td><strong>Total Direct Labor Cost:</strong></td>
<td>32</td>
<td></td>
<td>$1,156.24</td>
</tr>
</tbody>
</table>

**Labor Overhead Cost:**

193.73%  $2,239.98

**Fixed Fee**

12.00%  $407.55

**Capital Cost of Money**

1.11%  $12.83

**Total**  $3,816.60

The total hours shown, and their distribution among the staff categories have been reviewed by me and are reasonable based on past projects of this type.

Approved  5/29/20

Date
A Verbal Notice to Proceed was given March 9, 2020
for the amendment as described in attachments.
Let me know if you have any questions or concerns
Thanks
Margo

From: McDowell, Margo
Sent: Monday, April 13, 2020 2:10 PM
To: Kinniburgh, Doug (DOT) <Doug.Kinniburgh@state.sd.us>; Williams, Tammy <Tammy.Williams@state.sd.us>
Clocksin, Noel <Noel.Clocksin@state.sd.us>
Subject: FW: [EXT] Rochford Road Amendment

FHWA and the Forest Service have requested KLJ provide a separate sheet for ROW rather than a combined Plan/ROW sheet.
I concur with this amendment being a change from the initial directive.

Margo McDowell PE
Bridge Replacement Engineer
SD DOT, Local Government Assistance
605-773-3476
margo.mcdowell@state.sd.us

From: Steve Grabill <steve.grabill@kljeng.com>
Sent: Friday, April 10, 2020 11:40 AM
To: McDowell, Margo <Margo.McDowell@state.sd.us>
Subject: [EXT] Rochford Road Amendment

Hi Margo,
Here is a draft of the amendment for your review. Let me know if you have questions or wish to discuss this. Thanks!

Steve Grabill LSIT, PE, PTOE

605-721-5553 Direct
605-787-2486 Cell
330 Knollwood Drive
Rapid City, SD 57701-6611
kljeng.com
SCOPE OF SERVICES
BRF 6403(09), PCN 02JT
Design Engineering Amendment
South Rochford Road Structure
ROW Acquisition - Plan Sheet Addition
Pennington County, SD

Project Management
KLJ will manage the overall coordination of the work completed by the design engineering team. The following tasks are included in project management:

- Managing work assignments
- Client coordination
- Financial tasks

ROW Plans Preparation
KLJ is working with the SDDOT to provide FHWA what is needed to secure permanent easements from the Forest Service for this project. The FHWA has requested that a separate ROW plan sheet be created, as well as other changes to the gradeline sheet. Prior to this, KLJ has been providing a combined grading and ROW sheet per the non-section method standards. With this change, KLJ will now be providing a separate ROW plan sheet.
MEMO

TO: BOARD OF COMMISSIONERS

DATE: AUGUST 4, 2020

FROM: JOSEPH MILLER
SUPERINTENDENT

RE: AMENDMENT #1 TO PROFESSIONAL SERVICES AGREEMENT #1903-02237

Thunderhead Falls Road bridges 52-316-316 and 52-317-318 have been prioritized for replacement as they are located on a dead end road with no alternative egress for the landowners. Both bridges are currently posted with weight restrictions.

We contracted with KLJ in February to get the preliminary engineering done on these bridges. As the wheel tax resolution was successfully approved in June, we would like to proceed with design engineering on these bridges. In order to make them eligible for Bridge Improvement Grant replacement funds, the design engineering must be completed. KLJ has submitted the attached proposed amendment to the agreement for this work.

Our 10% reduced budget would not accommodate this expenditure. Therefore, we are asking the Board for direction on whether or not it is acceptable to proceed with this work.

Motion is requested to approve Amendment #1 to Professional Services Agreement #1903-02237 with KLJ in the amount of $103,000 for design engineering for the replacement of BR 52-316-316 and BR 52-317-318 on Thunderhead Falls Road.

JM:cjb
Attachment
ATTACHMENT 2
Amendment to Agreement for Professional Services
Amendment No. 1

Background Data

a. Effective Date of the Agreement: February 12, 2020

b. Engineer: KLJ Engineering LLC

c. County: Pennington County, SD

d. Project: Replacement of Bridges #52-316-316 & #52-317-318 along Thunderhead Falls Road

e. This Part of the Project: Design Engineering

Nature of Amendment (check all that apply)

☒ Additional services to be performed by Engineer
☐ Modifications to services of Engineer
☐ Modifications to responsibilities of County
☐ Modifications to payment to Engineer
☐ Modifications to time(s) for rendering services

Description of Modifications

See attached Scope of Services for Design Engineering.

Agreement Summary

a. Original agreement amount: $ 42,000.00

b. Net change for prior amendments: $ 0.00

c. This amendment amount: $ 103,000.00

d. Adjusted Agreement amount: $ 145,000.00
Engineer and County hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is August 4, 2020.

ENGINEER: KLJ Engineering LLC

By: Mark Anderson
Title: Vice President, EPW
Date Signed: 7/28/2020

PENNINGTON COUNTY:

By: Deb Hadcock
Title: Chair
Date Signed: 

EXHIBIT A - SCOPE OF SERVICES
Design Engineering for
Replacement of
Bridges #52-316-316 & #52-317-318
along Thunderhead Falls Road
Pennington County, SD
KLJ #1903-02237

PURPOSE
The purpose of this exhibit is to describe the scope of work and responsibilities required to complete Design Engineering for the proposed project. KLJ will provide Project Management, Wetland Delineation, Cultural Resources, Permitting, Design Engineering, Plan Preparation and Bidding Assistance for the proposed project.

PROJECT MANAGEMENT

Project Management & Coordination
The KLJ Project Manager will coordinate internal work tasks and external submittals to effectively complete the project.

Project Schedule
A proposed schedule is included with the document showing milestone dates for the major work items. The schedule may be reviewed and adjusted as necessary to incorporate any changes as work progresses. Progress updates will be provided concurrently with the monthly invoices.

DESIGN ENGINEERING

Floodplain Considerations
Hydraulic analyses completed in the preliminary phase of the project show no increase in water surface elevations at each site within the identified floodway. KLJ will complete and submit the required no-rise certification and floodplain permit to the Pennington County Floodplain Manager for review and approval.

It is not anticipated, but if the further floodway investigation is needed and/or a FEMA map revision is requested, KLJ could assist with this process. This work will be scoped accordingly and completed under a contract amendment.
US Army Corps of Engineers (USACE) Permitting

KLJ will prepare and submit the application for a USACE 404 permit at each site.

Wetland Delineation

KLJ will conduct a field wetland delineation to determine the limits of existing wetlands to evaluate potential impacts the bridge replacements will have on wetlands within the project limits. Identified impacts will be outlined in the USACE 404 permit. Mitigation measures (if needed) will be discussed with Pennington County.

Cultural Resources

KLJ assumes USACE will coordinate with the State Historical Preservation Office (SHPO) for Section 106 cultural resources compliance. KLJ will perform the following investigations needed for Section 106 compliance.

- A records and literature search of the project area by the South Dakota Archaeological Research Center (ARC).
- Perform a Level III field survey, reconnaissance, research and complete a report noting any findings.
- Prepare a cultural site form.

It is not anticipated that the project will have an adverse effect to cultural sites. If there is an adverse effect, the work needed to obtain compliance will be scoped accordingly and completed under a contract amendment.

Field Surveys

KLJ will complete additional field surveys as needed for items such as utility locations and right-of-way boundaries.

Utility Coordination

KLJ will identify utility conflicts and work with affected utility companies to inventory and develop a relocation or replacement plan for existing facilities.

Right-of-Way Documents

KLJ will determine the amount of additional permanent and/or temporary right-of-way needed for the project and prepare easements for county officials to use in negotiations and recordation.
Roadway Design & Plan Preparation
The roadway will consist of tie-ins at either end of the new bridge locations. This will include design and plan preparation for the approach roadway tie-ins and layout of temporary bypasses consisting of the following:

- Notes
- Quantities
- General Details
- Typical Sections
- Removals
- Horizontal Alignment

- Vertical Alignment
- Earthwork Calculations
- Cross Sections
- Survey Data
- Seeding/Erosion Control
- Work Zone Traffic Control

Geotechnical Investigation
KLJ will sub-consult with American Engineering Testing to provide soil recommendations needed for designing foundations at the sites.

Structures - Design Calculations
KLJ will perform tasks associated with the design of the selected structure type. The following tasks are included in the design calculations:

- Finalize Bridge Layout
- Sub & Super Structure Designs
- Traffic Barriers

- Quantity Calculations
- Load Ratings
- Independent Checks

Structures - Plan Preparation
The bridge plans will include the following items:

- Bridge Layout
- Structure Notes and Quantities
- Pile Layout
- Riprap Layout

- Abutments
- Deck Layout
- Traffic Barriers
- Standard Plates

A final scour analysis will be completed for the bridges. We will recommend scour protection with consideration of the foundation type, depth and bedding material. Geotechnical investigation data will be used in conjunction with SDDOT guidelines to determine suitable countermeasures at each site.
PLAN SUBMITTAL

Plan QA/QC Review
KLJ will conduct in-depth quality reviews to all calculations, project plans, specifications and special provisions. Reviews will be completed prior to plan submittals.

Preliminary Plan Review
KLJ will assemble and distribute preliminary plans for review by Pennington County. Written responses will be provided to all comments received.

Final Plans - Revision & Submittal
Revisions from County reviews will be incorporated into the final plans. The final plans submittal will include the bid documents, calculations, independent checks, scour reports and load rating analyses.

Opinion of Cost
KLJ will develop the engineer’s opinion of cost for each bridge for Pennington County’s review.

Bid Opening
KLJ will assist with the following bidding items.

- Assist in creating a bid advertisement
- Field and answer any pre-bid questions from the contractors
- Provide staff to prepare addendums, if necessary
- Attend the project bid opening
- Assist with recommendations to award the project

PROPOSED FEE
KLJ’s anticipated fee associated with the tasks discussed above for the two bridge sites will be on an hourly basis not to exceed $103,000 (combined).
ADDITIONAL INFORMATION

Sub-Consultants
1. Geotechnical (American Engineering Testing)

Deliverables Provided By KLJ
1. Progress updates at monthly intervals.
2. Field Wetland Delineation Report
3. Level III Cultural Inventories Report
4. Applications for permit(s) listed in this scope.
5. Copies of bid documents listed in this scope.

Items Not Included in this Scope of Work
1. Architectural/Historic Survey
2. Section 4(f) Evaluation
3. Section 6(f) Evaluation
4. Study Utility Relocation Agreements
5. ROW Acquisition including Appraisals, Title Searches, Title Opinions, Deeds
6. Environmental Assessment/Impact Statement
7. USACE Mitigation Planning
8. Adjacent Land Use Planning
9. FEMA Floodplain Mapping
10. SDDOT Coordination & Reviews
11. Construction Engineering
**PROPOSED SCHEDULE**

<table>
<thead>
<tr>
<th>Work Task</th>
<th>2020</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Aug</td>
<td>Sept</td>
</tr>
<tr>
<td>Project Management</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetlands, Cultural &amp; Permitting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Right-of-Way Documents</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility &amp; Floodplain Review</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design &amp; Plan Preparation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structure Load Ratings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Independent Reviews</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Submittals &amp; Comments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bidding &amp; Award</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MEMO

TO: BOARD OF COMMISSIONERS

DATE: AUGUST 4, 2020

FROM: JOSEPH MILLER
      SUPERINTENDENT

RE: HIGHWAY 2020 BUDGET STATUS

In evaluating where the Highway Department's budget stands with respect to the 10% budget cut for 2020, we would like to present the Board with some of the challenges we are facing.

Sheridan Lake Road Reconstruction Project
The 2020 budget includes $2.5 million for this project. Per our request, the State has provided us with a rough cost estimate of $2.7 million for 2020. We did recently receive notice from the State that they may choose to use all accumulated Surface Transportation Program (STP) funds first, which would greatly decrease our projected expenditures this year. At the time of this memo, we do not have an answer on this matter.

South Rochford Road Reconstruction Project
To move this project forward, we will need to proceed with engineering and staking. We do not have a solid quote at this time, but anticipate an additional $10,000 for this portion of the project.

Thunderhead Falls Road Bridges (52-316-316 & 52-317-318)
With passage of the wheel tax, we recommend completion of the design of these structures in 2020 in order to give us the opportunity to apply for Bridge Improvement Grant (BIG) funds for their construction. The cost for these services is $103,000.

Nemo Road Bridge 52-306-261 (Collapse)
Repair of this structure has been determined to be $212,626. This was not included in our 2020 budget.

Projects Carried Forward from 2019
- Completion of the Aggregate Stockpile Project (Benchmark Pit) $182,025
- Completion of Dark Canyon Road bridge repairs $72,474.86
- Final 2019 bridge inspection billing $4,205
In summation, we have a great unknown on the Sheridan Lake Road Reconstruction Project. We do not have funding available for at least three projects that should move forward in 2020 and we are scraping to cover prior year items that were not included in the 2020 budget. While we do have $16.7 million in Road and Bridge Reserves, those dollars are designated primarily for the Sheridan Lake Road and South Rochford Road projects. We are making every effort to maintain the 10% budget cut but are unsure if it is realistic in light of the above referenced projects.

Motion is requested to allow an exception to the Highway Department 2020 10% budget cut in the amount of up to $525,626 based upon forecasted major project expenditures as of July 29, 2020.

JM: cjb
# PENNINGTON COUNTY 2020 BUDGET

**ROAD & BRIDGE FUND**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>APPROVED</strong></td>
<td><strong>10% Reduction</strong></td>
<td><strong>%</strong></td>
<td><strong>Requested</strong></td>
<td></td>
</tr>
<tr>
<td>031</td>
<td>Total Road &amp; Bridge*</td>
<td><em>14,593,551</em></td>
<td>(982,290)</td>
<td>$525,626</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department: Highway Road &amp; Bridge (201-0311)</td>
<td>2020 REQUEST</td>
<td>Prioritization of Reduction</td>
<td>Proposed Reduction</td>
<td>Notes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>--------------</td>
<td>----------------------------</td>
<td>-------------------</td>
<td>------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Payroll:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0411 Salaries</td>
<td>2,660,287</td>
<td>1</td>
<td>$ (41,397.93)</td>
<td>No performance raises for remainder of year, Engineer replacement savings, NU Foreman replacement, hiring flaggers a month late (includes calculations for retiree payouts)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0412 OASI</td>
<td>175,621</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0413 Retirement</td>
<td>154,783</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0414 Workmans Comp</td>
<td>106,944</td>
<td>1</td>
<td>$ (30,655.00)</td>
<td>Remaining balance after payment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0415 Group Insurance</td>
<td>369,383</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Personnel Subtotal</strong></td>
<td><strong>3,487,018</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0421 Vehicle Insurance</td>
<td>50,000</td>
<td>1</td>
<td>$ (6,635.00)</td>
<td>Remaining balance after payment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0422 Professional Serv. &amp; Fees</td>
<td>170,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0423 Publications</td>
<td>1,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0424 Rentals</td>
<td>7,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0425 Repairs &amp; Maintenance</td>
<td>2,048,033</td>
<td>4</td>
<td>$ (80,000.00)</td>
<td>Miscellaneous equipment repairs and maintenance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0426 Supplies</td>
<td>3,211,000</td>
<td>3</td>
<td>$ (90,000.00)</td>
<td>Miscellaneous supplies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0427 Travel &amp; Conference</td>
<td>3,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0428 Utilities</td>
<td>148,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0430 ROW-Deeded</td>
<td>100,000</td>
<td>2</td>
<td>$ (25,000.00)</td>
<td>Delay in South Rochford Road ROW negotiations</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Operations Subtotal</strong></td>
<td><strong>5,738,533</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Outlay:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0431 Salt Storage Building</td>
<td>250,000</td>
<td>5</td>
<td>$ (250,000.00)</td>
<td>Delay salt/sand storage facility construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0435 Equipment/Vehicles&gt;5000</td>
<td>923,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0436 Major Rd &amp; Brdg Proj</td>
<td>4,195,000</td>
<td>1</td>
<td>$ (500,000.00)</td>
<td>Major construction projects delayed to 2021</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Capital Outlay Subtotal</strong></td>
<td><strong>5,368,000</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Road &amp; Bridge Budget (201-0311)</strong></td>
<td><strong>14,593,551</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Road &amp; Bridge Budget Less Reserves</strong></td>
<td><strong>10,304,390</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Budget Reduction** $ (982,290.00)

**Percent Reduction in Budget Less Reserves** -5.9%
Presented @ BOC meeting 8-4-20

Nemo Rd
Presented at BOC meeting 8-4-20
Bogus Jim Rd
DATE: August 4, 2020
FROM: Jon Morrill, Human Resources Director
TO: Pennington County Board of Commissioners
CC: Cindy Mohler, Auditor; Kaycee Island, Chief Deputy Auditor
RE: New Position DBM Rating-Department of Equalization

At the request of Director Rittberger, the HR Department has evaluated a new job description for the CAMA Specialist position within the Department of Equalization. The original job description had been evaluated by Gallagher Benefit Services and a higher Decision Band Method (DBM) rating had been initially recommended. The current analysis indicates a lower DBM rating is reflective of the updated job duties.

We are seeking the approval of the Board of Commissioners to update the position rating as reflected in the table below. It would have an effective date of the 1st pay period of fiscal year 2021.

<table>
<thead>
<tr>
<th>Position</th>
<th>Status</th>
<th>Original DBM</th>
<th>Updated DBM</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAMA Specialist</td>
<td>Updated DBM</td>
<td>C41 (Exempt) $27.35/Hr. Base</td>
<td>B24 (Non-exempt) $22.57/Hr. Base</td>
</tr>
</tbody>
</table>

The motion could read as follows:
I move to approve the position titles and DBM ratings as presented and to authorize Human Resources to update the position listing with the DBM rating which is on file in the Human Resources office.

Thank you,

Jon Morrill
Human Resources Director

addtl. cc: S. Rittberger
Position Objective:
The role of the Computer Assisted Mass Appraisal (CAMA) Specialist is to maintain the CAMA system for the purpose of the mass appraisal of real property for property tax purposes.

Essential Functions:
- Input and export property and appraisal data to and from the CAMA system
- Create and run statistical reports from the CAMA system as requested
- Assist with calibrating valuation models, including multiple regression analysis
- Download and upload neighborhood reappraisal projects between the CAMA and the appraiser’s tablets
- Compile and print the annual county abstract report
- Create and troubleshoot the assessment file to be transferred to the office of the County Auditor
- Manage building permits in the CAMA and input from the permit software
- Assist the appraisal staff with the operation of the CAMA system
- Manage the office website
- Assist office staff, in conjunction with county IT, with computer hardware and software problems
- Order computer and printer supplies and maintain equipment, also in conjunction with IT

This job specification should not be construed to imply that these requirements are the exclusive duties of the position. Incumbents may be required to follow any other instructions, and to perform any other related duties, as may be required.

Experience and/or Education Required:
- Minimum 4-year college degree required
- SQL programming knowledge and experience preferred
- Good working knowledge and experience using typical office word document and spreadsheet software required
- Basic real property appraisal knowledge preferred
- Sales modeling for mass appraisal experience preferred

Physical Requirements:
- Must be able to frequently sit, walk, stand, bend, kneel, stoop, reach and lift, push or pull and manual dexterity is needed to type, write, use a calculator, and answer telephone.
- Upper body strength is a requisite to lift/move a maximum of 20 lbs. unassisted; and lift/move a maximum of 50 lbs. with assistance.
- Ability to communicate effectively orally and in writing.
- The ability to talk and hear via the telephone and through face-to-face communication is needed.

Working Environment:
- Most work is performed indoors in an office where noise and interruptions often occur.
- Overtime hours may be required to meet project deadlines.
- Some travel may be required for training and meetings.
DATE: August 4, 2020
FROM: Holli Hennies
TO: Board of Commissioners
RE: Resolution to set hours of operations

Commissioners – There was an error discovered in the resolution to establish the hours of operations for County Offices – specifically in the Highway Department.

Their summer hours are Monday – Thursday 6:00 a.m. – 4:30 p.m., not Monday - Friday as presented at the 7/21 meeting.

A motion is requested to approve the resolution to set hours of operations for county offices.

Thank you for your consideration!
PENNINGTON COUNTY, SD RESOLUTION

A RESOLUTION TO SET HOURS OF OPERATION FOR COUNTY OFFICES

WHEREAS, SDCL § 7-7-2 requires the Board of County Commissioners to, by resolution, establish the hours of operation for each county government office, except for the offices of the Sheriff and State's Attorney; and

WHEREAS, SDCL § 7-7-2.1 states the Chair of the Board of County Commissioners may close the courthouse in case of emergency or severe weather. The public shall be adequately notified. An emergency for the purpose of this section is an unforeseen occurrence or combination of circumstances that calls for immediate action or remedy; and

WHEREAS, Pennington County Administration is not housed in the Pennington County Courthouse. The Presiding Judge of the 7th Judicial Circuit communicates with Emergency Management Staff in the closing of the Courthouse when an emergency or severe weather circumstances exist. The Chair of the Board of County Commissioners reserves the right to close County Offices in the event of emergency or severe weather; and

NOW, THEREFORE BE IT RESOLVED, The Pennington County Board of Commissioners set the hours of operations for the administration of Pennington County, SD as follows:

The County Administration Building (130 Kansas City Street, Rapid City, SD) shall be open Monday - Friday from 8:00 a.m. to 5:00 p.m. for the following:

1. *Auditor’s Office
2. Treasurer’s Office
3. Commission Office
4. Public Defender
5. Register of Deeds
6. Department of Equalization
7. Human Resources
8. Planning and Zoning
9. Information Technology
10. Fire Administration
11. Emergency Management Administration

*The County Auditor’s office shall remain open, if requested by the person in charge of an election, until the closing of the polls and the tabulation of votes for that election.

Emergency Services
The Emergency Services Communications Center/911 and the Emergency Operations Center located in the County Administration Building are exempt from this resolution as they conduct 24-hour operations by nature.

Law Enforcement
The offices of the Sheriff including Administration, Jail, Juvenile Services Center, Care Campus, Patrol, Investigations and Transport are exempt from this resolution per SDCL § 7-7-2.
Buildings & Grounds (302 Kansas City Street, Rapid City, SD)
The Buildings & Grounds staff work in all complexes from 5:30 a.m. to 11:00 p.m. The administrative office shall be open Monday - Friday from 8:00 a.m. to 5:00 p.m.

4/H Youth Programming (601 E. Centre Street, Rapid City, SD)
The standard operating hours for the 4-H Office shall be Monday - Friday from 8:00 a.m. to 5:00 p.m. The 4-H Office follows the State designated closures for holidays including any other day(s) proclaimed as a holiday by the Governor or the President of the United States. The County employee at the office shall follow the County policies for pay guidelines for holidays and benefitted leave time.

Due to a small staff and 4-H programming demands, the office may experience additional closures. Closures will be posted on the door of the Extension Office and communicated ahead of time if possible via email and social media.

Health & Human Services & Veterans Services Office (321 Kansas City Street, Rapid City, SD)
The lobby shall be open Monday - Friday from 8:00 a.m. to 5:00 p.m. Assistance is available by telephone Monday - Friday from 6:30 a.m. to 5:00 p.m.

Highway (Main Office - 3601 Cambell Street, Rapid City, SD)
The Highway Department Main Office located in Rapid City shall be open as follows:

<table>
<thead>
<tr>
<th>Summer Hours (Daylight Savings Time)</th>
<th>Winter Hours (Standard Time)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday - Thursday 6:00 a.m. – 4:30 p.m.</td>
<td>Monday - Friday 7:00 a.m. – 3:30 p.m.</td>
</tr>
</tbody>
</table>

The other Division Offices located in Hill City, New Underwood and Wall shall operate with the same hours, however, may not be open to the public at all times as their entire staff is often required to be working in the field.

Weed & Pest (Main Office - 3607 Cambell Street, Rapid City, SD)
The Weed & Pest Department may be open Monday - Thursday from 5:30 a.m. – 4:00 p.m. Due to a small staff and no full-time office staff, the building may be closed during business hours.

NOW, THEREFORE BE IT FURTHER RESOLVED, all non-24/7 operations will be closed for holidays (including the day after Thanksgiving) with the exceptions of Martin Luther King Day, President’s Day and Native American Day which will be open.

Dated this ______ day of ____________, 2020.

Deb Hadcock, Chair
Pennington County Board of Commissioners

Attest:

Pennington County Auditor/Deputy
July 29, 2020

I, Deb Hadcock, the Chair of the Pennington County Board of Commissioners, authorize payment for the invoice lists presented to the Board of Commissioners for approval on August 4, 2020, which have a grand total of $542,199.39.

______________________________
Chair
<table>
<thead>
<tr>
<th>NAME</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A &amp; A PROFESSIONAL PROPERTY MANAGEMENT</td>
<td>$745.00</td>
</tr>
<tr>
<td>AT&amp;T MOBILITY</td>
<td>$4,567.92</td>
</tr>
<tr>
<td>BAILEY-MEIER DERICK</td>
<td>$1,600.00</td>
</tr>
<tr>
<td>BAILEY-MEIER DERICK</td>
<td>$902.00</td>
</tr>
<tr>
<td>BDH PROPERTIES LLC</td>
<td>$700.00</td>
</tr>
<tr>
<td>BEAR RUNNER APALONIA</td>
<td>$1,260.00</td>
</tr>
<tr>
<td>BEAR RUNNER APALONIA</td>
<td>$440.00</td>
</tr>
<tr>
<td>BH ENERGY,</td>
<td>$330.00</td>
</tr>
<tr>
<td>BH ENERGY,</td>
<td>$77,103.21</td>
</tr>
<tr>
<td>BH ENERGY,</td>
<td>$1,155.27</td>
</tr>
<tr>
<td>BH ENERGY,</td>
<td>$741.33</td>
</tr>
<tr>
<td>BH ENERGY,</td>
<td>$1,088.75</td>
</tr>
<tr>
<td>BH ENERGY,</td>
<td>$294.85</td>
</tr>
<tr>
<td>CC PROPERTY MANAGEMENT LLC,</td>
<td>$950.00</td>
</tr>
<tr>
<td>CENTER JONATHAN WILLIAM</td>
<td>$1,426.00</td>
</tr>
<tr>
<td>CENTER JONATHAN WILLIAM</td>
<td>$490.00</td>
</tr>
<tr>
<td>CENTURY LINK</td>
<td>$262.91</td>
</tr>
<tr>
<td>CHARGING EAGLE WETU</td>
<td>$2,340.00</td>
</tr>
<tr>
<td>CHARGING EAGLE WETU</td>
<td>$100.00</td>
</tr>
<tr>
<td>CHASE ALONE ADELINE</td>
<td>$970.00</td>
</tr>
<tr>
<td>CHASE ALONE ADELINE</td>
<td>$580.00</td>
</tr>
<tr>
<td>CIMARRON PARK</td>
<td>$1,370.37</td>
</tr>
<tr>
<td>CITY OF HILL CITY,</td>
<td>$13.40</td>
</tr>
<tr>
<td>CITY OF RAPID CITY -WATER,</td>
<td>$1,036.60</td>
</tr>
<tr>
<td>CITY OF RAPID CITY -WATER,</td>
<td>$20,124.25</td>
</tr>
<tr>
<td>CITY OF RAPID CITY -WATER,</td>
<td>$9,652.89</td>
</tr>
<tr>
<td>CITY OF WALL</td>
<td>$190.00</td>
</tr>
<tr>
<td>CLIFFORD CHANTEL</td>
<td>$1,310.00</td>
</tr>
<tr>
<td>CLIFFORD CHANTEL</td>
<td>$680.00</td>
</tr>
<tr>
<td>CONROY TINA</td>
<td>$1,480.00</td>
</tr>
<tr>
<td>CONROY TINA</td>
<td>$850.00</td>
</tr>
<tr>
<td>COUNTRYSIDE PROPERTY MANAGEMENT LLC</td>
<td>$400.00</td>
</tr>
<tr>
<td>CUNY DEBRA</td>
<td>$2,010.00</td>
</tr>
<tr>
<td>EAGLE RIDGE APARTMENTS I,</td>
<td>$672.00</td>
</tr>
<tr>
<td>EDGEWOOD ESTATES LP</td>
<td>$280.00</td>
</tr>
<tr>
<td>EXECUTIVE MGMT FIN OFFICE</td>
<td>$25.00</td>
</tr>
<tr>
<td>EXECUTIVE MGMT FIN OFFICE</td>
<td>$50.00</td>
</tr>
<tr>
<td>GLOBAL TEL'LINK</td>
<td>$7.18</td>
</tr>
<tr>
<td>GOLDEN WEST COMPANIES</td>
<td>$307.43</td>
</tr>
<tr>
<td>Company Name</td>
<td>Amount</td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>HAAS SHARISSA</td>
<td>$828.00</td>
</tr>
<tr>
<td>HILLS PROPERTIES</td>
<td>$575.00</td>
</tr>
<tr>
<td>IRON CLOUD CHELSEA</td>
<td>$460.00</td>
</tr>
<tr>
<td>K&amp;O PROPERTY MANAGEMENT AND RENTALS LLC,</td>
<td>$520.00</td>
</tr>
<tr>
<td>KIEFFER SANITATION/A WASTE MANAGEMENT CO</td>
<td>$3,564.35</td>
</tr>
<tr>
<td>KNOLLWOOD TOWNHOUSE PROPERTIES</td>
<td>$800.00</td>
</tr>
<tr>
<td>LITTLE KATIE EILEEN</td>
<td>$1,180.00</td>
</tr>
<tr>
<td>LITTLE KATIE EILEEN</td>
<td>$792.00</td>
</tr>
<tr>
<td>MAPLEWOOD TOWNHOUSES,</td>
<td>$199.00</td>
</tr>
<tr>
<td>MARTINEZ EDWARD</td>
<td>$2,150.00</td>
</tr>
<tr>
<td>MARTINEZ EDWARD</td>
<td>$660.00</td>
</tr>
<tr>
<td>MEDICAL WASTE TRANSPORT INC</td>
<td>$281.22</td>
</tr>
<tr>
<td>MIDCONTINENT COMMUNICATIONS</td>
<td>$4,467.68</td>
</tr>
<tr>
<td>MIDCONTINENT COMMUNICATIONS</td>
<td>$2,946.29</td>
</tr>
<tr>
<td>MIDCONTINENT COMMUNICATIONS</td>
<td>$1,930.25</td>
</tr>
<tr>
<td>MONTANA DAKOTA UTILITIES</td>
<td>$2,145.51</td>
</tr>
<tr>
<td>MONTANA DAKOTA UTILITIES</td>
<td>$1,569.64</td>
</tr>
<tr>
<td>PIONEER BANK &amp; TRUST</td>
<td>$6,618.63</td>
</tr>
<tr>
<td>PIONEER BANK &amp; TRUST</td>
<td>$1,603.32</td>
</tr>
<tr>
<td>PIONEER BANK &amp; TRUST</td>
<td>$2,821.24</td>
</tr>
<tr>
<td>PIONEER BANK &amp; TRUST</td>
<td>$2,150.58</td>
</tr>
<tr>
<td>PIONEER BANK &amp; TRUST</td>
<td>$8,436.35</td>
</tr>
<tr>
<td>POND SAMANTHA</td>
<td>$1,160.00</td>
</tr>
<tr>
<td>POOR BEAR SHANNON RAE</td>
<td>$1,308.00</td>
</tr>
<tr>
<td>POOR BEAR SHANNON RAE</td>
<td>$1,068.00</td>
</tr>
<tr>
<td>PRICE LLC,</td>
<td>$1,100.00</td>
</tr>
<tr>
<td>QUIVER ROBERT</td>
<td>$1,200.00</td>
</tr>
<tr>
<td>QUIVER ROBERT</td>
<td>$780.00</td>
</tr>
<tr>
<td>RELIANCE TELEPHONE INC</td>
<td>$49.75</td>
</tr>
<tr>
<td>SAKURA LLC,</td>
<td>$185.00</td>
</tr>
<tr>
<td>SD ROSE INN,</td>
<td>$195.00</td>
</tr>
<tr>
<td>TZADIK RAPID CITY LLC</td>
<td>$2,295.00</td>
</tr>
<tr>
<td>VAST BROADBAND</td>
<td>$1,807.01</td>
</tr>
<tr>
<td>VAST BROADBAND</td>
<td>$97.59</td>
</tr>
<tr>
<td>VERIZON CONNECT NWF INC</td>
<td>$32.38</td>
</tr>
<tr>
<td>VERIZON WIRELESS</td>
<td>$741.74</td>
</tr>
<tr>
<td>VERIZON WIRELESS</td>
<td>$2,316.87</td>
</tr>
<tr>
<td>WELLMARK</td>
<td>$340,540.83</td>
</tr>
<tr>
<td>WEST RIVER ELECTRIC,</td>
<td>$1,366.74</td>
</tr>
<tr>
<td>WEX BANK</td>
<td>$750.06</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$542,199.39</strong></td>
</tr>
</tbody>
</table>
## Invoices Submitted For Approval

**Report Total:** 98,247.99

### Vendor

<table>
<thead>
<tr>
<th>Department</th>
<th>Check Date</th>
<th>Invoice Date</th>
<th>Invoice No</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>00153 - BH ENERGY (ACH)</td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>0002887522 - JU</td>
<td>3,271.68  ELECTRICITY - HHS</td>
</tr>
<tr>
<td></td>
<td>EM</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>0303152486</td>
<td>18.79 Siren, 720 E North St</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>0451314729JUL</td>
<td>6,130.99  ELECTRICITY - BGS; OHB; CTF; CDF; BG; PSB</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>0451314729JUL</td>
<td>1,731.33  ELECTRICITY - BGS; OHB; CTF; CDF; BG; PSB</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>07087100032JUL</td>
<td>5,288.46  ELECTRICITY - JDC</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>4439186614JUL</td>
<td>7,809.39  ELECTRICITY - CAB; EVD</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>4439186614JUL</td>
<td>1,009.13  ELECTRICITY - CAB; EVD</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>5038995083JUL</td>
<td>4,898.47  ELECTRICITY - CTH; PSB; CDF; BG</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>5038995083JUL</td>
<td>16,399.23 ELECTRICITY - CTH; PSB; CDF; BG</td>
</tr>
<tr>
<td></td>
<td>EM</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5615016530</td>
<td>18.90 Siren, 1506 Cambell St</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>7/15/2020</td>
<td>7/2/2020</td>
<td>6010842238</td>
<td>3,234.55 Electricity</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>6845823653JUL</td>
<td>7,017.90  ELECTRICITY - CHF</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>9515603814JUL</td>
<td>8,546.50  ELECTRICITY - JAIL ANNEX; PARKING RAMP</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>9515603814JUL</td>
<td>2,136.62  ELECTRICITY - JAIL ANNEX; PARKING RAMP</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>9948464284JUL</td>
<td>9,591.27  ELECTRICITY - CAB</td>
</tr>
</tbody>
</table>

Total for Vendor 00153 - BH ENERGY (ACH):

<table>
<thead>
<tr>
<th>00278 - CITY OF RAPID CITY - WATER (ACH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BG</td>
</tr>
<tr>
<td>BG</td>
</tr>
<tr>
<td>BG</td>
</tr>
<tr>
<td>BG</td>
</tr>
<tr>
<td>BG</td>
</tr>
</tbody>
</table>

Total for Vendor 00278 - CITY OF RAPID CITY - WATER (ACH):

<table>
<thead>
<tr>
<th>00513 - GOLDEN WEST COMPANIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>HWY</td>
</tr>
<tr>
<td>HWY</td>
</tr>
</tbody>
</table>

Total for Vendor 00513 - GOLDEN WEST COMPANIES:

<table>
<thead>
<tr>
<th>54046 - MEDICAL WASTE TRANSPORT INC</th>
</tr>
</thead>
<tbody>
<tr>
<td>BG</td>
</tr>
</tbody>
</table>

Total for Vendor 54046 - MEDICAL WASTE TRANSPORT INC:

<table>
<thead>
<tr>
<th>54372 - EXECUTIVE MGMT FIN OFFICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOE</td>
</tr>
</tbody>
</table>

Total for Vendor 54372 - EXECUTIVE MGMT FIN OFFICE:

<table>
<thead>
<tr>
<th>57815 - KIEFFER SANITATION/A WASTE MANAGEMENT CO</th>
</tr>
</thead>
<tbody>
<tr>
<td>BG</td>
</tr>
<tr>
<td>BG</td>
</tr>
<tr>
<td>HWY</td>
</tr>
<tr>
<td>BG</td>
</tr>
</tbody>
</table>

AP-Outstanding Invoices (7/17/2020 - 6:11 AM)
<table>
<thead>
<tr>
<th>Vendor</th>
<th>Department</th>
<th>Check Date</th>
<th>Invoice Date</th>
<th>Invoice No</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>57815 - KIEFFER SANITATION/A WASTE MANAGEMENT CO</td>
<td></td>
<td>7/15/2020</td>
<td>7/1/2020</td>
<td>12786522</td>
<td>71.75</td>
<td>HC GARBAGE</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>12797722JUN</td>
<td>671.80</td>
<td>GARBAGE SERVICE - JAIL ANNEX</td>
</tr>
<tr>
<td>Total for Vendor 57815 - KIEFFER SANITATION/A WASTE MANAGEMENT CO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3,564.35</td>
<td></td>
</tr>
<tr>
<td>58928 - RELIANCE TELEPHONE INC</td>
<td></td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>53242063070</td>
<td>49.75</td>
<td>Long distance phone charges</td>
</tr>
<tr>
<td>Total for Vendor 58928 - RELIANCE TELEPHONE INC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>49.75</td>
<td></td>
</tr>
<tr>
<td>59680 - MIDCONTINENT COMMUNICATIONS</td>
<td>JSC</td>
<td>7/15/2020</td>
<td>7/4/2020</td>
<td>111400</td>
<td>65.34</td>
<td>FIRE PHONE</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>7/15/2020</td>
<td>7/4/2020</td>
<td>11520420111400</td>
<td>476.74</td>
<td>Telephone Services</td>
</tr>
<tr>
<td></td>
<td>SR</td>
<td>7/15/2020</td>
<td>7/2/2020</td>
<td>116044001</td>
<td>156.39</td>
<td>JULY 2020</td>
</tr>
<tr>
<td></td>
<td>IT</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>15674200111400</td>
<td>1,200.00</td>
<td>Pennington County Internet</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>15678620111379</td>
<td>126.53</td>
<td>PHONE SERVICE - HHS</td>
</tr>
<tr>
<td></td>
<td>EM</td>
<td>7/15/2020</td>
<td>7/1/2020</td>
<td>156947003</td>
<td>258.00</td>
<td>Internet, Shelter, COVID-19</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/4/2020</td>
<td>161570501</td>
<td>39.70</td>
<td>JULY 2020</td>
</tr>
<tr>
<td></td>
<td>IT</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>16446890111396</td>
<td>340.00</td>
<td>EVC Fees</td>
</tr>
<tr>
<td></td>
<td>IT</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>16446890111396</td>
<td>425.00</td>
<td>EVC Fees</td>
</tr>
<tr>
<td></td>
<td>IT</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>16446890111396</td>
<td>600.00</td>
<td>EVC Fees</td>
</tr>
<tr>
<td></td>
<td>IT</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>16446890111396</td>
<td>85.00</td>
<td>EVC Fees</td>
</tr>
<tr>
<td></td>
<td>IT</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>16446890111396</td>
<td>250.00</td>
<td>EVC Fees</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/6/2020</td>
<td>164553601</td>
<td>74.60</td>
<td>JULY 2020</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>16644670111404</td>
<td>89.61</td>
<td>PHONE SERVICE - HWY</td>
</tr>
<tr>
<td></td>
<td>IT</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>16966020111400</td>
<td>75.00</td>
<td>IT INTERNET TESTING LINE</td>
</tr>
<tr>
<td>60466 - BH ENERGY (ACH)</td>
<td>HHS</td>
<td>7/15/2020</td>
<td>7/15/2020</td>
<td>3174374966</td>
<td>330.00</td>
<td>E-UTILITIES</td>
</tr>
<tr>
<td>Total for Vendor 60466 - BH ENERGY (ACH)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>330.00</td>
<td></td>
</tr>
<tr>
<td>62951 - VERIZON CONNECT NWF INC</td>
<td>PCJ</td>
<td>7/15/2020</td>
<td>7/1/2020</td>
<td>JSV000002152339</td>
<td>32.38</td>
<td>GPS SERVICES TE BUS - JUN</td>
</tr>
<tr>
<td>Total for Vendor 62951 - VERIZON CONNECT NWF INC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>32.38</td>
<td></td>
</tr>
<tr>
<td>62977 - GLOBAL TEL'LINK</td>
<td>pdo</td>
<td>7/15/2020</td>
<td>6/26/2020</td>
<td>605394218100334</td>
<td>7.18</td>
<td>Long distance phone charges</td>
</tr>
<tr>
<td>Total for Vendor 62977 - GLOBAL TEL'LINK</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7.18</td>
<td></td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>377.01</td>
<td>JULY 3RD PROTEST</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>14.36</td>
<td>GLASS CLEANER</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>76.61</td>
<td>OFFICE SUPPLIES/TONER</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>39.95</td>
<td>FIREWALL SOFTWARE</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>44.99</td>
<td>WINDOW CLEANING SUPPLIES</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>49.90</td>
<td>ZOOM SOFTWARE</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>40.50</td>
<td>CAR WASHES</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>90.00</td>
<td>BELISLE-POLICE &amp; CRIMINAL PSYCHOLOGY</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>1,485.00</td>
<td>AXON TRAINING COURSE</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>119.00</td>
<td>AMAZON MEMBERSHIP</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/15/2020</td>
<td>7/9/2020</td>
<td>5476-JULY</td>
<td>600.52</td>
<td>COVID SUPPLIES</td>
</tr>
<tr>
<td>Vendor</td>
<td>Description</td>
<td>Invoice No</td>
<td>Amount</td>
<td>Department</td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-------------------------------------------------------</td>
<td>------------</td>
<td>--------</td>
<td>------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>4 TAILCAP SWITCHES (FLASHLIGHT)</td>
<td>5476-JULY</td>
<td>864.00</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>COMPUTER SUPPLIES</td>
<td>5476-JULY</td>
<td>294.95</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>EXTRADITION</td>
<td>5476-JULY</td>
<td>296.58</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>ZOOM SOFTWARE</td>
<td>5476-JULY</td>
<td>50.00</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>BELISLE PSYCH EVALS</td>
<td>5476-JULY</td>
<td>210.00</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>OFFICE SUPPLIES</td>
<td>5476-JULY</td>
<td>296.08</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>TONER</td>
<td>5476-JULY</td>
<td>338.00</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>COIL TUBE EARBUD AUDIO KIT</td>
<td>5476-JULY</td>
<td>464.77</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>ADAPTER FOR RECORDING DEVICE</td>
<td>5476-JULY</td>
<td>16.64</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SO</td>
<td>ISOLATION SUITS</td>
<td>5476-JULY</td>
<td>365.12</td>
<td>SO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Amazon office sup</td>
<td>5617-June</td>
<td>48.39</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Gumroad - Confidentiality and Communications Deanna</td>
<td>5617-June</td>
<td>109.00</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>intoximeters</td>
<td>5617-June</td>
<td>855.25</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>USPS - Deanna</td>
<td>5617-June</td>
<td>33.40</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Amazon med sup</td>
<td>5617-June</td>
<td>8.97</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Walmart - cutlery</td>
<td>5617-June</td>
<td>25.04</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Jerry's - advisory board mtg</td>
<td>5617-June</td>
<td>25.00</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Walmart - cutlery</td>
<td>5617-June</td>
<td>28.17</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Amazon fac sup</td>
<td>5617-June</td>
<td>49.98</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Amazon fac sup</td>
<td>5617-June</td>
<td>14.54</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DET</td>
<td>Amazon - gowns</td>
<td>5617-June</td>
<td>368.02</td>
<td>DET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>HRS PRO SOFTWARE</td>
<td>5716-JULY</td>
<td>295.00</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>INMATE MOVIE</td>
<td>5716-JULY</td>
<td>5.98</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>OFFICE SUPPLIES</td>
<td>5716-JULY</td>
<td>33.99</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>INMATE MOVIE</td>
<td>5716-JULY</td>
<td>6.99</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>OFFICE SUPPLIES</td>
<td>5716-JULY</td>
<td>33.99</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>OFFICE SUPPLIES</td>
<td>5716-JULY</td>
<td>10.22</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>MISC SUPPLIES - COVID</td>
<td>5716-JULY</td>
<td>28.74</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>MISC SUPPLIES - COVID</td>
<td>5716-JULY</td>
<td>54.22</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>MISC COVID SUPPLIES</td>
<td>5716-JULY</td>
<td>6.90</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>MICROWAVE - OFFICE</td>
<td>5716-JULY</td>
<td>159.00</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>OFFICE SUPPLIES</td>
<td>5716-JULY</td>
<td>49.70</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>GOWNS - COVID</td>
<td>5716-JULY</td>
<td>368.02</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>KITCHEN EQUIPMENT</td>
<td>5716-JULY</td>
<td>38.70</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>GROSETH RETIREMENT PARTY</td>
<td>5716-JULY</td>
<td>113.96</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>GROSETH RETIREMENT PARTY REFRESHMENTS</td>
<td>5716-JULY</td>
<td>78.98</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>OFFICE SUPPLIES</td>
<td>5716-JULY</td>
<td>9.57</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>CELL BUSTER</td>
<td>5716-JULY</td>
<td>708.75</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>MEDICAL SUPPLIES</td>
<td>5716-JULY</td>
<td>8.55</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>WIPES</td>
<td>5716-JULY</td>
<td>51.52</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>INMATE MOVIE</td>
<td>5716-JULY</td>
<td>5.99</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>OFFICE SUPPLIES</td>
<td>5716-JULY</td>
<td>-67.22</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>TAX CREDIT</td>
<td>5716-JULY</td>
<td>-27.45</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>OFFICE SUPPLIES</td>
<td>5716-JULY</td>
<td>25.96</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>REFUND FOR OUT OF STOCK ITEM</td>
<td>5716-JULY</td>
<td>-6.18</td>
<td>PCJ</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department</td>
<td>Check Date</td>
<td>Invoice Date</td>
<td>Invoice No</td>
<td>Amount</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>------------</td>
<td>--------------</td>
<td>-------------</td>
<td>--------</td>
<td>---------------------</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/4/2020</td>
<td>5716 JULY 20</td>
<td>5.99</td>
<td>INMATE MOVIES</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/29/2020</td>
<td>5716 JULY 20</td>
<td>359.76</td>
<td>WALL HANGINGS</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/19/2020</td>
<td>5716 JULY 20</td>
<td>-134.44</td>
<td>OFFICE SUPPLIES</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/10/2020</td>
<td>5716 JULY 20</td>
<td>32.99</td>
<td>OFFICE SUPPLIES</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/11/2020</td>
<td>5716 JULY 20</td>
<td>70.32</td>
<td>OFFICE SUPPLIES</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/25/2020</td>
<td>5716 JULY 20</td>
<td>79.98</td>
<td>MONITOR ARMS</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/15/2020</td>
<td>5716 JULY 20</td>
<td>112.50</td>
<td>SPIT HOODS</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/23/2020</td>
<td>5716 JULY 20</td>
<td>13.82</td>
<td>OFFICE SUPPLIES</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/25/2020</td>
<td>5716 JULY 20</td>
<td>42.00</td>
<td>MEDICAL SUPPLIES</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/14/2020</td>
<td>5716 JULY 20</td>
<td>-32.01</td>
<td>HAND SANITIZER - COVID</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/25/2020</td>
<td>5716 JULY 20</td>
<td>31.48</td>
<td>OFFICE SUPPLIES</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>5/27/2020</td>
<td>5716 JULY 20</td>
<td>7.56</td>
<td>MEDICAL SUPPLIES</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/9/2020</td>
<td>5716 JULY 20</td>
<td>99.00</td>
<td>SECURE EMAIL FEE</td>
<td></td>
</tr>
<tr>
<td>PCJ</td>
<td>7/15/2020</td>
<td>6/9/2020</td>
<td>5716 JULY 20</td>
<td>97.87</td>
<td>OFFICE SUPPLIES</td>
<td></td>
</tr>
</tbody>
</table>

**Total for Vendor 63893 - PIONEER BANK & TRUST:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>11,043.19</td>
<td></td>
</tr>
</tbody>
</table>

**Report Total:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>98,247.99</td>
<td></td>
</tr>
</tbody>
</table>
## Invoices Submitted For Approval

### Report Total: 52,784.04

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Department</th>
<th>Check Date</th>
<th>Invoice Date</th>
<th>Invoice No</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>00153 - BH ENERGY (ACH)</td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>0578438933Jul</td>
<td>752.84</td>
<td>ELECTRICITY - WED, SAR, EXT</td>
</tr>
<tr>
<td></td>
<td>EM</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>3307 0018 00</td>
<td>19.70</td>
<td>Siren, 4009 W Saint Louis St</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/22/2020</td>
<td>7/10/2020</td>
<td>8678 1608 86</td>
<td>191.37</td>
<td>JULY 2020</td>
</tr>
<tr>
<td></td>
<td>PCJ</td>
<td>7/22/2020</td>
<td>7/10/2020</td>
<td>8678160886JULY</td>
<td>191.36</td>
<td>SHOP ELECTRIC JULY</td>
</tr>
<tr>
<td>Total for Vendor 00153 - BH ENERGY (ACH):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>1,155.27</strong></td>
</tr>
<tr>
<td>00278 - CITY OF RAPID CITY -WATER (ACH)</td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>325316JUL</td>
<td>205.57</td>
<td>WATER &amp; SEWER - CTH</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>325317JUL</td>
<td>12,862.98</td>
<td>WATER &amp; SEWER - JAIL</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>325434JUL</td>
<td>22.92</td>
<td>WATER &amp; SEWER - BGS</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>325440JUL</td>
<td>55.04</td>
<td>WATER &amp; SEWER - OHB</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>325591JUL</td>
<td>466.34</td>
<td>WATER &amp; SEWER - PSB</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>325592JUL</td>
<td>2,831.43</td>
<td>WATER &amp; SEWER - GROUNDS</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>325593JUL</td>
<td>663.28</td>
<td>WATER &amp; SEWER - BG</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>328116JUL</td>
<td>482.40</td>
<td>WATER &amp; SEWER - CAB</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>328636JUL</td>
<td>907.41</td>
<td>WATER &amp; SEWER - CHF GROUNDS</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>328638JUL</td>
<td>1,626.88</td>
<td>WATER &amp; SEWER - CARE CAMPUS</td>
</tr>
<tr>
<td>Total for Vendor 00278 - CITY OF RAPID CITY -WATER (ACH):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>20,124.25</strong></td>
</tr>
<tr>
<td>00875 - MONTANA DAKOTA UTILITIES</td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>03645880679JUL</td>
<td>375.62</td>
<td>NATURAL GAS - CARE CAMPUS</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>32134310005JUL</td>
<td>245.35</td>
<td>NATURAL GAS - CTH; CDF; BG; PSB</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>32134310005JUL</td>
<td>923.03</td>
<td>NATURAL GAS - CTH; CDF; BG; PSB</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>53048310006JUL</td>
<td>80.69</td>
<td>NATURAL GAS - EVD</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>60300601295JUL</td>
<td>120.13</td>
<td>NATURAL GAS - CAB</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/22/2020</td>
<td>7/14/2020</td>
<td>875 942 2802 2</td>
<td>31.71</td>
<td>JULY 2020</td>
</tr>
<tr>
<td></td>
<td>PCJ</td>
<td>7/22/2020</td>
<td>7/14/2020</td>
<td>17594228022JULY</td>
<td>31.70</td>
<td>SHOP GAS JULY</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>8966382842JUL</td>
<td>62.00</td>
<td>NATURAL GAS - CTH</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/15/2020</td>
<td>JUNE 2020</td>
<td>55.06</td>
<td>UTILITY</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/15/2020</td>
<td>JUNE 2020</td>
<td>220.22</td>
<td>UTILITY</td>
</tr>
<tr>
<td>Total for Vendor 00875 - MONTANA DAKOTA UTILITIES:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>2,145.51</strong></td>
</tr>
<tr>
<td>28924 - VERIZON WIRELESS</td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>9858052110-JUL</td>
<td>576.09</td>
<td>PHONE SERVICE</td>
</tr>
<tr>
<td></td>
<td>TRS</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>9858468364</td>
<td>110.82</td>
<td>JULY VERIZON UTILITY BILL</td>
</tr>
<tr>
<td></td>
<td>172</td>
<td>7/22/2020</td>
<td>7/11/2020</td>
<td>9858491000</td>
<td>54.83</td>
<td>Dir cell phone</td>
</tr>
<tr>
<td>Total for Vendor 28924 - VERIZON WIRELESS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>741.74</strong></td>
</tr>
<tr>
<td>59680 - MIDCONTINENT COMMUNICATIONS</td>
<td>PCJ</td>
<td>7/22/2020</td>
<td>7/16/2020</td>
<td>15665770111422</td>
<td>166.91</td>
<td>JULY JAIL PHONE</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>26.00</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>27.87</td>
<td>July Charges</td>
</tr>
<tr>
<td>Vendor</td>
<td>Department</td>
<td>Check Date</td>
<td>Invoice Date</td>
<td>Invoice No</td>
<td>Amount</td>
<td>Description</td>
</tr>
<tr>
<td>------------------------------</td>
<td>------------</td>
<td>------------</td>
<td>--------------</td>
<td>--------------</td>
<td>---------</td>
<td>------------------------------------------------</td>
</tr>
<tr>
<td>59680 - MIDCONTINENT COMMUNICATIONS</td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>319.11</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>197.59</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>86.57</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>7.94</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>428.61</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>38.66</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>15.88</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>248.15</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>37.89</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>45.59</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>372.79</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>56.86</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>114.23</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>55.42</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>207.08</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>AUD</td>
<td>7/22/2020</td>
<td>7/21/2020</td>
<td>156939001</td>
<td>27.87</td>
<td>July Charges</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>171410801JUL</td>
<td>81.69</td>
<td>PHONE SERVICE - CTH</td>
</tr>
<tr>
<td></td>
<td>DET</td>
<td>7/22/2020</td>
<td>7/13/2020</td>
<td>17153690111417</td>
<td>37.32</td>
<td>Account 171536901- July</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/22/2020</td>
<td>7/9/2020</td>
<td>19382280111409</td>
<td>98.00</td>
<td>JULY 2020</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>701336603JUL</td>
<td>248.26</td>
<td>PHONE SERVICE - CARE CAMPUS</td>
</tr>
<tr>
<td>Total for Vendor 59680 - MIDCONTINENT COMMUNICATIONS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,946.29</td>
<td></td>
</tr>
<tr>
<td>60466 - BH ENERGY (ACH)</td>
<td>HHS</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>0469158432</td>
<td>449.31</td>
<td>CV-BHDRF-UTILITIES</td>
</tr>
<tr>
<td></td>
<td>HHS</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>0587426745</td>
<td>292.02</td>
<td>JV-UTILITY PAST DUE</td>
</tr>
<tr>
<td>Total for Vendor 60466 - BH ENERGY (ACH):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>741.33</td>
<td></td>
</tr>
<tr>
<td>61628 - WEX BANK</td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>65771563MAY2</td>
<td>224.00</td>
<td>VEHICLE-FUEL</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>66175517JUN</td>
<td>526.06</td>
<td>VEHICLE-FUEL</td>
</tr>
<tr>
<td>Total for Vendor 61628 - WEX BANK:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>750.06</td>
<td></td>
</tr>
<tr>
<td>63266 - VAST BROADBAND</td>
<td>EM</td>
<td>7/22/2020</td>
<td>7/14/2020</td>
<td>010553601</td>
<td>34.93</td>
<td>Monthly Fee</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/22/2020</td>
<td>7/14/2020</td>
<td>015100801</td>
<td>30.00</td>
<td>JULY 2020</td>
</tr>
<tr>
<td></td>
<td>911</td>
<td>7/22/2020</td>
<td>7/12/2020</td>
<td>015101001</td>
<td>1,422.37</td>
<td>Main 911 center phone lines</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/22/2020</td>
<td>7/22/2020</td>
<td>015204201JUL</td>
<td>119.71</td>
<td>PHONE SERVICE - EVD</td>
</tr>
<tr>
<td></td>
<td>PCJ</td>
<td>7/22/2020</td>
<td>7/16/2020</td>
<td>015766201JUL</td>
<td>200.00</td>
<td>JULY INTERNET</td>
</tr>
<tr>
<td>Total for Vendor 63266 - VAST BROADBAND:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,807.01</td>
<td></td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>JULY 2020 4108</td>
<td>161.93</td>
<td>AMAZON-WII CONTROLLERS</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>JULY 2020 4108</td>
<td>15.99</td>
<td>NETFLIX</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>JULY 2020 4108</td>
<td>11.77</td>
<td>WALMART-TWINE</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>JULY 2020 4108</td>
<td>40.00</td>
<td>LITTLE CAESARS-MEAL OF MONTH</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>JULY 2020 4108</td>
<td>17.07</td>
<td>WALMART-BES SUPPLIES</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>JULY 2020 4108</td>
<td>106.59</td>
<td>AMAZON- FLOOR MATS (WELLNESS GRANT)</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>JULY 2020 4108</td>
<td>76.83</td>
<td>MCONALDS-BES</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>JULY 2020 4108</td>
<td>-27.99</td>
<td>AMAZON-REFUND FOR SD CARDS</td>
</tr>
</tbody>
</table>

AP-Outstanding Invoices (7/22/2020 - 2:20 PM)
<table>
<thead>
<tr>
<th>Vendor</th>
<th>Amount</th>
<th>Description</th>
<th>Invoice Date</th>
<th>Invoice No</th>
<th>Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>63893</td>
<td>6.81</td>
<td>AMAZON-FOUR WAY KEY</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>77.75</td>
<td>MCDONALD'S-BES SUP</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>53.94</td>
<td>WALMART-BES SUPPLIES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>110.92</td>
<td>WALGREENS-BES SUPPLIES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>0.97</td>
<td>WALMART- BOP SOAP</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>36.01</td>
<td>AMAZON-GIFT CARD(WELLNESS GRANT)</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>70.00</td>
<td>BH PAWN-WI GAMES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>69.79</td>
<td>MCDONALDS-BES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>10.00</td>
<td>TACO BELL-MEAL OF MONTH</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>369.66</td>
<td>VALLEY ENTERPRISES- EARBUDS</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>56.98</td>
<td>AMAZON-FLOOR MAT (WELLNESS GRANT)</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>76.10</td>
<td>WALMART-BES SUPPLIES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>147.89</td>
<td>AMAZON-GIFT CARDS, POSTERS, JUMP ROPES (WELLNESS GRANT)</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>47.80</td>
<td>AMAZON-DIPHEN</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>33.01</td>
<td>AMAZON-MED CUPS</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>75.94</td>
<td>WALMART-BES SUPPLIES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>25.64</td>
<td>WALMART- BES SUPPLIES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>49.89</td>
<td>AMAZON-FRAMES (WELLNESS GRANT)</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>38.76</td>
<td>AMAZON-TEST TUBE HOLDERS</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>1.36</td>
<td>WALGREENS-BES SUPPLIES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>80.65</td>
<td>MCDONALD'S BES</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td>63893</td>
<td>303.53</td>
<td>AMAZON-PAPER CUPS</td>
<td>JULY 2020</td>
<td>4108</td>
<td>JSC</td>
</tr>
<tr>
<td></td>
<td>2,150.58</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65630</td>
<td>786.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/19/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td>65630</td>
<td>640.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/13/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td></td>
<td>1,426.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65631</td>
<td>960.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/8/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td>65631</td>
<td>580.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/12/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td>65631</td>
<td>800.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/19/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td></td>
<td>2,340.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65632</td>
<td>1,000.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/19/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td>65632</td>
<td>480.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/13/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td></td>
<td>1,480.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65633</td>
<td>970.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/19/2020</td>
<td></td>
<td>em</td>
</tr>
<tr>
<td></td>
<td>970.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65634</td>
<td>670.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/13/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td>65634</td>
<td>640.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/19/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td></td>
<td>1,310.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65635</td>
<td>828.00</td>
<td>Shelter Staff, COVID-19</td>
<td>7/13/2020</td>
<td></td>
<td>EM</td>
</tr>
<tr>
<td>vendor</td>
<td>department</td>
<td>check date</td>
<td>invoice date</td>
<td>invoice no</td>
<td>amount</td>
</tr>
<tr>
<td>--------</td>
<td>------------</td>
<td>------------</td>
<td>--------------</td>
<td>------------</td>
<td>--------</td>
</tr>
<tr>
<td>65635</td>
<td>SHARISSA HAAS</td>
<td>7/22/2020</td>
<td>7/17/2020</td>
<td>828.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65635</td>
<td>KATIE EILEEN LITTLE</td>
<td>7/22/2020</td>
<td>7/13/2020</td>
<td>380.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65636</td>
<td>KATIE EILEEN LITTLE</td>
<td>7/22/2020</td>
<td>7/12/2020</td>
<td>688.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65636</td>
<td>KATIE EILEEN LITTLE</td>
<td>7/22/2020</td>
<td>7/19/2020</td>
<td>620.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65637</td>
<td>SHANNON RAE POOR BEAR</td>
<td>7/22/2020</td>
<td>7/8/2020</td>
<td>1,040.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65637</td>
<td>SHANNON RAE POOR BEAR</td>
<td>7/22/2020</td>
<td>7/15/2020</td>
<td>970.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65638</td>
<td>DEBRA CUNY</td>
<td>7/22/2020</td>
<td>7/19/2020</td>
<td>840.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65638</td>
<td>DEBRA CUNY</td>
<td>7/22/2020</td>
<td>7/12/2020</td>
<td>760.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65640</td>
<td>DERICK BAILEY-MEIER</td>
<td>7/22/2020</td>
<td>7/12/2020</td>
<td>800.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65640</td>
<td>DERICK BAILEY-MEIER</td>
<td>7/22/2020</td>
<td>7/19/2020</td>
<td>460.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65641</td>
<td>SAMANTHA POND</td>
<td>7/22/2020</td>
<td>7/12/2020</td>
<td>510.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65641</td>
<td>SAMANTHA POND</td>
<td>7/22/2020</td>
<td>7/19/2020</td>
<td>650.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65642</td>
<td>EDWARD MARTINEZ</td>
<td>7/22/2020</td>
<td>7/19/2020</td>
<td>800.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65642</td>
<td>EDWARD MARTINEZ</td>
<td>7/22/2020</td>
<td>7/12/2020</td>
<td>460.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65642</td>
<td>EDWARD MARTINEZ</td>
<td>7/22/2020</td>
<td>7/8/2020</td>
<td>890.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65643</td>
<td>APALONIA BEAR RUNNER</td>
<td>7/22/2020</td>
<td>7/12/2020</td>
<td>320.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65643</td>
<td>APALONIA BEAR RUNNER</td>
<td>7/22/2020</td>
<td>7/19/2020</td>
<td>940.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65645</td>
<td>ROBERT QUIVER</td>
<td>7/22/2020</td>
<td>7/19/2020</td>
<td>560.00</td>
<td>Shelter Staff</td>
</tr>
<tr>
<td>65645</td>
<td>ROBERT QUIVER</td>
<td>7/22/2020</td>
<td>7/12/2020</td>
<td>640.00</td>
<td>Shelter Staff</td>
</tr>
</tbody>
</table>

Report Total: 52,784.04
## Invoices Submitted For Approval

**Report Total:** 39,640.16

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Department</th>
<th>Description</th>
<th>Invoice Date</th>
<th>Invoice No</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>00153 - BH ENERGY (ACH)</strong></td>
<td>EM</td>
<td>Siren, 517 San Marco Bl</td>
<td>7/22/2020</td>
<td>0572143105</td>
<td>18.79</td>
</tr>
<tr>
<td></td>
<td>911</td>
<td>RC West electric</td>
<td>7/23/2020</td>
<td>1385177754</td>
<td>257.27</td>
</tr>
<tr>
<td></td>
<td>EM</td>
<td>Siren, 2500 Harney Dr</td>
<td>7/24/2020</td>
<td>3588133238</td>
<td>18.79</td>
</tr>
<tr>
<td><strong>Total for Vendor 00153 - BH ENERGY (ACH):</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>294.85</td>
</tr>
<tr>
<td><strong>00278 - CITY OF RAPID CITY -WATER (ACH)</strong></td>
<td>HWY</td>
<td>WATER</td>
<td>7/20/2020</td>
<td>331762</td>
<td>289.68</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>WATER</td>
<td>7/20/2020</td>
<td>331763</td>
<td>68.43</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>WATER &amp; SEWER - WED</td>
<td>7/29/2020</td>
<td>331764JUL</td>
<td>130.83</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>WATER2</td>
<td>7/20/2020</td>
<td>331766</td>
<td>178.39</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>WATER2</td>
<td>7/20/2020</td>
<td>331766</td>
<td>713.54</td>
</tr>
<tr>
<td></td>
<td>JSC</td>
<td>WATER</td>
<td>7/20/2020</td>
<td>331767</td>
<td>393.72</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>WATER</td>
<td>7/20/2020</td>
<td>331767</td>
<td>1,574.84</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>WATER &amp; SEWER - PSB</td>
<td>7/29/2020</td>
<td>333805JUL</td>
<td>125.27</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>WATER</td>
<td>7/20/2020</td>
<td>334487</td>
<td>20.39</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>WATER &amp; SEWER - CMP</td>
<td>7/29/2020</td>
<td>335337JUL</td>
<td>6,012.68</td>
</tr>
<tr>
<td><strong>Total for Vendor 00278 - CITY OF RAPID CITY -WATER (ACH):</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9,652.89</td>
</tr>
<tr>
<td><strong>00875 - MONTANA DAKOTA UTILITIES</strong></td>
<td>HWY</td>
<td>NATURAL GAS</td>
<td>7/15/2020</td>
<td>2326580576</td>
<td>60.26</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>NATURAL GAS - EXT</td>
<td>7/29/2020</td>
<td>32542010007JUL</td>
<td>61.94</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>NATURAL GAS - BGS</td>
<td>7/29/2020</td>
<td>41142010002JUL</td>
<td>22.67</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>NATURAL GAS - LA CROSSTREET</td>
<td>7/29/2020</td>
<td>42542010006JUL</td>
<td>63.85</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>NATURAL GAS</td>
<td>7/15/2020</td>
<td>44074589142</td>
<td>94.83</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>NATURAL GAS - WED</td>
<td>7/29/2020</td>
<td>45653010004JUL</td>
<td>18.70</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>NATURAL GAS - CDF</td>
<td>7/29/2020</td>
<td>52582181641JUL</td>
<td>1,137.85</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>NATURAL GAS - SAR</td>
<td>7/29/2020</td>
<td>6153201008JUL</td>
<td>28.53</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>NATURAL GAS</td>
<td>7/15/2020</td>
<td>65653010002</td>
<td>58.46</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>NATURAL GAS - OHB</td>
<td>7/29/2020</td>
<td>7254201003JUL</td>
<td>22.55</td>
</tr>
<tr>
<td><strong>Total for Vendor 00875 - MONTANA DAKOTA UTILITIES:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,569.64</td>
</tr>
<tr>
<td><strong>01399 - WEST RIVER ELECTRIC (ACH)</strong></td>
<td>911</td>
<td>RC East electric</td>
<td>7/23/2020</td>
<td>10200600</td>
<td>323.78</td>
</tr>
<tr>
<td></td>
<td>FR</td>
<td>Wall Tower</td>
<td>7/23/2020</td>
<td>10616800</td>
<td>53.57</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>Electricity</td>
<td>7/23/2020</td>
<td>284011</td>
<td>989.39</td>
</tr>
<tr>
<td><strong>Total for Vendor 01399 - WEST RIVER ELECTRIC (ACH):</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,366.74</td>
</tr>
<tr>
<td><strong>28924 - VERIZON WIRELESS</strong></td>
<td>HWY</td>
<td>CELLULAR SERVICES</td>
<td>7/12/2020</td>
<td>9858592193</td>
<td>770.01</td>
</tr>
<tr>
<td></td>
<td>HHS</td>
<td>A-UTILITIES - CELL PHONE</td>
<td>7/29/2020</td>
<td>9858612047</td>
<td>966.58</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>JULY 2020</td>
<td>7/19/2020</td>
<td>9859023807</td>
<td>40.01</td>
</tr>
<tr>
<td>Vendor</td>
<td>Department</td>
<td>Check Date</td>
<td>Invoice Date</td>
<td>Invoice No</td>
<td>Amount</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>--------------</td>
<td>------------</td>
<td>--------------</td>
<td>-------------</td>
<td>---------</td>
</tr>
<tr>
<td>28924 - VERIZON WIRELESS</td>
<td>SO</td>
<td>7/29/2020</td>
<td>7/19/2020</td>
<td>9859023807</td>
<td>600.17</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/29/2020</td>
<td>7/19/2020</td>
<td>9859023807</td>
<td>-223.90</td>
</tr>
<tr>
<td></td>
<td>WP</td>
<td>7/29/2020</td>
<td>7/19/2020</td>
<td>9859044039</td>
<td>110.82</td>
</tr>
<tr>
<td></td>
<td>ROD</td>
<td>7/29/2020</td>
<td>7/20/2020</td>
<td>9859142941</td>
<td>53.18</td>
</tr>
<tr>
<td>Total for Vendor 28924 - VERIZON WIRELESS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,316.87</td>
</tr>
<tr>
<td>Total for Vendor 37419 - CITY OF HILL CITY (ACH)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13.40</td>
</tr>
<tr>
<td>54372 - EXECUTIVE MGMT FIN OFFICE</td>
<td>ROD</td>
<td>7/29/2020</td>
<td>6/30/2020</td>
<td>DP006199</td>
<td>50.00</td>
</tr>
<tr>
<td>Total for Vendor 54372 - EXECUTIVE MGMT FIN OFFICE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>50.00</td>
</tr>
<tr>
<td>57474 - CITY OF WALL</td>
<td>HWY</td>
<td>7/29/2020</td>
<td>7/22/2020</td>
<td>02000000410003</td>
<td>71.00</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>7/29/2020</td>
<td>7/22/2020</td>
<td>02000000420006</td>
<td>119.00</td>
</tr>
<tr>
<td>Total for Vendor 57474 - CITY OF WALL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>190.00</td>
</tr>
<tr>
<td>59130 - CENTURY LINK</td>
<td>HWY</td>
<td>7/29/2020</td>
<td>7/13/2020</td>
<td>6053431061</td>
<td>66.70</td>
</tr>
<tr>
<td></td>
<td>HWY</td>
<td>7/29/2020</td>
<td>7/13/2020</td>
<td>6055742711</td>
<td>131.81</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6055744617</td>
<td>64.40</td>
</tr>
<tr>
<td>Total for Vendor 59130 - CENTURY LINK</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>262.91</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>138712201JUL</td>
<td>69.45</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>156656001JUL</td>
<td>34.73</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>156656001JUL</td>
<td>34.72</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>156656101JUL</td>
<td>33.56</td>
</tr>
<tr>
<td></td>
<td>WP</td>
<td>7/29/2020</td>
<td>7/20/2020</td>
<td>1566560011430</td>
<td>37.52</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>156787001JUL</td>
<td>312.63</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>156787001JUL</td>
<td>85.26</td>
</tr>
<tr>
<td></td>
<td>PCJ</td>
<td>7/29/2020</td>
<td>7/20/2020</td>
<td>15693920111430</td>
<td>37.32</td>
</tr>
<tr>
<td></td>
<td>BG</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>156939401JUL</td>
<td>167.43</td>
</tr>
<tr>
<td></td>
<td>SO</td>
<td>7/29/2020</td>
<td>7/20/2020</td>
<td>167387001</td>
<td>425.00</td>
</tr>
<tr>
<td>Total for Vendor 59680 - MIDCONTINENT COMMUNICATIONS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,930.25</td>
</tr>
<tr>
<td>60466 - BH ENERGY (ACH)</td>
<td>HHS</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>3382 2121 53</td>
<td>287.45</td>
</tr>
<tr>
<td></td>
<td>HHS</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>3382 2121 53</td>
<td>99.00</td>
</tr>
<tr>
<td></td>
<td>HHS</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>3987 0267 55</td>
<td>372.30</td>
</tr>
<tr>
<td></td>
<td>HHS</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td>4282 8784 23</td>
<td>330.00</td>
</tr>
<tr>
<td>Total for Vendor 60466 - BH ENERGY (ACH)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,088.75</td>
</tr>
<tr>
<td></td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287282985127X07</td>
<td>40.04</td>
</tr>
<tr>
<td></td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287282985127X07</td>
<td>191.17</td>
</tr>
<tr>
<td></td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287282985127X07</td>
<td>50.30</td>
</tr>
<tr>
<td></td>
<td>911</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287286127856</td>
<td>382.34</td>
</tr>
<tr>
<td>Total for Vendor 60822 - AT&amp;T MOBILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department</td>
<td>Check Date</td>
<td>Invoice Date</td>
<td>Invoice No</td>
<td>Amount</td>
<td>Description</td>
</tr>
<tr>
<td>------------</td>
<td>------------</td>
<td>--------------</td>
<td>------------</td>
<td>---------</td>
<td>------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>SO</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287291051167</td>
<td>143.80</td>
<td>JULY 2020</td>
</tr>
<tr>
<td>SO</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287291051167</td>
<td>181.00</td>
<td>JULY 2020</td>
</tr>
<tr>
<td>SO</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287291051167</td>
<td>496.45</td>
<td>JULY 2020</td>
</tr>
<tr>
<td>SO</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287291051167</td>
<td>2,805.94</td>
<td>JULY 2020</td>
</tr>
<tr>
<td>SO</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287291051167</td>
<td>45.25</td>
<td>JULY 2020</td>
</tr>
<tr>
<td>SO</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287291051167</td>
<td>31.07</td>
<td>JULY 2020</td>
</tr>
<tr>
<td>SO</td>
<td>7/29/2020</td>
<td>7/15/2020</td>
<td>287291051167</td>
<td>160.52</td>
<td>JULY 2020</td>
</tr>
</tbody>
</table>

Total for Vendor 60822 - AT&T MOBILITY: 4,567.92

<table>
<thead>
<tr>
<th>Department</th>
<th>Check Date</th>
<th>Invoice Date</th>
<th>Invoice No</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO</td>
<td>7/29/2020</td>
<td>7/20/2020</td>
<td>016205001</td>
<td>48.80</td>
<td>July 2020-Station</td>
</tr>
<tr>
<td>PCJ</td>
<td>7/29/2020</td>
<td>7/20/2020</td>
<td>016205001</td>
<td>48.79</td>
<td>AUGUST SHOP PHONE</td>
</tr>
</tbody>
</table>

Total for Vendor 63266 - VAST BROADBAND: 97.59

<table>
<thead>
<tr>
<th>Department</th>
<th>Check Date</th>
<th>Invoice Date</th>
<th>Invoice No</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>30.00</td>
<td>United, Luggage, IAEM Conf, cancelled, reqstd refund</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>16.98</td>
<td>Amazon</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>21.98</td>
<td>Hobby Lobby</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>9.00</td>
<td>Vanway Trophy, conference room sign</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>239.99</td>
<td>Office Depot, EOC activation, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>3.36</td>
<td>Sam's Club</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>216.52</td>
<td>Sam's Club, Shelter cleaning supplies, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>27.09</td>
<td>Office Depot, Shelter, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>49.99</td>
<td>XBlue, Satellite Phone</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>17.98</td>
<td>Amazon</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>32.10</td>
<td>Sam's Club, Shelter, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>865.24</td>
<td>Wholesale In Motion, Shelter, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>243.04</td>
<td>Amazon, Shelter, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>24.99</td>
<td>Amazon, EOC activation, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>21.14</td>
<td>Travel Guard, IAEM Conf Flite Insurance</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>205.09</td>
<td>Amazon, Shelter, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>325.20</td>
<td>United Airlines, IAEM Conf, cancelled, reqstd refund</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>6.99</td>
<td>Amazon, EOC activation, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>27.98</td>
<td>Sam's Club, copy paper</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>5.95</td>
<td>Amazon</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>30.00</td>
<td>United, Luggage, IAEM Conf, cancelled, reqstd refund</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>99.00</td>
<td>Amazon</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>42.59</td>
<td>Best Buy</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>-35.92</td>
<td>Sam's Club, credit, Shelter COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>-140.01</td>
<td>Office Depot, credit to adjust to sale price, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>168.75</td>
<td>Qdoba, Mt.Rushmore 3 July support</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>50.95</td>
<td>Amazon</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>429.98</td>
<td>Best Buy (purchase &amp; credit) Shelter, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>58.04</td>
<td>Sam's Club, Mt. Rushmore 3 July support</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>89.99</td>
<td>Best Buy, Shelter, COVID-19</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>126.32</td>
<td>Heat Shrink Supply</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>470.98</td>
<td>Amazon</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>943.50</td>
<td>C-19 Challenge Coins</td>
</tr>
<tr>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>66.95</td>
<td>Mackay, Satellite Radio</td>
</tr>
<tr>
<td>Vendor</td>
<td>Department</td>
<td>Check Date</td>
<td>Invoice Date</td>
<td>Invoice No</td>
<td>Amount</td>
</tr>
<tr>
<td>--------</td>
<td>------------</td>
<td>------------</td>
<td>--------------</td>
<td>------------</td>
<td>--------</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>5.99</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>11.37</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>36.66</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>73.19</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>21.34</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>37.97</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>21.98</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>134.50</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>59.82</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>8.99</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>95.00</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>34.48</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>274.98</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>86.18</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>131.13</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>620.16</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>38.98</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>116.69</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>648.87</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>52.24</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>56.91</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>73.26</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>633.00</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>64.60</td>
</tr>
<tr>
<td>63893 - PIONEER BANK &amp; TRUST</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/14/2020</td>
<td>7023</td>
<td>16.37</td>
</tr>
<tr>
<td>Total for Vendor 63893 - PIONEER BANK &amp; TRUST:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65630 - JONATHAN WILLIAM CENTER</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total for Vendor 65630 - JONATHAN WILLIAM CENTER:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65631 - WETU CHARGING EAGLE</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total for Vendor 65631 - WETU CHARGING EAGLE:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65632 - TINA CONROY</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total for Vendor 65632 - TINA CONROY:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65633 - ADELINE CHASE ALONE</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total for Vendor 65633 - ADELINE CHASE ALONE:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65634 - CHANTEL CLIFFORD</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total for Vendor 65634 - CHANTEL CLIFFORD:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65636 - KATIE EILEEN LITTLE</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total for Vendor 65636 - KATIE EILEEN LITTLE:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vendor</td>
<td>Department</td>
<td>Check Date</td>
<td>Invoice Date</td>
<td>Invoice No</td>
<td>Amount</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------</td>
<td>------------</td>
<td>--------------</td>
<td>------------</td>
<td>--------</td>
</tr>
<tr>
<td>65637 - SHANNON RAE POOR BEAR</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td>1,068.00</td>
</tr>
<tr>
<td>Total for Vendor 65637 - SHANNON RAE POOR BEAR:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65640 - DERICK BAILEY-MEIER</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td>902.00</td>
</tr>
<tr>
<td>Total for Vendor 65640 - DERICK BAILEY-MEIER:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65642 - EDWARD MARTINEZ</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td>660.00</td>
</tr>
<tr>
<td>Total for Vendor 65642 - EDWARD MARTINEZ:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65643 - APALONIA BEAR RUNNER</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td>440.00</td>
</tr>
<tr>
<td>Total for Vendor 65643 - APALONIA BEAR RUNNER:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65645 - ROBERT QUIVER</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td>780.00</td>
</tr>
<tr>
<td>Total for Vendor 65645 - ROBERT QUIVER:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65651 - CHELSEA IRON CLOUD</td>
<td>EM</td>
<td>7/29/2020</td>
<td>7/29/2020</td>
<td></td>
<td>460.00</td>
</tr>
<tr>
<td>Total for Vendor 65651 - CHELSEA IRON CLOUD:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Report Total:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>39,640.16</td>
</tr>
</tbody>
</table>

AP-Outstanding Invoices (7/29/2020 - 3:12 PM)
## Invoices Submitted For Approval

**Report Total:** 10,986.37

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Department</th>
<th>Check Date</th>
<th>Invoice Date</th>
<th>Invoice No</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total for Vendor 27103 - A &amp; A PROFESSIONAL PROPERTY MANAGEMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>745.00</td>
<td></td>
</tr>
<tr>
<td>33286 - SD ROSE INN (ACH)</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Red Bird 52897</td>
<td>195.00</td>
<td>E-RENT</td>
</tr>
<tr>
<td>Total for Vendor 33286 - SD ROSE INN (ACH):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>195.00</td>
<td></td>
</tr>
<tr>
<td>40002 - MAPLEWOOD TOWNHOUSES (ACH)</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Cole 52844</td>
<td>199.00</td>
<td>E-RENT</td>
</tr>
<tr>
<td>Total for Vendor 40002 - MAPLEWOOD TOWNHOUSES (ACH):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>199.00</td>
<td></td>
</tr>
<tr>
<td>59289 - KNOLLWOOD TOWNHOUSE PROPERTIES</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Harris 52775</td>
<td>800.00</td>
<td>JV-COV RENT</td>
</tr>
<tr>
<td>Total for Vendor 59289 - KNOLLWOOD TOWNHOUSE PROPERTIES:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>800.00</td>
<td></td>
</tr>
<tr>
<td>59633 - EDGEOOOD ESTATES LP</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Brave Hea 52927</td>
<td>280.00</td>
<td>JV-COV RENT</td>
</tr>
<tr>
<td>Total for Vendor 59633 - EDGEOOOD ESTATES LP:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>280.00</td>
<td></td>
</tr>
<tr>
<td>59698 - EAGLE RIDGE APARTMENTS I (ACH)</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Fields 52943</td>
<td>672.00</td>
<td>JV-COV RENT</td>
</tr>
<tr>
<td>Total for Vendor 59698 - EAGLE RIDGE APARTMENTS I (ACH):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>672.00</td>
<td></td>
</tr>
<tr>
<td>60144 - HILLS PROPERTIES</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Traupel 52842</td>
<td>575.00</td>
<td>JV-HOME DEPOSIT</td>
</tr>
<tr>
<td>Total for Vendor 60144 - HILLS PROPERTIES:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>575.00</td>
<td></td>
</tr>
<tr>
<td>60260 - COUNTRYSIDE PROPERTY MANAGEMENT LLC (ACH)</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Cross Dil 52697</td>
<td>400.00</td>
<td>JV-HOME DEPOSIT</td>
</tr>
<tr>
<td>Total for Vendor 60260 - COUNTRYSIDE PROPERTY MANAGEMENT LLC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>400.00</td>
<td></td>
</tr>
<tr>
<td>62088 - SAKURA LLC (ACH)</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Gardner 52843</td>
<td>185.00</td>
<td>JV-RENT</td>
</tr>
<tr>
<td>Total for Vendor 62088 - SAKURA LLC (ACH):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>185.00</td>
<td></td>
</tr>
<tr>
<td>63920 - BDH PROPERTIES LLC</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Williams 52774</td>
<td>700.00</td>
<td>JV-COV RENT</td>
</tr>
<tr>
<td>Total for Vendor 63920 - BDH PROPERTIES LLC:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>700.00</td>
<td></td>
</tr>
<tr>
<td>65045 - PRICE LLC (ACH)</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Martinez 52983</td>
<td>500.00</td>
<td>JV-COV RENT</td>
</tr>
<tr>
<td>HHS</td>
<td></td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Medicine 52987</td>
<td>600.00</td>
<td>JV-COV RENT PAST DUE</td>
</tr>
<tr>
<td>Total for Vendor 65045 - PRICE LLC (ACH):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,100.00</td>
<td></td>
</tr>
<tr>
<td>65100 - CC PROPERTY MANAGEMENT LLC (ACH)</td>
<td>HHS</td>
<td>8/4/2020</td>
<td>8/4/2020</td>
<td>Hale 52881</td>
<td>950.00</td>
<td>JV-COV DEPOSIT</td>
</tr>
</tbody>
</table>

AP-Outstanding Invoices (7/29/2020 - 3:14 PM)
<table>
<thead>
<tr>
<th>Vendor</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>65100 - CC PROPERTY MANAGEMENT LLC (ACH)</td>
<td></td>
<td>950.00</td>
</tr>
<tr>
<td>HHS 8/4/2020 8/4/2020 Grace 52857</td>
<td>JV-COV RENT PAST DUE</td>
<td>900.00</td>
</tr>
<tr>
<td>HHS 8/4/2020 8/4/2020 Romero 52982</td>
<td>CV-BHDFR-RENT</td>
<td>500.00</td>
</tr>
<tr>
<td>HHS 8/4/2020 8/4/2020 Smashed I 52439</td>
<td>JV-COV RENT</td>
<td>300.00</td>
</tr>
<tr>
<td>HHS 8/4/2020 8/4/2020 Wright 52794</td>
<td>JV-COV RENT</td>
<td>255.00</td>
</tr>
<tr>
<td>Total for Vendor 65100 - CC PROPERTY MANAGEMENT LLC (ACH):</td>
<td></td>
<td>2,295.00</td>
</tr>
<tr>
<td>65486 - TZADIK RAPID CITY LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total for Vendor 65486 - TZADIK RAPID CITY LLC:</td>
<td></td>
<td>1,370.37</td>
</tr>
<tr>
<td>65601 - CIMARRON PARK</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HHS 8/4/2020 8/4/2020 Bagola 52945</td>
<td>JV-RENT</td>
<td>520.00</td>
</tr>
<tr>
<td>Total for Vendor 65601 - CIMARRON PARK:</td>
<td></td>
<td>520.00</td>
</tr>
<tr>
<td>65647 - K&amp;O PROPERTY MANAGEMENT AND RENTALS LLC (ACH)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HHS 8/4/2020 8/4/2020 Bagola 52945</td>
<td>JV-RENT</td>
<td>520.00</td>
</tr>
<tr>
<td>Total for Vendor 65647 - K&amp;O PROPERTY MANAGEMENT AND RENTALS LLC (ACH):</td>
<td></td>
<td>10,986.37</td>
</tr>
<tr>
<td>Report Total:</td>
<td></td>
<td>10,986.37</td>
</tr>
</tbody>
</table>
From: Wellmark Billing <wellmark@billerpayments.com>
Sent: Monday, July 20, 2020 11:16 PM
To: McCoy Stephanie; Bloomenrader Kimberly; Island Kaycee; Sortland Sandra; Morrill Jon;
Israel Mary; CostPlus@wellmark.com
Subject: Your billing statement for Employer Number 496 is now available online.

CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Your Wellmark Inc. Self Funded Weekly statement is now available.

Employer Number: 496
Billing Date: 07/17/2020
Due Date: 07/23/2020
Amount Due: $142288.00

To view and pay your billing statement or view data referenced in this email, please visit https://ebusiness.wellmark.com/FederationServices/eBillingExternal/

If you have any questions regarding your account, please contact the billing contact identified on your billing statement or email us at SelfFundedBilling@wellmark.com

This message was sent via an automated process; please do not reply to this message.

Notice of Nondiscrimination | Español | 中文 | Tiếng Việt | Hrvatski | Deutsch | اللغة العربية | 한국어 | हिंदी | Français | Pennsylvanisch | Deutsch | ไทย | Tagalog | unDusdm | Русский | नेपाली | Афар | Nasarare | Afaan Oromo | Український | Diné
CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

A one-time payment of $131,568.97 has been scheduled with a date of 07/31/2020. The unique confirmation number for this payment is I9DC5HS14T.

To view and pay your billing statement or view data referenced in this email, please visit https://ebusiness.wellmark.com/FederationServices/eBillingExternal/

If you have any questions regarding your account, please contact the billing contact identified on your billing statement or email us at SelfFundedBilling@wellmark.com

This message was sent via an automated process; please do not reply to this message.
Your billing statement for Employer Number 496 is now available online.

Employer Number: 496
Billing Date: 07/24/2020
Due Date: 07/30/2020
Amount Due: $66683.86

To view and pay your billing statement or view data referenced in this email, please visit https://ebusiness.wellmark.com/FederationServices/eBillingExternal/

If you have any questions regarding your account, please contact the billing contact identified on your billing statement or email us at SelfFundedBilling@wellmark.com

This message was sent via an automated process; please do not reply to this message.
AGENDA
PENNINGTON COUNTY BOARD OF COMMISSIONERS
August 4, 2020 @ 10:30 a.m.
County Commissioners’ Meeting Room – Pennington County Administration Building

BOARD OF ADJUSTMENT

A. SUBDIVISION REGULATIONS VARIANCE / SV 20-02: H & H Land Company #2, LLC; Brian Hammerbeck – Agent. To waive road improvements to Derby Lane and to waive submittal of percolation tests and soil profile information in a General Agriculture District in accordance with Sections 205, 700, and 509 of the Pennington County Subdivision Regulations and Zoning Ordinance.

E1/2SE1/4 and PT GL 1; Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

REGULAR AGENDA

B. SECOND READING OF REZONE / RZ 20-03: Richard Sterkel. To rezone 10.01 acres from Limited Agriculture District to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Zoning Ordinance.

Lot G, Clemmons Addition, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

Planning Commission recommended approval of Rezone / RZ 20-03.

(The Board of Commissioners approved the First Reading of this Rezone on July 21, 2020.)

C. SECOND READING OF REZONE / RZ 20-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 20-03: James and Marilyn Dean. To rezone 10.00 acres from General Agriculture District to Low Density Residential District and to change the Future Land Use from Planned Unit Development Sensitive to Low Density Residential District in accordance with Sections 205, 207, 213, and 508 of the Pennington County Zoning Ordinance.

All of Eddy #1 Lode MS 523, Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

Planning Commission recommended approval of Rezone / RZ 20-04 and Comprehensive Plan Amendment / CA 20-03.

(The Board of Commissioners approved the First Reading of this Rezone and Comprehensive Plan Amendment on July 21, 2020.)

D. SECOND READING OF ORDINANCE AMENDMENT / OA 20-03: Pennington County. To amend Section 309-C-6 “Yard, Building Setback Exceptions” [to replace and supersede Section 309-C-6 “Yard, Building Setback Exceptions”] of the Pennington County Zoning Ordinance.

Planning Commission recommended approval of Ordinance Amendment / OA 20-03.

(The Board of Commissioners approved the First Reading of this Ordinance Amendment on July 21, 2020.)
E. **SECOND READING OF ORDINANCE AMENDMENT / OA 20-04**: Pennington County. To amend Section 511 “Fees” [to replace and supersede Section 511 “Fees”] of the Pennington County Zoning Ordinance.

Planning Commission recommended approval of Ordinance Amendment / OA 20-04.

(The Board of Commissioners approved the First Reading of this Ordinance Amendment on July 21, 2020.)

F. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07**: Rapid City MHP, LLC. (Cimarron Mobile Home Park). To review a Planned Unit Development to allow a mobile home park in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract C of Lot B of NE1/4 NW1/4 less Pengra Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

Planning Commission recommend approval of the extension of Planned Unit Development / PU 06-07 with twenty (20) conditions.

G. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 15-02**: Deerfield Park Condominiums Council of Co-Owners. To review an existing Planned Unit Development in accordance with Section 508 of the Pennington County Zoning Ordinance.

Deerfield Park Condominiums Family Units 1 through 10, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

Planning Commission recommend approval of the extension of Major Planned Unit Development Amendment / PU 15-02 with thirteen (13) conditions.

H. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 19-03**: Prairie Valley Development; Bill Freytag. To review an existing Planned Unit Development to allow for additional lots to be developed on the subject properties in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5 and Lots 22-41, Block 5; Lots 1-19, Block 6, Lots 1-4, Block 7; and Lots 8-15, Block 7; all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less Right-of-Way; and SE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less Right-of-Way, all located in Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

Planning Commission recommend approval of the extension of Major Planned Unit Development Amendment / PU 19-03 with twelve (12) conditions.
I. **LAYOUT PLAN / LPL 20-17**: Jeffery Jamison. To combine lots to create Lot 15R of Oak Meadows Estates in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 15, 16, 17, and 18 of Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 15R of Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

Planning Commission recommended approval of Layout Plan / LPL 20-17 with ten (10) conditions.

J. **PRELIMINARY PLAT / PL 20-18**: H & H Land Company No. 2, LLC. To create Tract 1 of South Caputa Addition in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: E1/2SE1/4 and PT GL 1; Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 1 of South Caputa Addition, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

Planning Commission recommended approval of Preliminary Plat / PL 20-18 with eleven (11) conditions.

K. **PLANNED UNIT DEVELOPMENT REVIEW / PU 05-18**: Gordon Howie. To review an existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1; Lots 2A, 3A, 4A, 5A of Block 1 and Lots 2B, 3B, 4B, 5B, 6A and 6B of Block 1; Lot 1 of Block 2; Lots 3-6 of Block 3; Wastewater Lot 1; Balance of Tract A; all located in Gulch No. 2 Subdivision, all located in Section 32, T1N, R9E, and GL 3 Less ROW; and GL 4 located in Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

Planning Commission recommended approval of the extension of Planned Unit Development / PU 05-18 with ten (10) conditions.

L. **LAYOUT PLAN / LPL 20-14**: Grandview Land, LLC (Dan Lewis); Gordon Howie – Agent. To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Tract A, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the July 21, 2020, Board of Commissioner’s meeting.)

Planning Commission recommended approval of Layout Plan / LPL 20-14 with eight (8) conditions.
M. **CONDITIONAL USE PERMIT / CU 19-33**: Robert Livingston; K.W. Lindsay – Owner. To allow a Recreational Vehicle Park on the subject property to include RV sites, a gas station, a convenience store, and a bar in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

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

Planning Commission recommended approval of Conditional Use Permit / CU 19-33 with thirty-three (33) conditions.

N. **FIRST READING AND PUBLIC HEARING OF ORDINANCE AMENDMENT / OA 20-06**: Pennington County. To amend Section 514 “Violations and Penalties” [to amend and supersede the existing Section 514 “Violations and Penalties”] of the Pennington County Zoning Ordinance.

Planning Commission recommended approval of Ordinance Amendment / OA 20-06.

O. **ENCROACHMENT AGREEMENT BETWEEN PENNINGTON COUNTY AND FLETCHER AND JULIE MEYER.**

STAFF PRESENT: Brittney Molitor, Kristina Proietti, Jason Theunissen, Michaele Hoffman (SAO) and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE JULY 13, 2020, MINUTES
Moved by Runde and seconded by Lasseter to approve the Minutes of the July 13, 2020, Planning Commission meeting, with a correction for Items #21 and #22 to note the vote as 5 instead of 6. Roll Call: Marsh – aye, Coleman – aye; Rossknecht – aye; Lasseter – aye, K. Johnson – aye, C. Johnson – aye, and Runde - aye. Roll Call Vote: carried 7 to 0.

2. APPROVAL OF THE AGENDA

Moved by Runde and seconded by C. Johnson to approve the Consent Agenda of the July 27, 2020, Planning Commission meeting, with the removal of Items #6 and #10. Roll Call: Marsh – aye, Coleman – aye; Rossknecht – aye; Lasseter – aye, K. Johnson – aye, C. Johnson – aye, and Runde - aye. Roll Call Vote: carried 7 to 0.

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 are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. CONDITIONAL USE PERMIT REVIEW / CU 16-12: (TC Enterprises, Inc.; Todd Schuetzle – Agent. To review the use of bicycle rentals, ATV rentals, and a retail shop as neighborhood commercial in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.
Lot D of Lot 13, Rochford Townsite Patent Subdivision, Section 23, T2N, R3E, BHM, Pennington County, South Dakota.

To approve the extension of Conditional Use Permit / CU 16-12 with the following sixteen (16) conditions:

1. That this Conditional Use Permit be for bicycle rentals, ATV rentals, and a retail shop only;

2. That, if required by the U.S. Forest Service, the applicant apply for a Special Use Permit for outfitting a trail ride (ATV, 4 wheelers, ORV, etc.) on the Mickelson Trail and other Black Hills National Forest Trails. Special Use Permits are subject to resource specials review and written reports and an annual land use fee;

3. That port-o-potties are provided on-site for customers to utilize during business hours;

4. That if bathroom facilities beyond port-o-potties are to be provided for customers on-site, the applicant must obtain approval from the South Dakota Department of Environment and Natural Resources and, if necessary, upgrade the existing on-site wastewater treatment system with an On-Site Wastewater Construction Permit approved by the Pennington County Environmental Planner;

5. That the comments provided by the U.S. Forest Service be provided to the applicant and the applicant continually adhere to those comments;

6. That the address assigned to the subject property be properly posted on the structure so that it is visible from both directions of travel on Rochford Road, in accordance with Pennington County’s Ordinance #20;

7. That a Building Permit be obtained for the proposed new shop and any structure(s) exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;

8. That the applicant ensures the residential character of the property is maintained;

9. That any outside lighting be continually directed towards the ground and all exterior lighting must be of low level intensity, which does not result in excessive glare upon surrounding neighbors;

10. That a minimum of five (5) off-street parking spaces be provided on-site, per Pennington County Zoning Ordinance Section 310-A-9;

11. That the hours of operation be between 10:00 a.m. and 7:00 p.m.;
12. That the property remain free of debris and junk vehicles;

13. That a Sign Permit be obtained prior to placement of any new sign(s) on the subject property. Such sign(s) must meet all requirements of Pennington County Zoning Ordinance Section 312 and not be located in any public Right-of-Ways;

14. That any major improvements to the existing access will need to be permitted through the Pennington County Highway Department;

15. That all applicable Federal, State, and local regulations be adhered to at all times and the applicant maintains the necessary permits to conduct the business; and,

16. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-21**: David and Leah Byers. To review a single-family residence in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Pankratz Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To approve the extension of Conditional Use Permit / CU 18-21 with the following seven (7) conditions:

1. That the applicant works with the SDDOT to approve any changes to the existing access to the subject property, per the applicable Administrative Rules of South Dakota;

2. That an On-Site Wastewater Construction Permit be submitted prior to installation of an On-Site Wastewater Treatment System;

3. That an approved Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;

4. That all current and future addresses be posted in accordance with Pennington County Ordinance #20;

5. That the subject property remains free of debris and junk vehicles, in accordance with Ordinance #106;
6. That a Highway Service District use be established within three (3) years of approval date of this extension or this Conditional Use Permit will be ended and the property be rezoned for residential use; and,

7. That this Conditional Use Permit be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-24:** Plainsview Mobile Manor / Ernest Tschannen; Kristine Forrest – Agent. To review an existing mobile home park (Plainsview Mobile Manor) in a Suburban Residential District in accordance with Sections 208, 305, and 510 of the Pennington County Zoning Ordinance.

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

To approve the extension of Conditional Use Permit / CU 18-24 with the following twenty-one (21) conditions:

1. That the uses of the Conditional Use Permit continue to be limited to a maximum of 112 mobile homes spaces with one (1) of the lots acting as the manager’s residence;

2. That no mobile homes are allowed to be located on the southernmost seven (7) spaces on the subject property, where no utility hook-ups exist;

3. That the rental home park continually have a caretaker or manager living on-site and the residence be appropriately identified as such;

4. That decks and accessory structures (i.e. garages and sheds) be allowed with the issuance of an approved Floodplain Development Permit and Building Permit;

5. That a minimum 20-foot separation between units (mobile home living space, including attached decks) be maintained;

6. That a minimum 10-foot separation between accessory structures (e.g. garages, sheds) and adjacent residences be maintained;

7. That the minimum setback requirements of a Suburban Residential District be maintained. In addition, a minimum setback of ten (10) feet shall be maintained from all access roads within the mobile home park;

8. That the existing mobile homes (as of the original date of approval of this Conditional Use Permit) be allowed to remain in their current location. New
or replacement mobile homes must meet the minimum setback and separation requirements;

9. That all new or replacement mobile homes installed on the property have a peaked, non-reflective type roof and wood or simulated wood-type siding that is continually maintained;

10. That an approved Floodplain Development Permit be obtained prior to any work being done within the Special Flood Hazard Area on the subject property (including dirt work and any structures or additions to existing structures);

11. That the installation of mobile homes on the subject property continually be in conformance with the Pennington County Flood Damage Prevention Ordinance and FEMA P-85;

12. That an approved Building Permit be obtained for each new residence prior to construction and for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;

13. That an approved Removal Permit be obtained prior to any mobile home being removed from the property;

14. That mobile homes not be allowed to be stored unoccupied on the subject property;

15. That all lot numbers must be posted in accordance with Pennington County’s Ordinance #20, preferably of the same type and style of Lot number. Each number shall measure a minimum of 4” high and be of the same colors, preferably reflective, in approximately the same location on each mobile home;

16. That a minimum of two (2) off-street parking spaces be provided for each residence on the subject property. Each parking space must measure a minimum of nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete or asphalt and maintained in such a manner that no dust will result from continuous use;

17. That the interior roads be continually surfaced and maintained with gravel, concrete or asphalt and maintained in a dust free manner;

18. That a Sign Permit be obtained prior to the installation of any signs on the subject property; all signs must meet the requirements of Section 312 of the Pennington County Zoning Ordinance (PCZO);

19. That the property continually remain free of debris and no inoperable or junk vehicles be allowed on the property;
20. That all existing drainage ways be maintained and erosion control measures be implemented on all disturbed areas so as not to allow any sedimentation of existing drainage ways or bodies of water per PCZO Section 507(A). This includes any requirements set forth in the Pennington County Stormwater Quality Manual for erosion and sediment measures; and,

21. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

7. **CONDITIONAL USE PERMIT REVIEW / CU 19-16**: Terry and Marcia Graber. To review an existing second residence to be used as a Bed and Breakfast/Recreational Area in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SE1/4NW1/4 less PT Welcome Lode, Section 33, T1S, R6E, BHM, Pennington County, South Dakota.

To end Conditional Use Permit / CU 19-16 with the applicants’ concurrence.

Vote: unanimous 7 to 0.

8. **CONDITIONAL USE PERMIT REVIEW / CU 19-17**: Adam and Elrod Lacy. To review an existing residence to be used as a Vacation Home Rental in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 2 Revised, Greens Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

To end Conditional Use Permit / CU 19-17 as it is no longer needed.

Vote: unanimous 7 to 0.

9. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07**: Rapid City MHP, LLC. (Cimarron Mobile Home Park). To review a Planned Unit Development to allow a mobile home park in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract C of Lot B of NE1/4 NW1/4 less Pengra Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 06-07 with the following twenty (20) conditions:
1. That the PUD has a maximum of 51 mobile home spaces, one duplex, two stick-built structures and a total of 75 storage units;

2. That each mobile home space be allowed one mobile home, manufactured home or modular home (single-wide or double-wide);

3. That the mobile homes shall have a minimum 20-foot separation between units;

4. That decks and/or porches be allowed as accessory structures to each mobile home;

5. That the mobile homes shall have a minimum front yard setback of ten (10) feet from all access roads within the mobile home park and a setback of twenty-five (25) feet from exterior property lines;

6. That the mobile homes maintain a minimum ten (10) foot rear yard and side yard setback from interior lot lines;

7. That each mobile home space have a minimum of two (2) off-street parking spaces, and that each parking space shall not be less than nine (9) feet by eighteen feet, surfaced with gravel, concrete or asphalt and maintained in such a manner that no dust will result from continuous use;

8. That 13 visitor parking spaces are provided. Each space must measure a minimum of 9 feet x 18 feet, be surfaced in gravel, concrete or asphalt and maintained in a dust free manner;

9. That a Building Permit shall be obtained for the removal or placement of mobile homes or manufactured homes on the property;

10. That a Building Permit be obtained for structures exceeding 144 square feet or located on a permanent foundation which will require a site plan to be reviewed and approved by the Planning Director;

11. That the mobile home park be provided with an on-site management office;

12. That all the interior streets shall be a minimum of 25 feet in width and surfaced with gravel, concrete or asphalt and maintained in a dust free manner as required by Section 305;

13. That prior to the placement of mobile homes or any other structures within the 100-year floodplain, a Floodplain Development Permit shall be submitted for review and approval;

14. That prior to any repair or replacement of the wastewater disposal system, the S.D. Department of Environment and Natural Resources and the Pennington County Environmental Planner shall review and approve the
work and a Floodplain Development Permit shall be obtained for any work within the 100-year floodplain;

15. That the storage units be used exclusively for storage and not retail business activities;

16. That each unit has an individual address that must be posted in accordance with Pennington County Ordinance Amendment #20;

17. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property; significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;

18. That a map be submitted to Rapid City’s GIS Department showing the addresses for each lot within the mobile home park; and,

19. That the first one hundred feet off of Sturgis Road be hard surfaced; and,

20. That this Planned Unit Development be reviewed in two (2) years or upon a complaint basis.

Vote: unanimous 7 to 0.

11. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 19-03**: Prairie Valley Development; Bill Freytag. To review an existing Planned Unit Development to allow for additional lots to be developed on the subject properties in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5 and Lots 22-41, Block 5; Lots 1-19, Block 6, Lots 1-4, Block 7; and Lots 8-15, Block 7; all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less Right-of-Way; and SE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision, Less Right-of-Way, all located in Section 26, T1N, R8E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Major Planned Unit Development Amendment / PU 19-03 with the following twelve (12) conditions:

1. That the Planned Unit Development consists of no more than 145 residential lots, one (1) well lot and one (1) detention lot with a minimum lot size of 7,400 square feet;

2. That a Stormwater Permit be obtained for any land disturbance exceeding 10,000 square feet (including grading, roads, and utility installation) prior to any work being done;
3. That all lots developed after the approval date of Major Planned Unit Development Amendment / PU 19-03 be connected to sewer and water services provided by the City of Rapid City;

4. That a minimum of two (2) off-street parking spaces be provided for each residential lot. All off-street parking spaces on the site shall measure at least 9 feet by 18 feet, be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;

5. That a Building Permit be obtained for any structures exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;

6. That no off-premise signs be allowed within the Planned Unit Development;

7. That the required setbacks for all structures within the Planned Unit Development be a minimum of twenty (20) foot front yard, eight (8) foot side yard, and twenty-five (25) foot rear yard;

8. That each address must be posted in accordance with Pennington County Ordinance #20;

9. That prior to issuance of any Building Permits located within newly platted areas of the subdivision, the roads providing access to the lots must be improved to City Street Design Standards, or the proper exceptions be obtained from the City of Rapid City, and the applicant must install road signs for the new roads;

10. That the single-family residences must be stick-built or double-wide manufactured or modular homes meeting the requirements of Section 204(I) of the Pennington County Zoning Ordinance;

11. That the recorded easements for the south side ditch be strictly maintained and are not encroached upon; and,

12. That this Major Planned Unit Development Amendment be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or the Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

END OF CONSENT AGENDA
6. **CONDITIONAL USE PERMIT REVIEW / CU 18-37**: Glenn and Debbie Lepp. To review a store and fiber mill on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

PT S1/2E1/4 N of Highway, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the July 13, 2020, Planning Commission meeting.)

Chairman Marsh asked to have this Item removed from the Consent Agenda for discussion to note a correction in the recommendation of the Staff Report.

Staff recommend approval the extension of Conditional Use Permit / CU 18-37 with eleven (11) conditions.

Discussion followed.

**Moved by K. Johnson and seconded by Lasseter to approve the extension of Conditional Use Permit / CU 18-37 with the following eleven (11) conditions:**

1. That Conditional Use Permit / CU 18-37 is for the continued on-site operation of an Alpaca Store and fiber mill which is located within the single-family residential structure;

2. That additional uses on the subject property, not approved under CU 18-37, shall require amendments to CU 18-37 in accordance with Pennington County Zoning Ordinance §510(A);

3. That the Alpaca Store business be in compliance with all Federal, State, and Local requirements prior to operations;

4. That all materials for the Alpaca Store shall be stored within an enclosed structure when not in use;

5. That the Alpaca Store may be operated daily, but shall only operate between the hours of 8 a.m. to 7 p.m.;

6. That two (2) portable fire extinguishers, each with a minimum 2 A-BC rating, be placed within the structure that houses the Alpaca Store;

7. That parking is provided per Pennington County Zoning Ordinance § 310;

8. That a Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;

9. That the property remain free of debris and junk, in accordance with Pennington County Ordinance #106;
10. That all outside lighting be continually directed towards the ground and must be of low level intensity, which does not result in excessive glare upon surrounding neighbors; and,

11. That this Conditional Use Permit be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Commission to verify that all Conditions of Approval are being met.


10. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 15-02:
Deerfield Park Condominiums Council of Co-Owners. To review an existing Planned Unit Development in accordance with Section 508 of the Pennington County Zoning Ordinance.

Deerfield Park Condominiums Family Units 1 through 10, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

Staff asked to have this Item removed from the Consent Agenda for discussion.

Proietti noted the property is zoned a Planned Unit Development and not General Agriculture District as stated in the Staff Report.

Staff recommended approval of the extension of Major Planned Unit Development Amendment / PU 15-02 with thirteen (13) conditions.

Discussion followed.

Moved by Runde and seconded by Lasseter to approve of the extension of Major Planned Unit Development Amendment / PU 15-02 with the following thirteen (13) conditions:

1. That the specific uses of this Planned Unit Development continue to be for single-family residences not to exceed ten (10) units located in not more than five (5) structures, of which only Units 5, 7, and 9 may be used for nightly/weekly tourist rental and accessory structures;

2. That the Planned Unit Development continues to be kept clean of all trash, debris and junk;

3. That each residential condominium unit (1-4, 6, 8, and 10) continue to have a minimum of two (2) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
4. That only Condominium Units 5, 7, and 9 may be used for night/weekly rental or normal residential use;

5. That Condominium Units 5, 7, and 9 continue to have a minimum of four (4) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;

6. That the maximum occupancy for the night/weekly rental units (Units #5, #7, #9) shall be two people per bedroom and two people for each living room or family room;

7. That smoke detectors are installed in sleeping rooms and common hallways and tested annually as requested by the Pennington County Fire Coordinator. The smoke detectors must be Underwriters Laboratory (UL) listed and be either AC or battery operated;

8. That 2 lb. ABC dry chemical fire extinguishers continue to be accessible to all guests at all times on each floor or structure as requested by the Pennington County Fire Coordinator;

9. That the nightly/weekly rental units remain licensed with the South Dakota Department of Health as a Vacation Home Rental;

10. That the applicants continually have a Sales Tax License as required by the South Dakota Department of Revenue;

11. That signs be allowed to advertise the nightly/weekly rental units in accordance with Section 312 of the Pennington County Zoning Ordinance;

12. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director; and,

13. That this Planned Unit Development be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Board of Commissioners or Planning Commission to verify that all Conditions of Approval are being met.

12. **LAYOUT PLAN / LPL 20-17**: Jeffery Jamison. To combine lots to create Lot 15R of Oak Meadows Estates in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

**EXISTING LEGAL**: Lots 15, 16, 17, and 18 of Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

**PROPOSED LEGAL**: Lot 15R of Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

Theunissen reviewed the Staff Report indicating the applicant has applied for a Layout Plan to combine lots to create Lot 15R of Oak Meadows Estates.

Staff recommended approval of Layout Plan / LPL 20-17 with the following ten (10) conditions:

1. That at the time of Minor Plat submittal, the applicant obtains an approved County Operating Permit for the single-family residence on Lot 17 to bring the system, into conformance with Pennington County Zoning Ordinance requirements;

2. That at the time of Minor Plat submittal, the address (24472 Oak Meadows Court), for the Guest House on Lot 15, be posted in accordance with Ordinance #20, per County Addressing Coordinator’s comments;

3. That at the time of Minor Plat submittal, the applicant obtains an approved Building Permit for the 14’ x 27’ shed on Lot 16 and pay any associated penalty fees;

4. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

5. That at the time of Minor Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

6. That prior to filing the Plat with the Register of Deeds, the plat meets all requirements of Pennington County Subdivision Regulations, or approved Variance(s) to Subdivision Regulations be obtained waiving any of these requirements that are not met. Subdivision Regulations Variances shall be submitted per Section 700 of Pennington County Subdivision Regulations;

7. That prior to filing the Plat with the Register of Deeds, an approved Conditional Use Permit be obtained for the Guest House on Lot 15;

8. That all natural drainage ways are maintained and are not blocked;
9. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,

10. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

Moved by Rossknecht and seconded by Lasseter to approve of Layout Plan / LPL 20-17 with the following ten (10) conditions:

1. That at the time of Minor Plat submittal, the applicant obtains an approved County Operating Permit for the single-family residence on Lot 17 to bring the system, into conformance with Pennington County Zoning Ordinance requirements;

2. That at the time of Minor Plat submittal, the address (24472 Oak Meadows Court), for the Guest House on Lot 15, be posted in accordance with Ordinance #20, per County Addressing Coordinator’s comments;

3. That at the time of Minor Plat submittal, the applicant obtains an approved Building Permit for the 14’ x 27’ shed on Lot 16 and pay any associated penalty fees;

4. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

5. That at the time of Minor Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

6. That prior to filing the Plat with the Register of Deeds, the plat meets all requirements of Pennington County Subdivision Regulations, or approved Variance(s) to Subdivision Regulations be obtained waiving any of these requirements that are not met. Subdivision Regulations Variances shall be submitted per Section 700 of Pennington County Subdivision Regulations;

7. That prior to filing the Plat with the Register of Deeds, an approved Conditional Use Permit be obtained for the Guest House on Lot 15;

8. That all natural drainage ways are maintained and are not blocked;
9. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,

10. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.


13. PRELIMINARY PLAT / PL 20-18: H & H Land Company No. 2, LLC. To create Tract 1 of South Caputa Addition in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: E1/2SE1/4 and PT GL 1; Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 1 of South Caputa Addition, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

Theunissen reviewed the Staff Report indicating the applicant has applied for a Preliminary Plan to create Tract 1 of South Caputa Addition.

Staff recommended approval of Preliminary Plat / PL 20-18 with the following eleven (11) conditions:

1. That the applicants obtain approved Approach Permits from the County Highway Department prior to installation of any approaches off of Derby Road;

2. That an approved Floodplain Development Permit be obtained prior to any disturbance within the regulated Special Flood Hazard Area;

3. That prior to filing the Plat with the Register of Deeds, the applicant improve Derby Lane to Pennington County Design Standards or obtain an approved Subdivision Regulations Variance to waive these requirements;

4. That the applicant ensures all natural drainage ways are maintained and not blocked;

5. That prior to Final Plat submittal, the Certifications on the Final Plat be in accordance with Section 400.3.1(n) of the Pennington County Subdivision Regulations and are spaced further apart on page 2 of the Plat, per Register of Deeds comments contained in this report;

6. That prior to Final Plat submittal, the Acknowledgement of Owner Certification be corrected, per Register of Deeds comments contained in this report;
7. That at the time of Final Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

8. That at the time of Final Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

9. That at the time of Final Plat submittal, the plat contain one hundred (100) year floodplain limits in accordance with current FEMA maps and Pennington County Subdivision Regulations, Section 400.3(1)(l);

10. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,

11. That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

Moved by Rossknecht and seconded by Lasseter to recommend approval of Preliminary Plat / PL 20-18 with the following eleven (11) conditions:

1. That the applicants obtain approved Approach Permits from the County Highway Department prior to installation of any approaches off of Derby Road;

2. That an approved Floodplain Development Permit be obtained prior to any disturbance within the regulated Special Flood Hazard Area;

3. That prior to filing the Plat with the Register of Deeds, the applicant improve Derby Lane to Pennington County Design Standards or obtain an approved Subdivision Regulations Variance to waive these requirements;

4. That the applicant ensures all natural drainage ways are maintained and not blocked;

5. That prior to Final Plat submittal, the Certifications on the Final Plat be in accordance with Section 400.3.1(n) of the Pennington County Subdivision Regulations and are spaced further apart on page 2 of the Plat, per Register of Deeds comments contained in this report;

6. That prior to Final Plat submittal, the Acknowledgement of Owner Certification be corrected, per Register of Deeds comments contained in this report;
7. That at the time of Final Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

8. That at the time of Final Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

9. That at the time of Final Plat submittal, the plat contain one hundred (100) year floodplain limits in accordance with current FEMA maps and Pennington County Subdivision Regulations, Section 400.3(1)(l);

10. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,

11. That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described property.


14. CONDITIONAL USE PERMIT / CU 20-16: Andrew Vig (Vig Ag Supply). To allow for the sale of Agriculture Equipment and Supplies in a Heavy Industrial District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lots A and B of Tract B of SW1/4 Less Lot H3 of said Lot B, including Lot H2 of Tract B, Section 27, T2N, R8E, BHM, Pennington County, South Dakota.

Molitor reviewed the Staff Report indicating the applicant has applied for a Conditional Use Permit to allow for the sale of Agriculture Equipment and Supplies in a Heavy Industrial District.

Staff recommended approval of Conditional Use Permit / 20-16 with the following seven (7) conditions:

1. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;

2. That the property remain free of debris and junk vehicles;

3. That the address (4750 S. I-90 Service Rd.) be continually posted on the residence so that it is visible from I-90 Service Road, in accordance with Pennington
County’s Ordinance #20;

4. That a minimum of 2 parking spaces be provided, each parking space must be a minimum of 9 feet x 18 feet and be maintained in a dust free manner;

5. That the applicant obtains approved Sign Permits prior to any signs being placed on the property, in accordance with Section 312 of the Pennington County Zoning Ordinance;

6. That the hours of operation be from 8:00 a.m. to 5:30 p.m. or on an appointment basis; and,

7. That Conditional Use Permit / CU 20-16 be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by Lasseter and seconded by Runde to approve of Conditional Use Permit / 20-16 with the following seven (7) conditions:

1. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;

2. That the property remain free of debris and junk vehicles;

3. That the address (4750 S. I-90 Service Rd.) be continually posted on the residence so that it is visible from I-90 Service Road, in accordance with Pennington County’s Ordinance #20;

4. That a minimum of 2 parking spaces be provided, each parking space must be a minimum of 9 feet x 18 feet and be maintained in a dust free manner;

5. That the applicant obtains approved Sign Permits prior to any signs being placed on the property, in accordance with Section 312 of the Pennington County Zoning Ordinance;

6. That the hours of operation be from 8:00 a.m. to 5:30 p.m. or on an appointment basis; and,

7. That Conditional Use Permit / CU 20-16 be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

15. **CONDITIONAL USE PERMIT REVIEW / CU 19-22**: Michael and Soraya Pellan. To review an existing residence to be used as a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 24R, Block B, Edelweiss Mountain Development Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

Molitor reviewed the Staff Report indicating this is a review of the applicants’ Conditional Use Permit.

Staff recommended approval of the extension of Conditional Use Permit / CU 19-22 with the following fourteen (14) conditions:

1. That the maximum overnight occupancy, per Pennington County Zoning Ordinance (PCZO) Section 319(F)(1), be limited to ten (10) people and the maximum daytime occupancy be limited to twenty (20) people, per PCZO Section 319(F)(13);

2. That each review of Conditional Use Permit / CU 19-22, be subject to PCZO Section 511(F)(3), which imposes a $100 fee per review;

3. That the applicant continually maintain current licenses with the South Dakota Department of Health (Vacation Home License) and the Department of Revenue (Sales Tax License) and that copies of these licenses be provided to the Planning Department upon request;

4. That the applicant continually maintain an Evacuation (Emergency) Plan and provide copies to all overnight guests in case there is a need to evacuate guests from the property in the event of an emergency and that a copy of said plan be kept on file at the Planning Department;

5. That a minimum of three (3) off-street parking spaces be provided on-site, per PCZO Section 310(A)(9)(gg), with each measuring a minimum of 9-feet by 18-feet and surfaced with gravel, concrete, or asphalt and maintained in a dust-free manner;

6. That an interior informational sign be posted in accordance with the requirements of PCZO Section 319(G), with 9-1-1 and (605) 394-2151 listed as contacts for Fire Department and Sheriff’s Office respectively, during operation of the Vacation Home Rental;

7. That the lot address (140 Swiss Drive) be posted on the residence at all times and so it is clearly visible from Swiss Drive, in accordance with Pennington County’s Ordinance #20;
8. That the applicant ensure the Vacation Home Rental is continually operated in accordance with the requirements of PCZO Section 319(F) (Performance Standards) at all times;

9. That if the person designated as the Local Contact is ever changed from Patrick Coupens, the interior informational sign be updated and the applicant re-notify the Planning Director and surrounding landowners within 500 feet via notices sent by First Class Mail;

10. That all applicable Federal, State, and local regulations be adhered to at all times, including South Dakota Administrative Rule 44:02:08, which regulates Vacation Home Rentals;

11. That an approved Sign Permit be obtained prior to the placement of any sign(s);

12. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;

13. That upon the sale or transfer of this property located at 135 Swiss Drive, this Conditional Use Permit automatically end; and,

14. That this Conditional Use Permit be reviewed in two (2) years, or as directed by the Pennington County Planning Commission to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by C. Johnson and seconded by Rossknect to approve the extension of Conditional Use Permit / CU 19-22 with the following fourteen (14) conditions:

1. That the maximum overnight occupancy, per Pennington County Zoning Ordinance (PCZO) Section 319(F)(1), be limited to ten (10) people and the maximum daytime occupancy be limited to twenty (20) people, per PCZO Section 319(F)(13);

2. That each review of Conditional Use Permit / CU 19-22, be subject to PCZO Section 511(F)(3), which imposes a $100 fee per review;

3. That the applicant continually maintain current licenses with the South Dakota Department of Health (Vacation Home License) and the Department of Revenue (Sales Tax License) and that copies of these licenses be provided to the Planning Department upon request;

4. That the applicant continually maintain an Evacuation (Emergency) Plan and provide copies to all overnight guests in case there is a need to evacuate
guests from the property in the event of an emergency and that a copy of said plan be kept on file at the Planning Department;

5. That a minimum of three (3) off-street parking spaces be provided on-site, per PCZO Section 310(A)(9)(gg), with each measuring a minimum of 9-feet by 18-feet and surfaced with gravel, concrete, or asphalt and maintained in a dust-free manner;

6. That an interior informational sign be posted in accordance with the requirements of PCZO Section 319(G), with 9-1-1 and (605) 394-2151 listed as contacts for Fire Department and Sheriff’s Office respectively, during operation of the Vacation Home Rental;

7. That the lot address (140 Swiss Drive) be posted on the residence at all times and so it is clearly visible from Swiss Drive, in accordance with Pennington County’s Ordinance #20;

8. That the applicant ensure the Vacation Home Rental is continually operated in accordance with the requirements of PCZO Section 319(F) (Performance Standards) at all times;

9. That if the person designated as the Local Contact is ever changed from Patrick Coupens, the interior informational sign be updated and the applicant re-notify the Planning Director and surrounding landowners within 500 feet via notices sent by First Class Mail;

10. That all applicable Federal, State, and local regulations be adhered to at all times, including South Dakota Administrative Rule 44:02:08, which regulates Vacation Home Rentals;

11. That an approved Sign Permit be obtained prior to the placement of any sign(s);

12. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;

13. That upon the sale or transfer of this property located at 135 Swiss Drive, this Conditional Use Permit automatically end; and,

14. That this Conditional Use Permit be reviewed in two (2) years, or as directed by the Pennington County Planning Commission to verify that all Conditions of Approval are being met.

16. **PLANNED UNIT DEVELOPMENT REVIEW / PU 05-18**: Gordon Howie. To review an existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1; Lots 2A, 3A, 4A, 5A of Block 1 and Lots 2B, 3B, 4B, 5B, 6A and 6B of Block 1; Lot 1 of Block 2; Lots 3-6 of Block 3; Wastewater Lot 1; Balance of Tract A; all located in Gulch No. 2 Subdivision, all located in Section 32, T1N, R9E, and GL 3 Less ROW; and GL 4 located in Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

Molitor reviewed the Staff Report indicating a complaint had been received and the Planned Unit Development was placed on the Agenda for review.

Staff recommended approval of the extension of Planned Unit Development / PU 05-18 with the following ten (10) conditions:

1. That prior to any further platting with this Planned Unit Development, the second means of vehicular ingress/egress be engineered and constructed to Ordinance 14 Standards or a Variance to the Subdivision Regulations be obtained;

2. That prior to any further platting within this Planned Unit Development, written authorization is obtained from the local water supplier (i.e. Cedar Gulch No. 2 Water and Sanitary District) that there is an adequate water supply to serve the proposed subdivision or a Variance to the Subdivision Regulations be obtained;

3. That prior to any work being done within the 100-year floodplain, a Floodplain Development Permit be obtained;

4. That no lots within the PUD be allowed direct access onto Bradsky Road;

5. That the PUD consists of no more than 150 lots and the minimum lot size be one (1) acre;

6. That the Special Animal Keeping Regulations, as outlined in Section 204-G of the Pennington County Zoning Ordinance, and no more than one (1) large animal be housed on one (1) acre, be continually followed;

7. That all residences must meet the standards for stick-built and manufactured homes as outlined in Section 204;

8. That the minimum setbacks for the Planned Unit Development shall be twenty-five (25) feet from all property lines and fifty-eight (58) feet from all Section Lines;

9. That the Homeowner's Association, Water and Sanitary District and Road District remain active and provide for the maintenance of the community water system, the road system, and all common areas; and,
10. That this PUD be reviewed on a complaint basis or at the direction of the Planning Commission or Board of Commissioners.

Discussion followed.

Moved by K. Johnson and seconded by Lasseter to approve of the extension of Planned Unit Development / PU 05-18 with the following ten (10) conditions:

1. That prior to any further platting with this Planned Unit Development, the second means of vehicular ingress/egress be engineered and constructed to Ordinance 14 Standards or a Variance to the Subdivision Regulations be obtained;

2. That prior to any further platting within this Planned Unit Development, written authorization is obtained from the local water supplier (i.e. Cedar Gulch No. 2 Water and Sanitary District) that there is an adequate water supply to serve the proposed subdivision or a Variance to the Subdivision Regulations be obtained;

3. That prior to any work being done within the 100-year floodplain, a Floodplain Development Permit be obtained;

4. That no lots within the PUD be allowed direct access onto Bradsky Road;

5. That the PUD consists of no more than 150 lots and the minimum lot size be one (1) acre;

6. That the Special Animal Keeping Regulations, as outlined in Section 204-G of the Pennington County Zoning Ordinance, and no more than one (1) large animal be housed on one (1) acre, be continually followed;

7. That all residences must meet the standards for stick-built and manufactured homes as outlined in Section 204;

8. That the minimum setbacks for the Planned Unit Development shall be twenty-five (25) feet from all property lines and fifty-eight (58) feet from all Section Lines;

9. That the Homeowner's Association, Water and Sanitary District and Road District remain active and provide for the maintenance of the community water system, the road system, and all common areas; and,

10. That this PUD be reviewed on a complaint basis or at the direction of the Planning Commission or Board of Commissioners.

17. **ORDINANCE AMENDMENT / OA 20-05**: Pennington County. To amend Section 510 “Conditional Use Permits” [to amend and supersede the existing Section 510 “Conditional Use Permits”] of the Pennington County Zoning Ordinance.

Molitor reviewed the Staff Report stating this is an Ordinance Amendment to amend Section 510 “Conditional Use Permits” [to amend and supersede the existing Section 510 “Conditional Use Permits”] of the Pennington County Zoning Ordinance.

Staff recommended approval of Ordinance Amendment / OA 20-05.

Discussion followed.

Moved by Rossknect and seconded by C. Johnson to continue Ordinance Amendment / OA 20-05 to the August 10, 2020, Planning Commission meeting.


18. **ORDINANCE AMENDMENT / OA 20-06**: Pennington County. To amend Section 514 “Violations and Penalties” [to amend and supersede the existing Section 514 “Violations and Penalties”] of the Pennington County Zoning Ordinance.

Molitor reviewed the Staff Report stating this is an Ordinance Amendment to amend Section 514 “Violations and Penalties” [to amend and supersede the existing Section 514 “Violations and Penalties”] of the Pennington County Zoning Ordinance.

Staff recommended approval of Ordinance Amendment / OA 20-06.

Moved by Runde and seconded by K. Johnson to approve of Ordinance Amendment / OA 20-06.


19. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission’s recommendations from the July 13, 2020, Planning Commission meeting, with the exception of Layout Plan 20-14: Grandview Land, LLC (Dan Lewis); Gordon Howie – Agent. To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way. This Item was continued to the August 4, 2020, Board of Commissioner’s meeting.

20. **ITEMS FROM THE PUBLIC**

No motions or actions were taken at this time.
21. **ITEMS FROM THE STAFF**

   A. Planning Department. Molitor noted Michaele Hoffman’s last meeting with the Planning Commission and thanked her for all her work with the Planning Department.

22. **ITEMS FROM THE MEMBERSHIP**

   Chairman Marsh spoke of subdivision of property and what prompts an increase in density to apply to waive Subdivision Regulations requirements. He further spoke of the language to add to the Notice of Hearing letters of where the Agenda and Staff Reports can be found prior Planning Commission meetings.

   Commissioner Rossknecht asked Staff to clarify the language “permanently anchored to the ground.”

23. **ADJOURNMENT**

   Moved by Lasseter and seconded by K. Johnson to adjourn.

   **Roll Call:** Marsh – aye, Coleman – aye; Rossknecht – aye; Lasseter – aye, K. Johnson – aye, C. Johnson – aye, and Runde - aye. **Roll Call Vote:** carried 7 to 0.

   The meeting adjourned at 10:44 a.m.

Rich Marsh, Chairperson
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: SUBDIVISION REGULATIONS VARIANCE / SV 20-02: H & H Land Company #2, LLC; Brian Hammerbeck – Agent. To waive road improvements to Derby Lane and to waive submittal of percolation tests and soil profile information in a General Agriculture District in accordance with Sections 205, 700, and 509 of the Pennington County Subdivision Regulations and Zoning Ordinance.

E1/2SE1/4 and PT GL 1; Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

Staff recommends to continue Subdivision Regulations Variance / SV 20-02 to the August 18, 2020, Board of Adjustment meeting.
STAFF REPORT

GENERAL INFORMATION:

REQUEST:                     SUBDIVISION REGULATIONS VARIANCE / SV 20-02: To waive road improvements to Derby Lane and to waive submittal of percolation tests and soil profile information in a General Agriculture District in accordance with Sections 205, 700, and 509 of the Pennington County Subdivision Regulations and Zoning Ordinance.

APPLICANT:                   H & H Land Company #2, LLC

APPLICANT ADDRESS:           528 Kansas City Street, Rapid City, SD 57701

AGENT:                      Brian Hammerbeck

AGENT ADDRESS:               528 Kansas City Street, Rapid City, SD 57701

SURVEYOR / ENGINEER:         D. C. Scott Surveyors

ADDRESS:                    3153 Anderson Road, Rapid City, SD 57703

LEGAL DESCRIPTION:           EXISTING LEGAL: E1/2SE1/4 and PT GL 1; Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

                           PROPOSED LEGAL: Tract 1 of South Caputa Addition, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

SITE LOCATION:              23553 Saint Germaine Road; south of the intersection of E. Highway 44 and Saint Germaine Road.

SIZE:                      EXISTING: 90.41 acres

                           PROPOSED: 40.00 acres

TAX ID:                    70631

EXISTING LAND USE          Residential / Agriculture

SUBDIVISION REGULATIONS / ZONING REFERENCE: Section Sections 205, 700, and 509

Page 1 of 8
I. PROPOSED RECOMMENDATION
   A. Staff will be recommending to continue Subdivision Regulations Variance / SV 20-02 to the August 18, 2020, Board of Adjustment meeting.

II. GENERAL DESCRIPTION
   A. The applicant’s agent, Brian Hammerbeck, is in the process of subdividing one (1) existing lot into two (2) lots.
   B. The applicant has submitted a Subdivision Regulations Variance request to waive submittal of the following platting requirements:
      1. Any additional improvements to Derby Lane; and,
      2. Percolation tests and soil profile hole information.

III. CRITERIA FOR VARIANCE REQUEST
The Pennington County Subdivision regulations requires that the Board of County Commissioners shall review the following criteria when considering a Subdivision Regulations Variance request:

   A. **The granting of the Variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.**
      1. Creating proposed Tract 1 of Caputa Addition will increase traffic density of Derby Lane. The applicant has stated that the use of the proposed lot will be for agricultural purposes only and will not result in any increased traffic on Derby Lane. Therefore, this request should not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties. However, if the lot is ever subdivided, rezoned, or developed for a use other than agricultural, these criteria could be negatively affected.

   "Agenda Item A
H & H Land Company No. 2, LLC
August 4, 2020

CURRENT ZONING: General Agriculture District

SURROUNDING ZONING:
   North General Agriculture District
   South General Agriculture District
   East General Agriculture District
   West General Agriculture District
Limited Agriculture District

PHYSICAL CHARACTERISTICS: Flat / Open Prairie

UTILITIES: None

REPORT BY: Jason Theunissen"
B. Because of the particular physical surroundings, shape, or topographic conditions of the specific property involved, an undue hardship to the owner would result if the strict letter of this Ordinance is enforced.
   1. There appears to be no particular physical surroundings, shape, or topographic conditions that would cause undue hardship to the owner. Strict application of this Ordinance would require the applicant to improve Derby Road to Ordinance 14 standards and submit percolation tests and soil profile hole information.

C. The Variance will not cause a substantial increase in public costs.
   1. Granting this Variance should not cause any increase in public costs.

D. The Variance will not, in any manner, place the subdivision in nonconformance with the Pennington County Subdivision Regulations, Zoning Ordinance or Comprehensive Plan.
   1. Future Land Use of the proposed Tract 1 is identified as Low Density Residential District. Granting this Variance will not place the subdivision in nonconformance with the Pennington County Zoning Ordinance or the Pennington County Comprehensive Plan. However, in the future, if the lot is ever subdivided, rezoned, or developed for a use other than agricultural, it could create nonconformance with County Ordinances.

IV. EXISTING CONDITIONS
   A. Zoned General Agriculture District.
   B. 90.41 acres.
   C. Special Flood Hazard Area (100-year) – FIRM Panel 46103C1275H.
   D. Access taken off of Saint Germaine Road.
   E. 40’ x 60’ pole barn – County Building Permit 2009COBP0154.
   F. On-site Wastewater Treatment System – Permit 2000COSD0028.
   G. Single-family residence – built in 1910, according Department of Equalization records.
   H. 24’ x 24’ detached garage – built in 1930, according Department of Equalization records.

V. PROPOSED LOT (Preliminary Plat / PL 20-18)
   A. Tract 1 of South Caputa Addition.
   B. Zoned General Agriculture (40-acre minimum lot size).
      1. Future Land Use designation is Low Density Residential District.
   C. 40 acres.
   D. Special Flood Hazard Area (100-year) – FIRM Panel 46103C1275H.
   E. Vacant of structures.
   F. Access is to be taken off of Derby Lane.
Proposed Tract 1 of South Caputa Addition
VI. REQUEST FOR COMMENT

A. County Highway Department
   1. An approach permit will need to be obtained for Tract 1. If the parcels stay zoned for general agriculture, the Highway Department would not oppose waiving the requirement of improving Ordinance 14 Pennington County Design Standards. If zoning status changes for further subdivision of the parcel, the Highway Department would require that Derby Lane be improved to be in compliance with Ordinance 14.

B. County Environmental Planner II
   1. No septic information could be found for the existing house. I have no further concerns with this proposal however, if the applicant decides to install new septic systems on the property all rules of Pennington County Zoning Ordinance 204-J must be followed.

C. County Ordinance Enforcement
   1. No known violations.

D. Emergency Services (9-1-1)
   1. No comments from 911.

E. Department of Equalization
   1. Looks good at this stage!

F. County Addressing Coordinator / Floodplain Manager
   1. No addressing concerns at this time. Future addresses must be posted in accordance with Pennington County Ordinance 20.
   2. There is Special Flood Hazard Area (SFHA) on the property – FIRM Panel 46103C1275H.
   3. Final Plat will need to contain one hundred (100) year floodplain limits in accordance with Pennington County Subdivision Regulations, Section 400.3(1)(l).
   4. A Floodplain Development Permit will be required for any work within the SFHA.

G. Register of Deeds
   1. Plat heading is ok.
   2. Certificates appear to be required certificates per state statute.
   3. Acknowledgement of owner needs to read that Brian Hammerbeck is signing on behalf of H&H Land Company No. 2 LLC, he is not signing individually.
   4. Please use page 2 space better and give more room for certificates, many offices use seals and need room so that their seal does not cover up signatures or other language. If something gets covered up, the plat may not be accepted for recording.

H. West River Electric
   1. West River Electric has no comments regarding the Preliminary Plat – Variance – H&H that is attached.
VII. ANALYSIS

A. May 19, 2020 – the Board of Commissioners approved Layout Plat / LPL 20-09 to create Tract D of Hook J Addition with the following eleven (11) conditions:

1. That the applicants obtain approved Approach Permits from the County Highway Department prior to installation of any approaches off of Derby Road;
2. That an approved Floodplain Development Permit be obtained prior to any disturbance within the regulated Special Flood Hazard Area;
3. That prior to filing the Plat with the Register of Deeds, the remaining unplatted portions of the parent lots (Tax IDs 650, 651, 13381) be Rezoned appropriately, to include a Comprehensive Plan Amendment, or an approved Lot Size Variance be obtained;
4. That prior to filing the Plat with the Register of Deeds, the applicant improves Derby Lane to Pennington County Design Standards or obtain an approved Subdivision Regulations Variance to waive these requirements;
5. That the applicants ensure all-natural drainage ways are maintained and not blocked;
6. That the Certifications on the Minor Plat be in accordance with Section 400.3.1(n) of the Pennington County Subdivision Regulations and Register of Deeds comments contained in this report;
7. That at the time of Minor Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
8. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
9. That at the time of Minor Plat submittal, the plat contain one hundred (100) year floodplain limits in accordance with current FEMA maps and Pennington County Subdivision Regulations, Section 400.3(1)(l);
10. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,
11. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.
B. July 27, 2020 – the Planning Commission approved Preliminary Plat / PL 20-18 to create Tract 1 of South Caputa Addition, with the following eleven (11) conditions:

1. That the applicants obtain approved Approach Permits from the County Highway Department prior to installation of any approaches off of Derby Road;

2. That an approved Floodplain Development Permit be obtained prior to any disturbance within the regulated Special Flood Hazard Area;

3. That prior to filing the Plat with the Register of Deeds, the applicant improve Derby Lane to Pennington County Design Standards or obtain an approved Subdivision Regulations Variance to waive these requirements;

4. That the applicant ensures all natural drainage ways are maintained and not blocked;

5. That prior to Final Plat submittal, the Certifications on the Final Plat be in accordance with Section 400.3.1(n) of the Pennington County Subdivision Regulations and are spaced further apart on page 2 of the Plat, per Register of Deeds comments contained in this report;

6. That prior to Final Plat submittal, the Acknowledgement of Owner Certification be corrected, per Register of Deeds comments contained in this report;

7. That at the time of Final Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

8. That at the time of Final Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

9. That at the time of Final Plat submittal, the plat contain one hundred (100) year floodplain limits in accordance with current FEMA maps and Pennington County Subdivision Regulations, Section 400.3(1)(l);

10. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,

11. That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described property.

C. The Preliminary Plat / PL 20-18 will also be heard by the Board of Commissioners on August 4, 2020.

D. Granting this Variance will satisfy Condition #3 of Preliminary Plat / PL 20-18.
E. With this request, the applicant is requesting to waive the following plating requirements:
1. Any additional road improvements to Derby Lane;
2. Percolation tests and soil profile hole information.


F. July 28, 2020, - Staff received a phone call from a representative of H&H Land Company No. 2 stating the required Notice of Hearing Letters were not mailed within the 10-day notice and asked that this item be continued to the August 18th Board of Adjustment meeting in order for the request to be readvertised and the Notice of Hearing letters to be mailed.

RECOMMENDATION: Staff recommends to continue Subdivision Regulations Variance / SV 20-02 to the August 18, 2020, Board of Adjustment meeting.
SURVEY PLAT OF
TRACT 1 OF SOUTH CAPUTA ADDITION
LOCATED IN THE E1/2 SE/4 AND THAT PART OF GOVERNMENT LOT 1
LYING SOUTH OF RAILROAD RIGHT-OF-WAY
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE BLACK HILLS MERIDIAN,
PENNINGTON COUNTY, SOUTH DAKOTA.
JUNE, 2020

FOR REVIEW
PRINT DATE JUNE 10, 2020

SURVEYOR'S STATEMENT

I, Dean G. Scott, Registered Land Surveyor, do hereby state that at the request of the Owners listed herein, I have surveyed the tract of land as shown hereto, and have marked upon the ground the boundaries in the manner shown, and that this plat is correct to the best of my knowledge, information and belief. Certain easements, restrictions, or other property rights of public record or private agreement may not be shown.

IN WITNESS WHEREOF, I hereby set my hand and seal this day of , 20

Registered Land Surveyor No. 4897

OWNERS' CERTIFICATE

I, Brian Hammerbeck, do hereby certify that N & W Land Company No. 2 LLC is the Owner of the land shown and described herein, and that I did authorize and direct to be made and approved the survey and plat for and on behalf of N & W Land Company No. 2 LLC. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

IN WITNESS WHEREOF, I hereby set my hand
this day of , 20

Brian Hammerbeck, Member

ACKNOWLEDGEMENT OF OTHERS

STATE OF SOUTH DAKOTA County of Pennington

On this day of , 20, before me, the undersigned officer, personally appeared Brian Hammerbeck known to me to be the person who executed the foregoing Owner's Certificate, and acknowledged to me that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public

CERTIFICATE OF HIGHWAY AUTHORITY

For SDCL 12-9-15.1 access to this property from the adjoining highway or street is approved. Specific approach location and configuration must conform to all current highway and/or street regulations.

DATED this day of , 20

Highway or Street Authority

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Pennington County, South Dakota, do hereby certify that all taxes which are here upon the land described herein, as shown by the records of my office, are fully paid.

DATED this day of , 20

Pennington County Treasurer

RESOLUTION OF GOVERNING BOARD

I, Auditor of Pennington County, South Dakota, do hereby certify that at an official meeting held on the day of , 20, the Pennington County Commissioners, by resolution, did approve the plat as shown hereto.

DATED this day of , 20

Pennington County Auditor

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Pennington County, South Dakota, do hereby certify that I have a copy of the herein described plat in my office.

DATED this day of , 20

Pennington County Director of Equalization

CERTIFICATE OF REGISTRY OF DEEDS

Filed for record this day of , 20, at o'clock m. and recorded as Document No.

Pennington County Register of Deeds
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: SECOND READING OF REZONE / RZ 20-03: Richard Sterkel. To rezone 10.01 acres from Limited Agriculture District to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Zoning Ordinance.

Lot G, Clemmons Addition, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

Planning Commission recommended approval of Rezone / RZ 20-03.

(The Board of Commissioners approved the First Reading of this Rezone on July 21, 2020.)
STAFF REPORT

GENERAL INFORMATION:

REQUEST: REZONE / RZ 20-03: To rezone 10.01 acres from Limited Agriculture District to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Zoning Ordinance.

APPLICANT: Richard Sterkel

APPLICANT ADDRESS: 5702 Green Valley Drive, Rapid City, SD 57703

OWNER: Harley Mohr Trust

OWNER ADDRESS: 510 130th Street NW, Aberdeen, SD 57401

LEGAL DESCRIPTION: Lot G, Clemmons Addition, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

SITE LOCATION: East of the intersection of Reservoir Road and Green Valley Drive.

SIZE: 10.01 acres

TAX ID: 68551

EXISTING LAND USE: Vacant

ZONING REFERENCE: Sections 206, 208, and 508

CURRENT ZONING: Limited Agriculture District

SURROUNDING ZONING:

<table>
<thead>
<tr>
<th>Side</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Limited Agriculture District</td>
</tr>
<tr>
<td>South</td>
<td>Limited Agriculture District</td>
</tr>
<tr>
<td>East</td>
<td>Suburban Residential District</td>
</tr>
<tr>
<td>West</td>
<td>Limited Agriculture District</td>
</tr>
</tbody>
</table>

PHYSICAL CHARACTERISTICS: Flat

UTILITIES: Private

REPORT BY: Jason Theunissen
I. PROPOSED RECOMMENDATION
   A. Staff will be recommending approval of Rezone / RZ 20-03.

II. GENERAL DESCRIPTION
   A. The applicant, Richard Sterkel, has requested to rezone 10.01 acres from
      Limited Agriculture District to Suburban Residential District.
   B. The applicant is currently working through the City of Rapid City to
      subdivide the subject property in order to create eight (8) residential lots
      ranging in size from 1/2-acre to 1+ acres.

III. EXISTING CONDITIONS
   A. Limited Agriculture District.
   B. 10.01 acres.
   C. Access off of Highway 40.
   D. Special Flood Hazard Area (100-year) and Floodway.
      1. FIRM Panel 46103C0811H.
   E. No structures on subject property.
   F. No existing utilities.
   G. Within the 3-mile platting jurisdiction of the City of Rapid City.

IV. CURRENT ZONING WITHIN 1/2-MILE
   A. General Agriculture District.
   B. Limited Agriculture District.
   C. Low Density Residential District.
   D. Suburban Residential District.
   E. Planned Unit Development District.
V. FUTURE LAND USE ZONING WITHIN 1/2-MILE
   A. Low Density Residential District.
   B. City of Rapid City Limits.

VI. REQUEST FOR COMMENT
   A. County Highway Department
      1. Highway Department has no comments.
   B. County Natural Resources Director
      1. No objections.
   C. Rapid City Public Works
      1. The City Public Works Department had no concerns with this rezone.
   D. Rapid City Community Development
      1. Plan Rapid City Future Land Use designation of the property is Rural Residential. Green Valley Drive is classified as a Proposed Collector on the Major Street Plan.
   E. City of Rapid City Current Planning
      1. A majority of the property is located within a flood hazard designation as determined by the Federal Emergency Management Agency (FEMA). In particular, the western portion of the property is designated floodway. The balance of the property is located within the Federally designated 100 year or 500 year floodplain with the exception of a small area in the northeast corner of the property, which is located outside of any flood designation. The City's Future Land Use Plan identifies the floodway area as restricted for development due to the flood issues. The balance of the property is identified as appropriate for Rural Reserve which allows a minimum 3-acre lot size. The City's Future Land Use Plan does not support the proposed Rezone request to Suburban Residential District.
      2. The City's Major Street Plan identifies Green Valley Drive as a collector street. Greenfield Drive is classified as a local street. Access to the property should be taken from Greenfield Drive.
3. The property is located within the City’s 3-mile platting jurisdiction. Any future subdivision of the property will require that the streets be improved to City Street Design Standards as per the Infrastructure Design Criteria Manual. In addition, water and sewer must be provided in compliance with the same manual.

VII. ANALYSIS

A. May 26, 2020 – The applicant applied for Rezone / RZ 20-03.

B. There are currently several Suburban Residential District properties located within 1/2-mile of the subject property. Future Land Use, as of the date of application, identifies Suburban Residential as the primary Zoning District within 1/2-mile of the subject property.

C. The applicant’s request to rezone appears to be in harmony with the Current and Future Land Use zoning.

RECOMMENDATION: Staff is recommending approval of Rezone / RZ 20-03.
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT

ITEM: SECOND READING OF REZONE / RZ 20-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 20-03: James and Marilyn Dean. To rezone 10.00 acres from General Agriculture District to Low Density Residential District and to change the Future Land Use from Planned Unit Development Sensitive to Low Density Residential District in accordance with Sections 205, 207, 213, and 508 of the Pennington County Zoning Ordinance.

All of Eddy #1 Lode MS 523, Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

Planning Commission recommended approval of Rezone / RZ 20-04 and Comprehensive Plan Amendment / CA 20-03.

(The Board of Commissioners approved the First Reading of this Rezone and Comprehensive Plan Amendment on July 21, 2020.)
STAFF REPORT

GENERAL INFORMATION:

REQUEST: REZONE / RZ 20-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 20-03: To rezone 10.00 acres from General Agriculture District to Low Density Residential District and to change the Future Land Use from Planned Unit Development Sensitive to Low Density Residential District in accordance with Sections 205, 207, 213, and 508 of the Pennington County Zoning Ordinance.

APPLICANT / OWNER: James and Marilyn Dean

APPLICANT ADDRESS: 23863 Palmer Gulch Road, Hill City, SD 57745

LEGAL DESCRIPTION: All of Eddy #1 Lode MS 523, Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

SITE LOCATION: 12626 Eddy Lode Road; west of the intersection of Palmer Gulch Road and Eddy Lode Road.

SIZE: 10.00 acres

TAX ID: 4401

EXISTING LAND USE: Residential

ZONING REFERENCE: Sections 205, 207, 213, and 508

CURRENT ZONING: General Agriculture District

- North: General Agriculture District
- South: Low Density Residential District
- East: Low Density Residential District
- West: General Agriculture District

PHYSICAL CHARACTERISTICS: Hills / Forested

UTILITIES TAX ID 4401: Private

UTILITIES TAX ID 69917: None
I. PROPOSED RECOMMENDATION
   A. Staff will be recommending approval of Rezone / RZ 20-04 and Comprehensive Plan Amendment / CA 20-03.

II. GENERAL DESCRIPTION
   A. June 10, 2020, the applicants, James and Marilyn Dean, applied for a request to rezone approximately 10.00 acres from General Agriculture District to Low Density Residential District. The applicants are also requesting to amend the Pennington County Comprehensive Plan to change the Future Land Use from General Agriculture District to Low Density Residential District.
   B. June 10, 2020, June 10, 2020, the applicants, James and Marilyn Dean, requested to reconfigure lot lines on the subject properties to create Lot A, Lot B, Lot C of JM Dean Subdivision and Tract 5R of Storm Hill Subdivision. Proposed Lot A will have approximately 3 acres, proposed Lot B will have approximately 6.76 acres, proposed Lot C will have approximately 3.00 acres, and proposed Tract 5R will have approximately 6.76 acres.

III. EXISTING CONDITIONS
   A. Zoned: General Agriculture District.
   B. 10 acres.
   C. Access taken off of Palmer Gulch Road.
   D. No Special Flood Hazard Area on the subject property.
   E. Lot contains:
         i. Onsite Wastewater Operating Permit / COOP16-0107.
      c. 30’ x 50’ shed / COBP16-0539.
IV. SURROUNDING CURRENT ZONING WITHIN 1 MILE OF THE SUBJECT PROPERTY
   A. General Agriculture District.
   B. Low Density Residential District.
   C. Limited Agriculture District.

V. SURROUNDING FUTURE LAND USE (FLU) ZONING WITHIN 1 MILE OF THE SUBJECT PROPERTY
   A. Public Land.
   B. PUD Sensitive.
   C. Low Density Residential District.
VI. REQUEST FOR COMMENT

A. County Highway Department
   A. The Highway Department has no comments.

B. County Fire Administrator
   A. No comments received.

C. County Environmental Planner II
   A. The applicant for the future Lot C has an approved septic permit attached with BP94-153 and a valid Operating Permit, COOP16-0107. The applicant for future Lot 5R has an approved septic permit 1995COSD0036 and an Operating Permit that expires July 10, 2020 (COOP14-0277). If any future applicants wish to install a septic system on the remaining lots all rules of Pennington County Zoning Ordinance 204-J must be followed.

D. County Addressing Coordinator
   A. No addressing concerns at this time. Future addresses will be assigned during the Building Permit application process. Once assigned, addresses must be posted in accordance with Pennington County Ordinance #20.
   B. No Special Flood Hazard Area on the subject property.

E. Emergency Services (911)
   A. Good here.

F. County Sherriff’s Office
   A. No comment received.

G. Register of Deeds
   A. No comment received.

H. Department of Equalization
   A. Because this is a rezone and doesn’t affect parcel shape/size/ownership/legal, I have no comments.

I. U.S. Forest Service
   1. No additional access roads will be authorized across National Forest System lands.
   2. Protect all posted boundary line corners, signs and bearing trees.
   3. Adhere to the setback requirements along the posted boundary between National Forest System lands and private property.
   4. Protect all known stream courses, ponds and riparian areas located on National Forest System lands.
   5. No resource damage to occur on National Forest System lands.
   6. All proposed drain fields, leach lines or septic systems will need to be located on private property and not located on or drain or leach onto National Forest System lands.
   7. All construction materials, supplies, trash or garbage will not be located or dumped on National Forest System lands.
   8. Public roads in this area of the Black Hills National Forest are classified as “Roads Open to Highway Legal Vehicles Only” and “Highways, US, State” per the latest version of the Motor Vehicle Use Map.
9. No motorized trailheads or motorized trails or motorized roads are planned or scheduled for this portion of the Black Hills National Forest.

10. No motorized trails for ATV, motorcycles or ORV will be authorized from private property unto National Forest System lands (USFS does not want unauthorized trails constructed on National Forest System lands).

J. Black Hills Energy

A. Tract 5 has powerlines on the lot. It was filed in 1995. Looks like Tract 4 was filed in 1938 – see image below provided by Black Hills Energy (BHE).

Map from BHE showing powerline placement on Tract 4 and 5.

VII. ANALYSIS

A. June 10, 2020, the applicants, James and Marilyn Dean, applied for a request to rezone approximately 10.00 acres from General Agriculture District to Low Density Residential District.

B. The applicant is also requesting to amend the Pennington County Comprehensive Plan to change the Future Land Use from General Agriculture District to Low Density Residential District.
C. The applicant’s request to rezone from General Agriculture District to Low Density Residential District is not in harmony with Pennington County’s Proposed Future Land Use (FLU).

D. There is currently Low Density Residential District zoning lying directly to the southeast of the subject property.
   A. Although the zoning request does not match the county’s FLU, it is in harmony with the existing uses of the land and lot sizes in the general area.

**RECOMMENDATION:** Staff recommends approval of Rezone / RZ 20-04 and Comprehensive Plan Amendment / CA 20-03.
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: SECOND READING OF ORDINANCE AMENDMENT / OA 20-03:
Pennington County. To amend Section 309-C-6 “Yard, Building Setback
Exceptions” [to replace and supersede Section 309-C-6 “Yard, Building
Setback Exceptions”] of the Pennington County Zoning Ordinance.

Planning Commission recommended approval of Ordinance Amendment / OA
20-03.

(The Board of Commissioners approved the First Reading of this Ordinance
Amendment on July 21, 2020.)
STAFF REPORT

GENERAL INFORMATION:

REQUEST:  

ORDINANCE AMENDMENT / OA 20-03: To amend Section 309-C-6 “Yard, Building Setback Exceptions” [to replace and supersede Section 309-C-6 “Yard, Building Setback Exceptions”] of the Pennington County Zoning Ordinance.

REPORT BY:  

Brittney Molitor

GENERAL DESCRIPTION: To amend Section 309-C-6 “Yard, Building Setback Exceptions to clarify the requirements and to allow accessory structures in the front yard on larger lots without a Variance.

PROPOSED TEXT:

SECTION 309 - YARD, BUILDING SETBACK EXCEPTIONS

C. The purpose here is to clarify certain conditions pertaining to the use of lots and access points:

6. Accessory buildings shall not be located in any required front yard in residential zoning districts less than one (1) acre.

RECOMMENDATION: Staff recommends approval of Ordinance Amendment / OA 20-03.
PLANNING DEPARTMENT
MEMORANDUM

TO:       PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM:     PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM:     SECOND READING OF ORDINANCE AMENDMENT / OA 20-04:
Pennington County. To amend Section 511 “Fees” [to replace and supersede
Section 511 “Fees”] of the Pennington County Zoning Ordinance.

Planning Commission recommended approval of Ordinance Amendment / OA
20-04.

(The Board of Commissioners approved the First Reading of this Ordinance
Amendment on July 21, 2020.)
STAFF REPORT

GENERAL INFORMATION:

REQUEST:  

ORDINANCE AMENDMENT / OA 20-04: To amend Section 511 “Fees” [to replace and supersede Section 511 “Fees”] of the Pennington County Zoning Ordinance.

REPORT BY:  

Brittney Molitor

GENERAL DESCRIPTION: To amend Section 511 “Fees” to update and alphabetize this Section.

PROPOSED TEXT:

SECTION 511 - FEES

The below prescribed fees are payable to Pennington County and must be levied and collected by the Planning Department. All fees will be rounded to the nearest whole dollar.

A. Building Permit:

1. **Commercial/Industrial building or structure.** $100.00 or .01 of construction cost (including cost of building or structure, parking areas, and roads), whichever is greater.
   
   a. Construction cost will be determined by bid, bill of sale, or materials list.

2. **Demolition or removal of building or structure.** Building Permit required (no charge).

3. **Mobile Home.** A Building Permit is required for the placement of any mobile, manufactured, or modular home.
   
   a. Mobile Home Park. Fee for mobile, manufactured, or modular home placed within an approved mobile home park. $50.00.

   b. Other. Fee for mobile, manufactured, or modular home placed outside an approved mobile home park will be calculated at $45.00 per square foot x.004 or $25, whichever is greater.

4. **Recreational Park Trailer (also referred to as “Park Model Home”).** A Building Permit is required for the placement of any recreational park trailer deemed an improvement to the land and taxable as real property under SDCL 10-4-2.
5. **Renewal of Building Permit.** $25.00 or 25% of original Building Permit fee, whichever is greater.

6. **Residential/Non-Commercial building or structure.** $25.00 or .004 of construction cost, whichever is greater.

   a. **Calculation of Construction Cost.**

      i. Dwelling or residential accessory building or structure. Construction cost will be determined by bid, minus labor costs. If work is performed by a licensed contractor, a bid is required. If no bid is available (i.e., work is performed by a property owner) then construction cost will be determined by square feet using the most current International Code Council Building Valuation Data.

      ii. Agricultural building or structure (not including dwellings). Real property must be zoned and taxed Agriculture. Construction cost will be calculated at $15.00 per square foot.

      iii. Fence over eight feet in height. Construction cost will be calculated at $10.00 per square foot.

      iv. Retaining wall over four feet in height. Construction cost will be calculated at $10.00 per square foot.

7. **Temporary Building Permit.** $60.00

B. **Conditional Use Permit under Section 510:** $300.00

C. **Energy System:**

   1. **Solar Energy System (utility-scale).**

      a. Application. $1,000.00

      b. Annual Review Fee. $200.00
2. Wind Energy System (utility-scale).
   a. Application. $1,000.00
   b. Annual Review Fee. $200.00

D. Floodplain Development Permit: $125.00

E. Highway/Section Line:
   1. Road Construction Within a Section Line. $150.00
   2. Road Naming. $100.00
   3. Vacation of Public Right-of-Way or Section Line. $350.00

F. Mining Permit:
   1. Application.
      a. Permit Limit exceeding 10 acres. $2,500.00
      b. Permit Limit equal to or less than 10 acres. $500.00
   2. Transfer of Mining Permit. $1,000.00
   3. Review Fee. $500.00
   4. Legal Non-Conforming Registration. $300.00

* If applicant is a unit of state or local government, no fee is required.

G. On-site Wastewater Treatment System:
   1. Operating Permit. $20.00
   2. Construction Permit.
      a. Initial application (including two on-site inspections). $275.00
      b. Additional on-site inspections (if necessary). $100.00 (per inspection)
      c. Inspections outside of normal office hours. $250.00 (in addition to application fee)
H. Planned Unit Development:
   1. Application (Overlay). $930.00
   2. Major Amendment. $400.00
   3. Minor Amendment. $300.00
   4. Special Consideration (Trailwood Village only). $300.00

I. Plat:
   1. Layout Plan. $100.00
   2. Minor. $350.00 plus $25.00 per lot
   3. Preliminary. $350.00 plus $25.00 per lot
   4. Final. $100.00
   5. Vacation of Plat. $350.00

J. Sign Deposit:
   A $100.00 refundable deposit is required for signs provided by the Planning Department pursuant to the requirements of SDCL Chapter 11-2. The deposit will be refunded if the sign is returned within three months of Commission or Board action.

K. Sign Permit:
   1. On-premise or Business Sign. $100.00
   2. Off-premise. $260.00
   3. Community Sign. $60.00

L. South Dakota Housing acreage letter. $25.00

M. Storm Water Permit:
   1. Small Scale Project.
      a. Associated with a Building Permit. $25.00
      b. Stand-alone. $50.00
      c. Renewal. $50.00
Agenda Item E
Pennington County
August 4, 2020

2. Large Scale and Industrial Project.
   a. Associated with a Building Permit. $100.00
   b. Stand-alone. $250.00
   c. Renewal. $250.00

3. Continuous Operation.
   a. Applicable small or large-scale Storm Water Permit fee. See above.
   b. Annual Review Fee. $100.00

N. Tax Increment Finance District Application: $1,000.00

O. Telecommunications:
   1. Facility Permit. $600
   2. Administrative Review. $300.00

P. Vacation Home Rental Permit Review Fee: $100.00 (per review)

Q. Variance: $300.00

R. Zoning
   1. Ordinance Amendment. $350.00
   2. Rezone. $300.00

S. PENALTIES

   Fee is tripled for any use or work commenced prior to approval of a required permit. Penalty fee will not be assessed if work performed without a permit arises out of an emergency and Planning Director or designee concludes work necessary to protect public health, welfare, or safety. The Board of Commissioners may waive penalty fees if mitigating factors are present.

RECOMMENDATION: Staff recommends approval of Ordinance Amendment / OA 20-04.
TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS

FROM: PENNINGTON COUNTY PLANNING DEPARTMENT

ITEM: PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07: Rapid City MHP, LLC. (Cimarron Mobile Home Park). To review a Planned Unit Development to allow a mobile home park in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract C of Lot B of NE1/4 NW1/4 less Pengra Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

PLANNING COMMISSION RECOMMENDATION:
Planning Commission recommend approval of the extension of Planned Unit Development / PU 06-07 with the following twenty (20) conditions:

1. That the PUD has a maximum of 51 mobile home spaces, one duplex, two stick-built structures and a total of 75 storage units;

2. That each mobile home space be allowed one mobile home, manufactured home or modular home (single-wide or double-wide);

3. That the mobile homes shall have a minimum 20-foot separation between units;

4. That decks and/or porches be allowed as accessory structures to each mobile home;

5. That the mobile homes shall have a minimum front yard setback of ten (10) feet from all access roads within the mobile home park and a setback of twenty-five (25) feet from exterior property lines;

6. That the mobile homes maintain a minimum ten (10) foot rear yard and side yard setback from interior lot lines;

7. That each mobile home space have a minimum of two (2) off-street parking spaces, and that each parking space shall not be less than nine (9) feet by eighteen feet, surfaced with gravel, concrete or asphalt and maintained in such a manner that no dust will result from continuous use;
8. That 13 visitor parking spaces are provided. Each space must measure a minimum of 9 feet x 18 feet, be surfaced in gravel, concrete or asphalt and maintained in a dust free manner;

9. That a Building Permit shall be obtained for the removal or placement of mobile homes or manufactured homes on the property;

10. That a Building Permit be obtained for structures exceeding 144 square feet or located on a permanent foundation which will require a site plan to be reviewed and approved by the Planning Director;

11. That the mobile home park be provided with an on-site management office;

12. That all the interior streets shall be a minimum of 25 feet in width and surfaced with gravel, concrete or asphalt and maintained in a dust free manner as required by Section 305;

13. That prior to the placement of mobile homes or any other structures within the 100-year floodplain, a Floodplain Development Permit shall be submitted for review and approval;

14. That prior to any repair or replacement of the wastewater disposal system, the S.D. Department of Environment and Natural Resources and the Pennington County Environmental Planner shall review and approve the work and a Floodplain Development Permit shall be obtained for any work within the 100-year floodplain;

15. That the storage units be used exclusively for storage and not retail business activities;

16. That each unit has an individual address that must be posted in accordance with Pennington County Ordinance Amendment #20;

17. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property; significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;

18. That a map be submitted to Rapid City's GIS Department showing the addresses for each lot within the mobile home park; and,

19. That the first one hundred feet off of Sturgis Road be hard surfaced; and,

20. That this Planned Unit Development be reviewed in two (2) years or upon a complaint basis.
I. PROPOSED RECOMMENDATION  
A. Staff recommends approval of the extension of Planned Unit Development / PU 06-07 with conditions.

II. GENERAL DESCRIPTION  
A. July 24, 2006, the Planning Commission approved Conditional Use Permit / PU 06-07 with the following twenty (20) conditions:
1. That the PUD has a maximum of 51 mobile home spaces, one duplex, two stick-built structures and a total of 75 storage units;
2. That each mobile home space be allowed one mobile home, manufactured home or modular home (single-wide or double-wide);
3. That the mobile homes shall have a minimum 20-foot separation between units;
4. That decks and/or porches be allowed as accessory structures to each mobile home;
5. That the mobile homes shall have a minimum front yard setback of ten (10) feet from all access roads within the mobile home park and a setback of twenty-five (25) feet from exterior property lines;
6. That the mobile homes maintain a minimum ten (10) foot rear yard and side yard setback from interior lot lines;
7. That each mobile home space have a minimum of two (2) off-street parking spaces, and that each parking space shall not be less than nine (9) feet by eighteen feet, surfaced with gravel, concrete or asphalt and maintained in such a manner that no dust will result from continuous use;
8. That 13 visitor parking spaces are provided. Each space must measure a minimum of 9 feet x 18 feet, be surfaced in gravel, concrete or asphalt and maintained in a dust free manner;
9. That a Building Permit shall be obtained for the removal or placement of mobile homes or manufactured homes on the property;
10. That a Building Permit be obtained for structures exceeding 144 square feet or located on a permanent foundation which will require a site plan to be reviewed and approved by the Planning Director;
11. That the mobile home park be provided with an on-site management office;
12. That all the interior streets shall be a minimum of 25 feet in width and surfaced with gravel, concrete or asphalt and maintained in a dust free manner as required by Section 305;
13. That prior to the placement of mobile homes or any other structures within the 100-year floodplain, a Floodplain Development Permit shall be submitted for review and approval;

14. That prior to any repair or replacement of the wastewater disposal system, the S.D. Department of Environment and Natural Resources and the Pennington County Environmental Technician shall review and approve the work and a Flood Plain Development Permit shall be obtained for any work within the one hundred year flood plain;

15. That the storage units be used exclusively for storage and not retail business activities;

16. That each unit has an individual address that must be posted in accordance with Pennington County Ordinance Amendment #20;

17. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property; significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;

18. That this PUD be reviewed in one (1) year or upon a complaint basis.

19. That a map be submitted to Rapid City’s GIS Department showing the addresses for each lot within the mobile home park; and

20. That the first one hundred feet off of Sturgis Road be hard surfaced.

B. PU 06-07 has been reviewed and approved by the County Board of Commissioners on November 6, 2007; July 21, 2009; July 25, 2011; March 23, 2015, and September 21, 2017, and January 21, 2020, with the same twenty (20) Conditions of Approval from the aforementioned Planning Commission meeting.

III. EXISTING CONDITIONS

A. Zoned: Planned Unit Development.

B. 21.49 acres.

C. Special Flood Hazard Area (SFHA) on subject property.

D. Access off of Sturgis Road.

E. Lot contains:

1. 51 designated mobile home spaces, one duplex, two stick-built structures and a total of 75 storage units.

   a. As of the date of this Staff Report, all existing mobile homes are either properly permitted.
IV. SECTION 305 – MOBILE HOME PARKS
   A. Section 305(B) lists the Area Regulations for a mobile home park as follows:
      1. There shall be a front yard setback of ten (10) feet from all access roads within the mobile home park.
      2. Minimum distance between units shall be twenty (20) feet.
      3. Maximum lot coverage shall be twenty-five (25) percent.
      4. There shall be at least two paved or graveled off-street parking spaces for each mobile home space.
      5. Where a side or rear yard abuts a street, the yard shall be not less than twenty-five (25) feet.
      6. Each mobile home park shall have a rear yard and a side yard on both sides of the parcel of not less than ten (10) feet.
   B. Section 305(C) lists the General Regulations for a mobile home park as follows:
      1. Additional accessory structures shall require a Building Permit.
      2. There shall be established and maintained within each park an automobile parking area for the use of guests. The number of spaces within this area shall be equal to one for every four mobile home spaces.
      3. Mobile home spaces may abut upon a driveway of not less than twenty-five (25) feet in width, which shall have unobstructed access to the access road within the mobile home park. Vehicular access shall be provided from a public street, and all dead-end driveways shall include a minimum forty-two (42) foot turning radius.
      4. Each mobile home park shall be provided with a management office and such service buildings as are necessary.

V. ANALYSIS
   A. July 20, 2020, Staff performed a site visit to the subject property and found the mobile home park to be in compliance with the Conditions of Approval.
   B. Staff has been working with the regional manager of Cimarron Mobile Home Park and their engineer on plans to design a new Onsite Wastewater Treatment System for the park. It was stated that the plans are to replace the existing systems and to expand it to allow for growth in the mobile home park.
   C. Staff has not received any complaints regarding Planned Unit Development / PU 06-07.
RECOMMENDATION: Staff recommends approval of the extension of Planned Unit Development / PU 06-07 with the following conditions:

1. That the PUD has a maximum of 51 mobile home spaces, one duplex, two stick-built structures and a total of 75 storage units;

2. That each mobile home space be allowed one mobile home, manufactured home or modular home (single-wide or double-wide);

3. That the mobile homes shall have a minimum 20-foot separation between units;

4. That decks and/or porches be allowed as accessory structures to each mobile home;

5. That the mobile homes shall have a minimum front yard setback of ten (10) feet from all access roads within the mobile home park and a setback of twenty-five (25) feet from exterior property lines;
6. That the mobile homes maintain a minimum ten (10) foot rear yard and side yard setback from interior lot lines;

7. That each mobile home space have a minimum of two (2) off-street parking spaces, and that each parking space shall not be less than nine (9) feet by eighteen feet, surfaced with gravel, concrete or asphalt and maintained in such a manner that no dust will result from continuous use;

8. That 13 visitor parking spaces are provided. Each space must measure a minimum of 9 feet x 18 feet, be surfaced in gravel, concrete or asphalt and maintained in a dust free manner;

9. That a Building Permit shall be obtained for the removal or placement of mobile homes or manufactured homes on the property;

10. That a Building Permit be obtained for structures exceeding 144 square feet or located on a permanent foundation which will require a site plan to be reviewed and approved by the Planning Director;

11. That the mobile home park be provided with an on-site management office;

12. That all the interior streets shall be a minimum of 25 feet in width and surfaced with gravel, concrete or asphalt and maintained in a dust free manner as required by Section 305;

13. That prior to the placement of mobile homes or any other structures within the 100-year floodplain, a Floodplain Development Permit shall be submitted for review and approval;

14. That prior to any repair or replacement of the wastewater disposal system, the S.D. Department of Environment and Natural Resources and the Pennington County Environmental Planner shall review and approve the work and a Flood Plain Development Permit shall be obtained for any work within the one hundred year flood plain;

15. That the storage units be used exclusively for storage and not retail business activities;

16. That each unit has an individual address that must be posted in accordance with Pennington County Ordinance Amendment #20;

17. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property; significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;
18. That a map be submitted to Rapid City’s GIS Department showing the addresses for each lot within the mobile home park; and,

19. That the first one hundred feet off of Sturgis Road be hard surfaced; and,

20. That this PUD be reviewed in two (2) years or upon a complaint basis.
PLANNING DEPARTMENT  
MEMORANDUM

TO:        PENNINGTON COUNTY BOARD OF COMMISSIONERS  
FROM:      PENNINGTON COUNTY PLANNING DEPARTMENT  
ITEM:      MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW /  
           PU 15-02: Deerfield Park Condominiums Council of Co-Owners. To review  
           an existing Planned Unit Development in accordance with Section 508 of the  
           Pennington County Zoning Ordinance.

Deerfield Park Condominiums Family Units 1 through 10, Section 2, T1S,  
R3E, BHM, Pennington County, South Dakota.

PLANNING COMMISSION RECOMMENDATION:  
Planning Commission recommend approval of the extension of Major  
Planned Unit Development Amendment / PU 15-02 with the following  
thirteen (13) conditions:

1. That the specific uses of this Planned Unit Development continue  
to be for single-family residences not to exceed ten (10) units  
located in not more than five (5) structures, of which only Units 5,  
7, and 9 may be used for nightly/weekly tourist rental and  
accessory structures;

2. That the Planned Unit Development continues to be kept clean of  
all trash, debris and junk;

3. That each residential condominium unit (1-4, 6, 8, and 10)  
continue to have a minimum of two (2) off street parking spaces.  
All off street parking spaces on the site shall measure at least nine  
(9) feet by eighteen (18) feet and be surfaced with gravel, concrete,  
or asphalt and maintained in such a manner that no dust will  
result from continuous use;

4. That only Condominium Units 5, 7, and 9 may be used for  
night/weekly rental or normal residential use;

5. That Condominium Units 5, 7, and 9 continue to have a minimum  
of four (4) off street parking spaces. All off street parking spaces  
on the site shall measure at least nine (9) feet by eighteen (18) feet  
and be surfaced with gravel, concrete, or asphalt and maintained  
in such a manner that no dust will result from continuous use;
6. That the maximum occupancy for the night/weekly rental units (Units #5, #7, #9) shall be two people per bedroom and two people for each living room or family room;

7. That smoke detectors are installed in sleeping rooms and common hallways and tested annually as requested by the Pennington County Fire Coordinator. The smoke detectors must be Underwriters Laboratory (UL) listed and be either AC or battery operated;

8. That 2 lb. ABC dry chemical fire extinguishers continue to be accessible to all guests at all times on each floor or structure as requested by the Pennington County Fire Coordinator;

9. That the nightly/weekly rental units remain licensed with the South Dakota Department of Health as a Vacation Home Rental;

10. That the applicants continually have a Sales Tax License as required by the South Dakota Department of Revenue;

11. That signs be allowed to advertise the nightly/weekly rental units in accordance with Section 312 of the Pennington County Zoning Ordinance;

12. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director; and,

13. That this Planned Unit Development be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Board of Commissioners or Planning Commission to verify that all Conditions of Approval are being met.
STAFF REPORT

GENERAL INFORMATION:

REQUEST:  
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 15-02: To review an existing Planned Unit Development in accordance with Section 508 of the Pennington County Zoning Ordinance.

APPLICANT:  
Deerfield Park Condominiums Council of Co-Owners.

APPLICANT ADDRESS:  
23536 Deerfield Park Drive, Hill City, SD 57745

LEGAL DESCRIPTION:  
Deerfield Park Condominiums Family Units 1 thru 10, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

SITE LOCATION:  
Approximately ½ mile north of the intersection of Deerfield Park Drive and Slate Prairie Road.

SIZE:  
4.7 acres

TAX ID:  
43105, 43106, 43108, 43109, 43110, 43111, 43112, 43113, 43114, 43115

EXISTING LAND USE:  
Residential

ZONING REFERENCE:  
Section 508

CURRENT ZONING:  
General Agriculture District

SURROUNDING ZONING:  
North Low Density Residential District
South Low Density Residential District
East General Agriculture District
West General Agriculture District
Low Density Residential District

PHYSICAL CHARACTERISTICS:  
Alpine Meadow

UTILITIES:  
Community Water, Private Sewer

REPORT BY:  
Kristina Proietti
I. PROPOSED RECOMMENDATION
   A. Staff will be recommending approval of the extension of Major Planned Unit Development Amendment / PU 15-02 with conditions.

II. GENERAL DESCRIPTION
   A. Major Planned Unit Development Amendment / PU 15-02 is an amendment to the Deerfield Park Condominium Planned Unit Development (PU 02-04). The amendment was requested by the Planning Commission in 2015, in order to amend the verbiage of one of the Conditions of Approval for the Deerfield Park Condominiums Planned Unit Development.
   B. October 15, 2002, the Board of Commissioners originally approved Planned Unit Development / PU 02-04 with the following fourteen (14) conditions:
      1. That the specific uses of this Planned Unit Development be for single family residences not to exceed ten (10) units located in not more than five (5) structures of which only units #5, 7 and 9 may be used for nightly/weekly tourist rental and accessory structures;
      2. That the Planned Unit Development be kept clean of all trash, debris and junk;
      3. Each residential condominium unit (1-4, 6, 8 and 10) shall have a minimum of two (2) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
      4. That only condominium units #5, #7 and #9 may be used for night/weekly rental or normal residential use;
      5. Condominium units #5, #7 and #9 shall a have a minimum of four (4) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
      6. That the maximum occupancy for the night/weekly rental units shall be two people per bedroom and two people for each living room or family room;
      7. That smoke detectors be installed in sleeping rooms and common hallways and tested semi-annually as requested by the Pennington County Fire Coordinator. The smoke detectors must be Underwriters Laboratory (UL) listed and be either AC or battery operated.
      8. That 2 A-BC dry chemical fire extinguishers be accessible to all guests at all times on each floor or structure as requested by the Pennington County Fire Coordinator;
      9. That prior to County Board approval, the “Residence and Business Automatic Detail Information Form” be submitted to the Planning Department as requested by the Pennington County Fire Coordinator;
10. That prior to operation, the night/weekly rental units be registered with the South Dakota Department of Health as a specialty resort;
11. That the applicant obtains a Sales Tax License as required by the South Dakota Department of Revenue;
12. That signs be allowed to advertise the nightly/weekly rental units in accordance with Section 312 of the Pennington County Zoning Ordinance;
13. That the construction or placements of structures larger than 144 square feet and located on a permanent foundation shall be allowed through the issuance of a Building Permit which will include necessary site plans to be reviewed and approved by the Planning Director; and,
14. That this Planned Unit Development be reviewed on a complaint basis only.
C. March 23, 2015, the Planning Commission approved the extension of Planned Unit Development / PU 02-04 with the following thirteen conditions:
1. That the specific uses of this Planned Unit Development be for single-family residences not to exceed ten (10) units located in not more than five (5) structures of which only Units #5, #7, and #9 may be used for nightly/weekly tourist rental and accessory structures;
2. That the Planned Unit Development continues to be kept clean of all trash, debris and junk;
3. Each residential condominium unit (#1-#4, #6, #8, and #10) continue to have a minimum of two (2) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
4. That only Condominium Units #5, #7, and #9 may be used for night/weekly rental or normal residential use;
5. Condominium units #5, #7, and #9 continue to have a minimum of four (4) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
6. That the maximum occupancy for the night/weekly rental units (Units #5, #7, #9) shall be two people per bedroom and two people for each living room or family room;
7. That smoke detectors are installed in sleeping rooms and common hallways and tested annually as requested by the Pennington County Fire Coordinator. The smoke detectors must be Underwriters Laboratory (UL) listed and be either AC or battery operated;
8. That 2 lb. ABC dry chemical fire extinguishers are accessible to all guests at all times on each floor or structure as requested by the Pennington County Fire Coordinator;
9. That the nightly/weekly rental units remain licensed with the South Dakota Department of Health as a specialty resort;
10. That the applicants have a Sales Tax License as required by the South Dakota Department of Revenue;

11. That signs be allowed to advertise the nightly/weekly rental units in accordance with Section 312 of the Pennington County Zoning Ordinance;

12. That the construction or placements of structures larger than 144 square feet and located on a permanent foundation shall be allowed through the issuance of a Building Permit which will include necessary site plans to be reviewed and approved by the Planning Director; and,

13. That this Planned Unit Development be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Board of Commissioners and/or County Planning Commission to verify that all conditions of approval are being met.
   a. Planning Commission unanimously voted to “amend Condition #9 to change the language from Specialty Resort to Vacation Home Rental…and to continue the review of Planned Unit Development / PU 02-04 to the May 11, 2015, Planning Commission meeting.”

D. April 20, 2015 – Planning Department submitted Major Planned Unit Development Amendment / PU 15-02, to amend the verbiage of Condition #9, as directed by the Planning Commission.
   a. Previously, Condition #9 stated “that the nightly/weekly rental units remain licensed with the South Dakota Department of Health as a specialty resort.”
   b. Condition #9 now reads “that the nightly/weekly rental units remain licensed with the South Dakota Department of Health as a Vacation Home Rental.”

E. June 2, 2015 – Board of Commissioners approved Major Planned Unit Development Amendment / PU 15-02 with the following fourteen (14) conditions:

1. That the specific uses of this Planned Unit Development be for single-family residences not to exceed ten (10) units located in not more than five (5) structures of which only Units #5, #7, and #9 may be used for nightly/weekly tourist rental and accessory structures;

2. That the Planned Unit Development continues to be kept clean of all trash, debris and junk;

3. Each residential condominium unit (#1-#4, #6, #8, and #10) continue to have a minimum of two (2) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;

4. That only Condominium Units #5, #7, and #9 may be used for night/weekly rental or normal residential use;

5. Condominium units #5, #7, and #9 continue to have a minimum of four (4) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
6. That the maximum occupancy for the night/weekly rental units (Units #5, #7, #9) shall be two people per bedroom and two people for each living room or family room;
7. That smoke detectors are installed in sleeping rooms and common hallways and tested annually as requested by the Pennington County Fire Coordinator. The smoke detectors must be Underwriters Laboratory (UL) listed and be either AC or battery operated;
8. That 2 lb. ABC dry chemical fire extinguishers are accessible to all guests at all times on each floor or structure as requested by the Pennington County Fire Coordinator;
9. That the nightly/weekly rental units remain licensed with the South Dakota Department of Health as a Vacation Home Rental;
10. That prior to County Board approval, the “Residence and Business Automatic Detail Information Form” be submitted to the Planning Department as requested by the Pennington County Fire Coordinator;
11. That the applicants have a Sales Tax License as required by the South Dakota Department of Revenue;
12. That signs be allowed to advertise the nightly/weekly rental units in accordance with Section 312 of the Pennington County Zoning Ordinance;
13. That the construction or placements of structures larger than 144 square feet and located on a permanent foundation shall be allowed through the issuance of a Building Permit which will include necessary site plans to be reviewed and approved by the Planning Director; and,
14. That this Planned Unit Development be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Board of Commissioners and/or County Planning Commission to verify that all conditions of approval are being met.

III. EXISTING CONDITIONS
A. Zoned General Agriculture District, minimum forty (40) acre lot size.
B. 39.52 acres, legal non-conforming lot.
C. Access off of E. Slate Road.
D. Located within the Cosmos Road District.
E. No Special Flood Hazard Area on the subject property.
F. Lot contains:
   i. Residential Duplexes, County Building Permits / BP5568, and BP5570.
   ii. Clubhouse, County Building Permit / BP5567.
   iii. Swimming pool, County Building Permit / BP5569.
IV. ANALYSIS
   A. July 17, 2020 - Staff performed a site visit to the subject property to verify that the Conditions of Approval are being met.
   B. At the time of this Staff Report, staff has not received any complaints regarding the subject property or the Planned Unit Development.
   C. July 20, 2020 – Staff verified with Julie Ramsey (SD Department of Health) that Units 5, 7, and 9 have active Vacation Home Rental Licenses – Condition 9.

July 17, 2020, site photo showing picture of subject property.

RECOMMENDATION: Staff recommends approval of the extension of Major Planned Unit Development Amendment / PU 15-02 with the following conditions:

1. That the specific uses of this Planned Unit Development continue to be for single-family residences not to exceed ten (10) units located in not more than five (5) structures, of which only Units 5, 7, and 9 may be used for nightly/weekly tourist rental and accessory structures;

2. That the Planned Unit Development continues to be kept clean of all trash, debris and junk;
3. That each residential condominium unit (1-4, 6, 8, and 10) continue to have a minimum of two (2) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;

4. That only Condominium Units 5, 7, and 9 may be used for night/weekly rental or normal residential use;

5. That condominium units 5, 7, and 9 continue to have a minimum of four (4) off street parking spaces. All off street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet and be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;

6. That the maximum occupancy for the night/weekly rental units (Units #5, #7, #9) shall be two people per bedroom and two people for each living room or family room;

7. That smoke detectors are installed in sleeping rooms and common hallways and tested annually as requested by the Pennington County Fire Coordinator. The smoke detectors must be Underwriters Laboratory (UL) listed and be either AC or battery operated;

8. That 2 lb. ABC dry chemical fire extinguishers continue to be accessible to all guests at all times on each floor or structure as requested by the Pennington County Fire Coordinator;

9. That the nightly/weekly rental units remain licensed with the South Dakota Department of Health as a Vacation Home Rental;

10. That the applicants continually have a Sales Tax License as required by the South Dakota Department of Revenue;

11. That signs be allowed to advertise the nightly/weekly rental units in accordance with Section 312 of the Pennington County Zoning Ordinance;

12. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director; and,

13. That this Planned Unit Development be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Board of Commissioners or Planning Commission to verify that all Conditions of Approval are being met.
SOUTH DAKOTA
DEPARTMENT OF HEALTH
LODGING LICENSE

Issued To:  WANDA YEAGER
            PAUL YEAGER

Located At:  DEERFIELD PARK UNIT #7
             23536 DEERFIELD PARK DR
             HILL CITY, SD 57745

License Type
Vacation Home License

License Number
1757

Number of Units
1

Swimming Pool
0

Spa or Hot Tub
0

Expires
12/31/2020

License is Not Transferable - Post in the Establishment

Secretary of Health

Kim Malsam-Rysdon
SOUTH DAKOTA
DEPARTMENT OF HEALTH
LODGING LICENSE

Issued To:  THOMAS PAHNISCH

Located At:  LAKESIDE CONDO #9
23536 DEERFIELD PARK DR UNIT 9
HILL CITY, SD 57745

License Type
Vacation Home License

License Number
14918

Number of Units
1

Swimming Pool
0

Spa or Hot Tub
0

Expires
12/31/2020

Kari Malsam-Rupion
Secretary of Health

License is Not Transferable - Post in the Establishment
SOUTH DAKOTA
DEPARTMENT OF HEALTH
LODGING LICENSE

Issued To: LUTZ PROPERTIES LLC

Located At: DEERFIELD PARK ANGLERS
            HIDEAWAY
            23536 DEERFIELD PARK DR #5
            HILL CITY, SD 57745

License Type
Vacation Home License

License Number
1121

Number of Units
1

Swimming Pool
0

Spa or Hot Tub
0

Expires
12/31/2020

License is Not Transferable - Post in the Establishment

Secretary of Health

Kein Malsam-Rypdon
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 19-03: Prairie Valley Development; Bill Freytag. To review an existing Planned Unit Development to allow for additional lots to be developed on the subject properties in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5 and Lots 22-41, Block 5; Lots 1-19, Block 6, Lots 1-4, Block 7; and Lots 8-15, Block 7; all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less Right-of-Way; and SE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less Right-of-Way, all located in Section 26, T11N, R8E, BHM, Pennington County, South Dakota

PLANNING COMMISSION RECOMMENDATION:
Planning Commission recommend approval of the extension of Major Planned Unit Development Amendment / PU 19-03 with twelve (12) conditions.

1. That the Planned Unit Development consists of no more than 145 residential lots, one (1) well lot and one (1) detention lot with a minimum lot size of 7,400 square feet;

2. That a Stormwater Permit be obtained for any land disturbance exceeding 10,000 square feet (including grading, roads, and utility installation) prior to any work being done;

3. That all lots developed after the approval date of Major Planned Unit Development Amendment / PU 19-03 be connected to sewer and water services provided by the City of Rapid City;

4. That a minimum of two (2) off-street parking spaces be provided for each residential lot. All off-street parking spaces on the site shall measure at least 9 feet by 18 feet, be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
5. That a Building Permit be obtained for any structures exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;

6. That no off-premise signs be allowed within the Planned Unit Development;

7. That the required setbacks for all structures within the Planned Unit Development be a minimum of twenty (20) foot front yard, eight (8) foot side yard, and twenty-five (25) foot rear yard;

8. That each address must be posted in accordance with Pennington County Ordinance #20;

9. That prior to issuance of any Building Permits located within newly platted areas of the subdivision, the roads providing access to the lots must be improved to City Street Design Standards, or the proper exceptions be obtained from the City of Rapid City, and the applicant must install road signs for the new roads;

10. That the single-family residences must be stick-built or double-wide manufactured or modular homes meeting the requirements of Section 204(1) of the Pennington County Zoning Ordinance;

11. That the recorded easements for the south side ditch be strictly maintained and are not encroached upon; and,

12. That this Major Planned Unit Development Amendment be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or the Board of Commissioners to verify that all Conditions of Approval are being met.
STAFF REPORT

GENERAL INFORMATION:

REQUEST: MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW/PU 19-03: To review an existing Planned Unit Development to allow for additional lots to be developed on the subject properties in accordance with Section 213 of the Pennington County Zoning Ordinance.

APPLICANT: Bill Freytag

APPLICANT ADDRESS: P.O. Box 2192, Rapid City, SD 57709

OWNER: Prairie Valley Development

OWNER ADDRESS: 8240 Daisy Lane, Rapid City, SD 57702

LEGAL DESCRIPTION: Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5 and Lots 22-41, Block 5; Lots 1-19, Block 6, Lots 1-4, Block 7; and Lots 8-15, Block 7; all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less Right-of-Way; and SE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less Right-of-Way, all located in Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

SITE LOCATION: South of the intersection of Southside Drive and Anderson Road.

TAX ID: Multiple

SIZE: Approximately 55 acres

EXISTING LAND USE: Residential / Vacant

ZONING REFERENCE: Section 213

CURRENT ZONING: Planned Unit Development District
Agenda Item #11
Prairie Valley Development; Bill Freytag
July 27, 2020

SURROUNDING ZONING:

North                                           Suburban Residential District
South                                           General Agriculture District
East                                           Suburban Residential District
West                                           General Agriculture District
                                           Low Density Residential
                                           General Agriculture District
                                           Suburban Residential District

PHYSICAL CHARACTERISTICS: Flat/ Open Prairie

UTILITIES:                                     Public

REPORT BY:                                     Jason Theunissen

I. PROPOSED RECOMMENDATION
   A. Staff will be recommending approval of the extension of Planned Unit Development / PU 19-03 with conditions.

II. GENERAL DESCRIPTION
   A. To review a Major Planned Unit Development Amendment to increase the number of lots to be developed within the Prairiefire Subdivision.

III. EXISTING CONDITIONS
   A. 83 platted lots.
      1. 37 lots created under Plat #34-104, Book 34, Page 104.
      2. 46 lots created under Plat A202008756.
   B. Two (2) unplatted lots.
      1. NE1/4NE1/4 LESS EISEN BRAUN SUBD, LESS WINTON SUBD, LESS PRAIRIE FIRE SUBD, AND LESS ROW.
      2. SE1/4NE1/4 LESS EISEN BRAUN SUBD, LESS WINTON SUBD, LESS PRAIRIE FIRE SUBD, AND LESS ROW.
   C. All zoned Planned Unit Development District (PU 19-03).
   D. Access is off of Felicia, Winton, Zamia, Abelia, and Mondo Streets.
      1. Located within the Winton Road District.
   E. Served by Rapid City water and sewer utilities.
   F. Special Flood Hazard Area on Lots 1, 2, and 3 of Block 1.
      1. FIRM Panel – 46103C0813H.
IV. ZONING HISTORY

A. June 7, 1994 – Board of Commissioners approved Rezone / RZ 94-15 to rezone 69.39 acres from General Agriculture District to Limited Agriculture District to create a five to six lot single-family residential subdivision.

B. February 1, 2005 – Board of Commissioners denied Rezone / RZ 04-39 to rezone approximately 54.91 acres from Limited Agriculture District to Suburban Residential District.

C. June 28, 2005 – Board of Commissioners approved Planned Unit Development / PU 05-06 to rezone approximately 54.91 acres from Limited Agriculture District to Planned Unit Development with the following twelve (12) conditions:
   1. That the Planned Unit Development consists of 46 residential lots and 2 common lots, with a minimum lot size of 1.00 acre;
   2. That a minimum of two (2) off-street parking spaces be provided for each residential lot. All off-street parking spaces on the site shall measure at least 9 feet by 18 feet, be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
   3. That no off-premise signs be allowed within the Planned Unit Development;
   4. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property; significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;
   5. That a Building Permit be obtained for any structures exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director;
6. That the required minimum setbacks for all structures be a minimum of 25 feet from all property lines;

7. That each unit has an individual address that must be posted in accordance with Pennington County Ordinance Amendment #20;

8. That prior to any Building Permits being issued to the property, the applicant installs an operational centralized water system;

9. That as soon as a public sewer system is within 400 feet of the Planned Unit Development, that any residence or wastewater system becomes located within the jurisdictional boundaries of a municipality or sanitary district or the municipality or sanitary district requests to provide service to the premises, the remaining residences be tied into this system;

10. That a Road District be formed to maintain the road system;

11. That the single-family residences must be stick-built, double-wide manufactured or modular homes meeting the requirements of Section 204-I of the Pennington County Zoning Ordinance; and,

12. That this Planned Unit Development be reviewed in one (1) year on a complaint basis only.

D. March 7, 2006 – Board of Commissioners approved Planned Unit Development / PU 06-03 to amend the Planned Unit Development to allow for 75 residential lots, 1 well lot and 1 detention lot with a minimum lot size of ½ acre with fifteen (15) conditions.

   1. PU 06-03 was reviewed in 2007, 2014, 2015 and 2016.

E. October 4, 2016 – Board of Commissioners approved the extension of PU 06-03 with the following ten (10) conditions:

   1. That the Planned Unit Development consists of no more than 75 residential lots, one (1) well lot and one (1) detention lot with a minimum lot size of 1/2 acre;

   2. That a Building Permit be obtained for any structures exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;

   3. That no off-premise signs be allowed within the Planned Unit Development;

   4. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property. Significant changes in the use or impacts on adjacent land uses, as determined by the Planning Director, shall require an amendment to this Planned Unit Development;

   5. That the required minimum setbacks meet the Suburban Residential Zoning requirements;

   6. That each address must be posted in accordance with Pennington County Ordinance #20;
Agenda Item #11  
Prairie Valley Development; Bill Freytag  
July 27, 2020

7. That prior to any new Building Permits located within newly platted areas of the subdivision, the roads providing access to the lots must be improved to City platting requirements and the applicant must install road signs for the new roads;
8. That the single-family residences must be stick built or double-wide manufactured or modular homes meeting the requirements of Section 204-1 of the Pennington County Zoning Ordinance;
9. That road widths are 28-feet-wide, with 4-foot to be reserved for pedestrians and non-motorized travel; and,
10. That this Planned Unit Development be reviewed in three (3) years, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or the Board of Commissioners to verify that all Conditions of Approval are being met.

F. June 18, 2019 – Board of Commissioners approved Major Planned Unit Development Amendment / PU 19-03 with the following conditions:
1. That the Planned Unit Development consists of no more than 145 residential lots, one (1) well lot and one (1) detention lot with a minimum lot size of 7,400 square feet;
2. That a Construction Permit be obtained for any land disturbance exceeding 10,000 square feet (including grading, roads, and utility installation) prior to any work being done;
3. That all lots developed after the approval date of Major Planned Unit Development Amendment / PU 19-03 be connected to sewer and water services provided by the City of Rapid City;
4. That a minimum of two (2) off-street parking spaces be provided for each residential lot. All off-street parking spaces on the site shall measure at least 9 feet by 18 feet, be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
5. That a Building Permit be obtained for any structures exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;
6. That no off-premise signs be allowed within the Planned Unit Development;
7. That the required setbacks for all structures within the Planned Unit Development be a minimum of twenty (20) foot front yard, eight (8) foot side yard, and twenty-five (25) foot rear yard;
8. That each address must be posted in accordance with Pennington County Ordinance #20;
9. That prior to issuance of any Building Permits located within newly platted areas of the subdivision, the roads providing access to the lots must be improved to City Street Design Standards, or the proper exceptions be obtained from the City of Rapid City, and the applicant must install road signs for the new roads;
Agenda Item #11
Prairie Valley Development; Bill Freytag
July 27, 2020

10. That the single-family residences must be stick built or double-wide manufactured or modular homes meeting the requirements of Section 204(I) of the Pennington County Zoning Ordinance;
11. That the recorded easements for the south side ditch be strictly maintained and are no encroached upon; and,
12. That this Major Planned Unit Development Amendment be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or the Board of Commissioners to verify that all Conditions of Approval are being met.

V. ANALYSIS
A. There are currently 83 platted and two (2) legally described lots within the Prairiefire Subdivision.

B. The subject properties are located within Rapid City’s 3-mile platting jurisdiction.

C. July 16, 2020 – Staff spoke with the applicant, Bill Freytag, and confirmed that he plans to plat an additional 43 residential lots, during the final development phase (Phase 1), in order to bring the total number of platted lots to 126.
   1. A copy of the applicant’s Master and Phasing plan is included with this Staff Report.
      a. Phase 2 of this plan was implemented prior to Phase 1 due to drainage concerns.

D. City sewer and water is available in this area (installed in 2017) so it appears that a higher density may be suitable for the area.

RECOMMENDATION: Staff recommends approval of Major Planned Unit Development Amendment / PU 19-03 with the following conditions:

1. That the Planned Unit Development consists of no more than 145 residential lots, one (1) well lot and one (1) detention lot with a minimum lot size of 7,400 square feet;

2. That a Stormwater Permit be obtained for any land disturbance exceeding 10,000 square feet (including grading, roads, and utility installation) prior to any work being done;

3. That all lots developed after the approval date of Major Planned Unit Development Amendment / PU 19-03 be connected to sewer and water services provided by the City of Rapid City;
Agenda Item #11
Prairie Valley Development; Bill Freytag
July 27, 2020

4. That a minimum of two (2) off-street parking spaces be provided for each residential lot. All off-street parking spaces on the site shall measure at least 9 feet by 18 feet, be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;

5. That a Building Permit be obtained for any structures exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;

6. That no off-premise signs be allowed within the Planned Unit Development;

7. That the required setbacks for all structures within the Planned Unit Development be a minimum of twenty (20) foot front yard, eight (8) foot side yard, and twenty-five (25) foot rear yard;

8. That each address must be posted in accordance with Pennington County Ordinance #20;

9. That prior to issuance of any Building Permits located within newly platted areas of the subdivision, the roads providing access to the lots must be improved to City Street Design Standards, or the proper exceptions be obtained from the City of Rapid City, and the applicant must install road signs for the new roads;

10. That the single-family residences must be stick-built or double-wide manufactured or modular homes meeting the requirements of Section 204(I) of the Pennington County Zoning Ordinance;

11. That the recorded easements for the south side ditch be strictly maintained and are not encroached upon; and,

12. That this Major Planned Unit Development Amendment be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or the Board of Commissioners to verify that all Conditions of Approval are being met.
Subject Planned Unit Development
NOTE:
The formerly unplatted portion of the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 26, T31N, R8E.
ZONED: PLANNED UNIT DEVELOPMENT.

LEGEND:

PHASE 1

PHASE 2

SCALE: 1" = 200'
PRELIMINARY FOR REVIEW ONLY
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: LAYOUT PLAN / LPL 20-17: Jeffery Jamison. To combine lots to create Lot 15R of Oak Meadows Estates in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 15, 16, 17, and 18 of Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 15R of Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

PLANNING COMMISSION RECOMMENDATION:
Planning Commission recommended approval of Layout Plan / LPL 20-17 with the following ten (10) conditions:

1. That at the time of Minor Plat submittal, the applicant obtains an approved County Operating Permit for the single-family residence on Lot 17 to bring the system, into conformance with Pennington County Zoning Ordinance requirements;

2. That at the time of Minor Plat submittal, the address (24472 Oak Meadows Court), for the Guest House on Lot 15, be posted in accordance with Ordinance #20, per County Addressing Coordinator’s comments;

3. That at the time of Minor Plat submittal, the applicant obtains an approved Building Permit for the 14’ x 27’ shed on Lot 16 and pay any associated penalty fees;

4. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

5. That at the time of Minor Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
6. That prior to filing the Plat with the Register of Deeds, the plat meets all requirements of Pennington County Subdivision Regulations, or approved Variance(s) to Subdivision Regulations be obtained waiving any of these requirements that are not met. Subdivision Regulations Variances shall be submitted per Section 700 of Pennington County Subdivision Regulations;

7. That prior to filing the Plat with the Register of Deeds, an approved Conditional Use Permit be obtained for the Guest House on Lot 15;

8. That all natural drainage ways are maintained and are not blocked;

9. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,

10. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.
STAFF REPORT

GENERAL INFORMATION:

REQUEST: LAYOUT PLAN / LPL 20-17: To combine lots to create Lot 15R of Oak Meadows Estates in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

APPLICANT / OWNER: Jeffery Jamison

APPLICANT ADDRESS: 24480 Oak Meadows Court, Keystone, SD 57751

SURVEYOR/ENGINEER: Andersen Engineers

ADDRESS: P.O. Box 44, Edgemont, SD 57735

LEGAL DESCRIPTION: EXISTING LEGAL: Lots 15, 16, 17, and 18 of Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 15R of Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

SITE LOCATION: 24480 Oak Meadows Court; southeast of the intersection of Playhouse Road and Oak Meadows Road.

SIZE: 15.24 acres

TAX ID: 68245 / 68246 / 68247 / 68248

EXISTING LAND USE: Residential

SUBDIVISION REGULATIONS REFERENCE: Section 400.1

CURRENT ZONING: Limited Agriculture District

SURROUNDING ZONING:
North Limited Agriculture District
South General Agriculture District
East Limited Agriculture District
West Limited Agriculture District
I. PROPOSED RECOMMENDATION  
   A. Staff will be recommending approval of Layout Plan / LPL 20-17 with conditions.

II. GENERAL DESCRIPTION  
   A. The applicant has applied for Layout Plan / LPL 20-17 to combine four (4) existing lots in order to create Lot 15R of Oak Meadows Estates.

III. EXISTING CONDITIONS  
   A. Access is off of Oak Meadows Court.  
   B. No Special Flood Hazard Area.  
   C. Zoned Limited Agriculture District.  
   D. Lots 16, 17, and 18 are considered Developmental Lots.  
   E. Lot 15 (Tax ID 68245)  
      1. 3.5 acres.  
      2. 24' x 24' guest house with attached garage.  
         a. County Building Permit – 2007COBP0328.  
         b. On-site Wastewater Construction Permit – 2007COSD0050.  
         c. County Operating Permit – COOP19-0353.  
         d. No address posted (24472 Oak Meadows Court).  
      3. 10' x 13' shed – no Building Permit required.  
   F. Lot 16 (Tax ID 68246)  
      1. 3.6 acres.  
      2. 14' x 27' horse stall.  
         a. Built in 2007, per Department of Equalization records.  
         b. No Building Permit on file with Planning Department.  
   G. Lot 17 (Tax ID 68247)  
      1. 3.5 acres.  
         a. County Building Permit – 1992COBP0368.  
         b. Mud room addition and attached garage.  
            i. County Building Permit – COBP19-0273.  
         c. Master bedroom addition (to increase size).  
            i. County Building Permit – COBP19-0274.  
         d. On-site Wastewater Construction Permit – issued in 1992, no permit number assigned.  
         e. No County Operating Permit on file with Planning Department.
H. Lot 18 (Tax ID 68248)
   1. 4.64 acres.
   2. Vacant of any structures.

IV. PROPOSED LOT
   A. Access is off of Oak Meadows Court.
   B. No Special Flood Hazard Area.
   C. Zoned Limited Agriculture District.
   D. 15.24 acres.
V. REQUEST FOR COMMENT

A. County Highway Department
   1. The Highway Department has no comments.

B. County Environmental Planner II
   1. The residence on Lot 15 has an approved septic permit
      (2007COSD0050) for 3 bedrooms and a current Operating Permit
      (COOP19-0353). The residence on Lot 17 has a septic system that
      has no record of inspection or an Operating Permit. An Operating
      Permit will need to be obtained for this system.
      a. Staff Comment: This will be addressed as a Condition of
         Approval.

C. County Ordinance Enforcement
   1. No comments.

D. County Addressing Coordinator / Floodplain Manager
   1. The address (24472 Oak Meadows Court) will need to be assigned
      to the guest house on Lot 15 and posted in accordance with
      Pennington County Ordinance #20.
   2. No Special Flood Hazard Area on the subject properties.
      a. Staff Comment: This will be addressed as a Condition of
         Approval.

E. Black Hills Electric Cooperative
   1. BHEC has no comments.

F. Emergency Services (9-1-1)
   1. No comments for 911.

G. Department of Equalization
   1. Approved at this stage!

H. County Fire Administrator and County Sheriff’s Office
   1. No comments received.

I. County Natural Resources Director
   1. No objections.

J. Register of Deeds
   1. Proposed legal description is acceptable.

K. U.S. Forest Service
   1. No additional access roads will be authorized across National Forest
      System lands.
   2. Protect all posted boundary line corners, signs and bearing trees.
   3. Adhere to the setback requirements along the posted boundary
      between National Forest System lands and private property.
   4. Protect all known stream courses, ponds and riparian areas located
      on National Forest System lands.
   5. No resource damage to occur on National Forest System lands.
   6. All proposed drain fields, leach lines or septic systems will need to
      be located on private property and not located on or drain or leach
      onto National Forest System lands.
   7. All construction materials, supplies, trash or garbage will not be
      located or dumped on National Forest System lands.
8. Public roads in this area of the Black Hills National Forest are classified as "Roads Open to Highway Legal Vehicles Only" and "Highways, US, State" per the latest version of the Motor Vehicle Use Map.

9. No motorized trailheads or motorized trails or motorized roads are planned or scheduled for this portion of the Black Hills National Forest.

10. No motorized trails for ATV, motorcycles or ORV will be authorized from private property unto National Forest System lands (USFS does not want unauthorized trails constructed on National Forest System lands).

VI. ANALYSIS

A. June 16, 2020 – The applicant applied for Layout Plan / LPL 20-17 to combine four (4) lots in order to create Lot 15R of Oak Meadows Estates.

B. The proposed lot will meet the minimum lot size requirement for a Limited Agriculture District.

C. An address will need to be assigned to the single-family residence on Lot 15 and posted in accordance with Ordinance #20.

D. The applicant will need to obtain a County Operating Permit for the single-family residence on Lot 17 before a Minor Plat can be applied for.

E. An approved Building Permit will need to be obtained for the 14’ x 27’ horse stall on Lot 16 and any associated penalty fees will need to be paid.

F. An approved Conditional Use Permit will be required for the guest house on Lot 15.

G. Staff finds no significant issues with the applicant’s request as it appears to be in harmony with existing lots and current land uses in the area.
RECOMMENDATION: Staff recommends approval of Layout Plan / LPL 20-17 with the following conditions:

1. That at the time of Minor Plat submittal, the applicant obtains an approved County Operating Permit for the single-family residence on Lot 17 to bring the system, into conformance with Pennington County Zoning Ordinance requirements;

2. That at the time of Minor Plat submittal, the address (24472 Oak Meadows Court), for the guest house on Lot 15, be posted in accordance with Ordinance #20, per County Addressing Coordinator’s comments;

3. That at the time of Minor Plat submittal, the applicant obtains an approved Building Permit for the 14’ x 27’ shed on Lot 16 and pay any associated penalty fees;

4. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

5. That at the time of Minor Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

6. That prior to filing the Plat with the Register of Deeds, the plat meets all requirements of Pennington County Subdivision Regulations, or approved Variance(s) to Subdivision Regulations be obtained waiving any of these requirements that are not met. Subdivision Regulations Variances shall be submitted per Section 700 of Pennington County Subdivision Regulations;

7. That prior to filing the Plat with the Register of Deeds, an approved Conditional Use Permit be obtained for the guest house on Lot 15;

8. That all natural drainage ways are maintained and are not blocked;

9. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and;

10. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.
PROPERTY DESCRIPTION: LOTS 15 THRU 18 OF OAK MEADOWS ESTATES SUBDIVISION, LOCATED IN GOVT. LOT 8 OF SECTION 23, T26, R6E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA

CLIENT: Misty Winter (MediS Federal Credit Union)

CERTIFICATE OF SURVEYOR
South Dakota Registered Land Surveyor No. 3W15 hereby certify that on May 27, 2020, this Improvement Location was performed by me or under my direct supervision for Misty Winter (MediS Federal Credit Union).
The boundary lines of the parcel of land shown and described hereon are the lines described on the record plat of said property and have not been verified unless noted. No property corners were set, unless shown as set hereon, and the information shown should not be used to establish any fence, structure or other improvements. The location of the major improvements are geometrically calculated from the nearest reliable property corner monuments or more evident of occupation. This inspection is not a boundary survey and is subject to any discrepancies that a subsequent boundary survey may disclose. The dimensions of the property lines were not measured, but were of record. Private agreements that are not shown to may not be shown hereon.

Prepared by:
ANDERSEN ENGINEERS
Land Surveyors, Professional Engineers, & Environmental Consultants

File Name: L15_L16_OAK MEADOWS EST_SUB ILE
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS

FROM: PENNINGTON COUNTY PLANNING DEPARTMENT

ITEM: PRELIMINARY PLAT / PL 20-18: H & H Land Company No. 2, LLC. To create Tract 1 of South Caputa Addition in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: E1/2SE1/4 and PT GL 1; Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 1 of South Caputa Addition, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

PLANNING COMMISSION RECOMMENDATION:
Planning Commission recommended approval of Preliminary Plat / PL 20-18 with the following eleven (11) conditions:

1. That the applicants obtain approved Approach Permits from the County Highway Department prior to installation of any approaches off of Derby Road;

2. That an approved Floodplain Development Permit be obtained prior to any disturbance within the regulated Special Flood Hazard Area;

3. That prior to filing the Plat with the Register of Deeds, the applicant improve Derby Lane to Pennington County Design Standards or obtain an approved Subdivision Regulations Variance to waive these requirements;

4. That the applicant ensures all natural drainage ways are maintained and not blocked;

5. That prior to Final Plat submittal, the Certifications on the Final Plat be in accordance with Section 400.3.1(n) of the Pennington County Subdivision Regulations and are spaced further apart on page 2 of the Plat, per Register of Deeds comments contained in this report;
6. That prior to Final Plat submittal, the Acknowledgement of Owner Certification be corrected, per Register of Deeds comments contained in this report;

7. That at the time of Final Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

8. That at the time of Final Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

9. That at the time of Final Plat submittal, the plat contain one hundred (100) year floodplain limits in accordance with current FEMA maps and Pennington County Subdivision Regulations, Section 400.3(1)(l);

10. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,

11. That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described property.
Agenda Item #13
H & H Land Company No. 2, LLC
July 27, 2020

STAFF REPORT

GENERAL INFORMATION:

REQUEST:  
PRELIMINARY PLAT / PL 20-18: To create Tract 1 of South Caputa Addition in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

APPLICANT:  
H & H Land Company #2, LLC

APPLICANT ADDRESS:  
528 Kansas City Street, Rapid City, SD 57701

AGENT:  
Brian Hammerbeck

AGENT ADDRESS:  
528 Kansas City Street, Rapid City, SD 57701

SURVEYOR / ENGINEER:  
D. C. Scott Surveyors

ADDRESS:  
3153 Anderson Road, Rapid City, SD 57703

LEGAL DESCRIPTION:  
EXISTING LEGAL: E1/2SE1/4 and PT GL 1; Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 1 of South Caputa Addition, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

SITE LOCATION:  
23553 Saint Germaine Road; south of the intersection of E. Highway 44 and Saint Germaine Road.

SIZE:  
40.00 acres

TAX ID:  
70631

EXISTING LAND USE  
Residential / Agriculture

SUBDIVISION REGULATIONS REFERENCE:  
Section 400.2

CURRENT ZONING:  
General Agriculture District
Agenda Item #13  
H & H Land Company No. 2, LLC  
July 27, 2020

SURROUNDING ZONING:  
- North: General Agriculture District  
- South: General Agriculture District  
- East: General Agriculture District  
- West: General Agriculture District

PHYSICAL CHARACTERISTICS: Flat / Open Prairie

UTILITIES: Private

REPORT BY: Jason Theunissen

I. PROPOSED RECOMMENDATION
   A. Staff will be recommending approval of Preliminary Plat / PL 20-18 with conditions.

II. GENERAL DESCRIPTION
   A. The applicant’s agent, Brian Hammerbeck, applied to create Tract 1 of South Caputa Addition.

III. EXISTING CONDITIONS
   A. Zoned General Agriculture District.  
   B. 90.41 acres.  
   C. Special Flood Hazard Area (100-year) – FIRM Panel 46103C1275H.  
   D. Takes access off of Saint Jermaine Road.  
   E. 40’ x 60’ pole barn – County Building Permit 2009COBP0154.  
   F. On-site Wastewater Treatment System – Permit 2000COSD0028.  
   G. Single-family residence – built in 1910, according Department of Equalization records.  
   H. 24’ x 24’ detached garage – built in 1930, according Department of Equalization records.

IV. PROPOSED LOT
   A. Tract 1 of South Caputa Addition.  
   B. Zoned General Agriculture (40-acre minimum lot size).  
   C. 40 acres.  
   D. Special Flood Hazard Area (100-year) – FIRM Panel 46103C1275H.  
   E. Vacant of structures.  
   F. Access is to be taken off of Derby Lane.
V. REQUEST FOR COMMENT
   A. County Highway Department
      1. An approach permit will need to be obtained for Tract 1. If the parcels stay zoned for general agriculture, the Highway Department would not oppose waiving the requirement of improving Ordinance 14 Pennington County Design Standards. If zoning status changes for further subdivision of the parcel, the Highway Department would require that Derby Lane be improved to be in compliance with Ordinance 14.

B. County Environmental Planner II
   1. No septic information could be found for the existing house. I have no further concerns with this proposal however, if the applicant decides to install new septic systems on the property all rules of Pennington County Zoning Ordinance 204-J must be followed.
      a. Staff Comment: This will be included as a Condition of Approval.

C. County Ordinance Enforcement
   1. No known violations.

D. Emergency Services (9-1-1)
   1. No comments from 911.

E. Department of Equalization
   1. Looks good at this stage!

F. County Addressing Coordinator / Floodplain Manager
   1. No addressing concerns at this time. Future addresses must be posted in accordance with Pennington County Ordinance 20.
   2. There is Special Flood Hazard Area (SFHA) on the property – FIRM Panel 46103C1275H.
   3. Final Plat will need to contain one hundred (100) year floodplain limits in accordance with Pennington County Subdivision Regulations, Section 400.3(1)(l).
   4. A Floodplain Development Permit will be required for any work within the SFHA.
      a. Staff Comment: These will be included as Conditions of Approval.

G. Register of Deeds
   1. Plat heading is ok.
   2. Certificates appear to be required certificates per state statute.
   3. Acknowledgement of owner needs to read that Brian Hammerbeck is signing on behalf of H&H Land Company No. 2 LLC, he is not signing individually.
   4. Please use page 2 space better and give more room for certificates, many offices use seals and need room so that their seal does not cover up signatures or other language. If something gets covered up, the plat may not be accepted for recording.
      a. Staff Comment: These will be included as Conditions of Approval.

H. West River Electric
   1. West River Electric has no comments regarding the Preliminary Plat – Variance – H&H that is attached.
VI. ANALYSIS

A. April 8, 2020 – The applicant’s agent, Brian Hammerbeck, applied for Layout Plan / LPL 20-09 to combine portions of three (3) lots into one (1) lot in order to create Tract D of Hook J Addition.

B. May 19, 2020 – Board of Commissioners approved Layout Plan / LPL 20-08 to create Hook J Addition, with the following conditions:
   1. That the applicants obtain approved Approach Permits from the County Highway Department prior to installation of any approaches off of Derby Road;
   2. That an approved Floodplain Development Permit be obtained prior to any disturbance within the regulated Special Flood Hazard Area;
   3. That prior to filing the Plat with the Register of Deeds, the remaining unplatted portions of the parent lots (Tax IDs 650, 651, 13381) be Rezoned appropriately, to include a Comprehensive Plan Amendment, or an approved Lot Size Variance be obtained;
   4. That prior to filing the Plat with the Register of Deeds, the applicant improve Derby Lane to Pennington County Design Standards or obtain an approved Subdivision Regulations Variance to waive these requirements;
   5. That the applicants ensure all natural drainage ways are maintained and not blocked;
   6. That the Certifications on the Minor Plat be in accordance with Section 400.3.1(n) of the Pennington County Subdivision Regulations and Register of Deeds comments contained in this report;
   7. That at the time of Minor Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
   8. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
   9. That at the time of Minor Plat submittal, the plat contain one hundred (100) year floodplain limits in accordance with current FEMA maps and Pennington County Subdivision Regulations, Section 400.3(1)(l);
   10. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,
   11. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.
C. To address Condition #3, the applicant’s agent combined former Tax IDs 650, 651, and 13381 in order to create the subject property (Tax ID 70631).

D. June 16, 2020 – The applicant’s agent applied for Preliminary Plat / PL 20-18 to create Tract 1 of South Caputa Addition.

E. The creation of this lot will increase density on Derby Lane and the applicant will be required to improve Derby Lane to Pennington County Road Standards or obtain approval of a Subdivision Regulations Variance to waive these requirements.
   1. June 16, 2020 – The applicant’s agent applied for a Variance to waive this requirement, which will be heard at the Board of Adjustment meeting on August 4, 2020.
   2. This requirement is included as a Condition of Approval.

F. County Floodplain Manager, Register of Deeds, and County Environmental Planner had comments that are included as Conditions of Approval.

G. The proposed lot does not appear to reduce the size of the existing lot below minimum lot size requirements for a General Agriculture District.

H. Staff finds no significant issues with the applicant’s request as it appears to be in harmony with existing lots and current land uses in the area.

RECOMMENDATION: Staff recommends approval of Preliminary Plat / PL 20-18 with the following conditions:

1. That the applicants obtain approved Approach Permits from the County Highway Department prior to installation of any approaches off of Derby Road;

2. That an approved Floodplain Development Permit be obtained prior to any disturbance within the regulated Special Flood Hazard Area;

3. That prior to filing the Plat with the Register of Deeds, the applicant improve Derby Lane to Pennington County Design Standards or obtain an approved Subdivision Regulations Variance to waive these requirements;

4. That the applicant ensures all natural drainage ways are maintained and not blocked;

5. That prior to Final Plat submittal, the Certifications on the Final Plat be in accordance with Section 400.3.1(n) of the Pennington County Subdivision Regulations and are spaced further apart on page 2 of the Plat, per Register of Deeds comments contained in this report;

6. That prior to Final Plat submittal, the Acknowledgement of Owner Certification be corrected, per Register of Deeds comments contained in this report;
7. That at the time of Final Plat submittal, the plat meets the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

8. That at the time of Final Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;

9. That at the time of Final Plat submittal, the plat contain one hundred (100) year floodplain limits in accordance with current FEMA maps and Pennington County Subdivision Regulations, Section 400.3(1)(l);

10. That following platting of the proposed lot, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,

11. That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described property.
SURVEY PLAT OF
TRACT 1 OF SOUTH CAPUTA ADDITION
LOCATED IN THE E1/2 SE1/4 AND THAT PART OF GOVERNMENT LOT 1
LYING SOUTH OF RAILROAD RIGHT-OF-WAY.
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE BLACK HILLS MERIDIAN,
PENNINGTON COUNTY, SOUTH DAKOTA.
JUNE, 2020

FOR REVIEW
PRINT DATE JUNE 10, 2020

SURVEYOR'S STATEMENT
I, Dean G. Scott, Registered Land Surveyor, do hereby state that, at the
request of the County Land Owners, I have surveyed the tract of land as
shown herein, and have marked upon the ground the boundaries in the
manner shown, and that this plat is correct in every particular of
information and belief. Certain monuments, restrictions, or other properly
recognized public record or private agreement may not be shown.

IN WITNESS WHEREOF, I have set my hand and seal

this day of , 20 .
Registered Land Surveyor No. 4887

COUNTY TREASURER'S CERTIFICATE
I, Treasurer of Pennington County, South Dakota, do hereby certify that
taxes which are liens upon the land described herein, as shown by
the records of my office, are fully paid.

Dated this day of , 20 .

Pennington County Treasurer

OWNER'S CERTIFICATE
I, Brian Hammerbeck, do hereby certify that if & if Land Company No. 1
has a lien on the land described herein, I hereby release the same and
acknowledge that this plat is correct in every particular of
information and belief.

IN WITNESS WHEREOF, I have set my hand

this day of , 20 .

Brian Hammerbeck, Owner

ACCOMPLISHMENT OF OWNER
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

On this day of , 20 , before me, the undersigned officers, personally appeared Brian Hammerbeck, known to me to be the
person who executed the foregoing owner's certificate, and acknowledged
me that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal

my commission
Notary Public

CERTIFICATE OF HIGHWAY AUTHORITY
For SEC. 11-3-121.I access to this property from the abutting Highway
or Street is approved. Specific approach location and configuration must
conform to all current Highway and/or Street regulations.

Dated this day of , 20 .

Highway or Street Authority

CERTIFICATE OF SUBMISSION TO GOVERNOR
I, Director of Equalization of Pennington County, South Dakota, do hereby
certify that I have a copy of the within described plat in my office.
Dated this day of , 20 .

Pennington County Director of Equalization

CERTIFICATE OF RECORD OF DEED
Filed for record this day of , 20 , at ( ) o'clock ( ) m. and recorded as Document No. ( )

Pennington County Register of Deeds
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: PLANNED UNIT DEVELOPMENT REVIEW / PU 05-18: Gordon Howie.
To review an existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1; Lots 2A, 3A, 4A, 5A of Block 1 and Lots 2B, 3B, 4B, 5B, 6A and 6B of Block 1; Lot 1 of Block 2; Lots 3-6 of Block 3; Wastewater Lot 1; Balance of Tract A; all located in Gulch No. 2 Subdivision, all located in Section 32, T1N, R9E, and GL 3 Less ROW; and GL 4 located in Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

PLANNING COMMISSION RECOMMENDATION:
Planning Commission recommended approval of the extension of Planned Unit Development / PU 05-18 with the following ten (10) conditions:

1. That prior to any further platting with this Planned Unit Development, the second means of vehicular ingress/egress be engineered and constructed to Ordinance 14 Standards or a Variance to the Subdivision Regulations be obtained;

2. That prior to any further platting within this Planned Unit Development, written authorization is obtained from the local water supplier (i.e. Cedar Gulch No. 2 Water and Sanitary District) that there is an adequate water supply to serve the proposed subdivision or a Variance to the Subdivision Regulations be obtained;

3. That prior to any work being done within the 100-year floodplain, a Floodplain Development Permit be obtained;

4. That no lots within the PUD be allowed direct access onto Bradsky Road;

5. That the PUD consists of no more than 150 lots and the minimum lot size be one (1) acre;
6. That the Special Animal Keeping Regulations, as outlined in Section 204-G of the Pennington County Zoning Ordinance, and no more than one (1) large animal be housed on one (1) acre, be continually followed;

7. That all residences must meet the standards for stick-built and manufactured homes as outlined in Section 204;

8. That the minimum setbacks for the Planned Unit Development shall be twenty-five (25) feet from all property lines and fifty-eight (58) feet from all Section Lines;

9. That the Homeowner's Association, Water and Sanitary District and Road District remain active and provide for the maintenance of the community water system, the road system, and all common areas; and,

10. That this PUD be reviewed on a complaint basis or at the direction of the Planning Commission or Board of Commissioners.
Agenda Item #16
Gordon Howie
July 27, 2020

STAFF REPORT

GENERAL INFORMATION:

REQUEST: PLANNED UNIT DEVELOPMENT REVIEW / PU 05-18: To review a Planned Unit Development, to allow for 1-acre minimum residential home sites on approximately 216 acres in accordance with Section 213 of the Pennington County Zoning Ordinance.

APPLICANT: Gordon Howie

APPLICANT ADDRESS: 15372 Antelope Creek Road
Rapid City, SD 57703

LEGAL DESCRIPTION: Lot 1; Lots 2A, 3A, 4A, 5A of Block 1 and Lots 2B, 3B, 4B, 5B, 6A and 6B of Block 1; Lot 1 of Block 2; Lots 3-6 of Block 3; Wastewater Lot 1; Balance of Tract A; all located in Gulch No. 2 Subdivision, all located in Section 32, T1N, R9E, and GL 3 Less ROW; and GL 4 located in Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

SITE LOCATION: Bradsky Road; south of the intersection of E. Highway 44 and Bradsky Road.

SIZE: ~216 acres

TAX ID: Multiple

EXISTING LAND USE Residential

ZONING REFERENCE: Section 213

CURRENT ZONING: Planned Unit Development District

SURROUNDING ZONING:
North General Agriculture District
South Planned Unit Development District
East Planned Unit Development District
West General Agriculture District

PHYSICAL CHARACTERISTICS: Open Prairie / Rolling hills

UTILITIES: Community water and sewer
I. PROPOSED RECOMMENDATION
   A. Staff will be recommending approval of the Planned Unit Development / PU 05-18 with conditions.

II. GENERAL DESCRIPTION
   A. The applicant, Gordon Howie, requested to rezone approximately 216 acres from Low Density Residential District to Planned Unit Development to create the Cedar Gulch No. 2 Subdivision.
   B. This review is in response to a complaint filed by the Cedar Gulch II Water and Sanitary District.

III. EXISTING CONDITIONS
   A. Planned Unit Development District / PU 05-18 was approved by the Board of Commissioners on January 16, 2007 with the following ten (10) conditions:
      1. That prior to any platting, the second means of ingress/egress be engineered. That prior to the issuance of the seventh Building Permit, the second means of ingress/egress be constructed to allow construction vehicles access to the development. That prior to issuance of the thirty-first Building Permit, the second means of ingress/egress be constructed to Ordinance 14 standards. That prior to issuance of the seventy-first Building Permit, the second means of ingress/egress be paved;
      2. That prior to any work being done within the 100-year floodplain, a Floodplain Development Permit be obtained;
      3. That no lots within the PUD be allowed direct access onto Bradsky Road;
      4. That the PUD consists of no more than 150 lots and the minimum lot size be one acre,
      5. That the Special Animal Keeping Regulations, as outlined in Section 204-G of the Pennington County Zoning Ordinance, and no more than one (1) large animal be housed on one (1) acre, be continually followed;
      6. That all residences must meet the standards for stick-built and manufactured homes as outlined in Section 204;
      7. That the minimum setbacks for the Planned Unit Development shall be twenty-five (25) feet from all property lines and fifty-eight (58) feet from all Section Lines;
      8. That a Homeowner's Association be created and covenants filed along with the Final Plat for the maintenance of the community water system and all common areas;
9. That a road district be formed prior to the seventh Building Permit, for the maintenance and care of all roads within the development; and,

10. That the PUD be reviewed on a complaint basis.

B. Currently, there are 16 address points within the Planned Unit Development.

C. Currently, there are 19 lots and one wastewater lot within the Planned Unit Development.

D. There is Special Flood Hazard Area on the subject property – Zone A.

IV. LAYOUT PLAN / LPL 20-14

A. The proposed seven (7) residential lots in the Cedar Gulch #2 Subdivision are as follows:

1. Lot 2 of Block 2, Cedar Gulch No. 2 Subdivision.
   a. Planned Unit Development District / PU 05-18.
   b. 6.263 acres.
   c. Vacant of any structures.
   d. Special Flood hazard Area – Zone A.
   e. Access off of Bradsky Road or Galloway Drive.
      i. Cedar Gulch #2 Road District.
   f. 20' Water Main Easement.

2. Lot 1 of Block 3, Cedar Gulch No. 2 Subdivision.
   a. Planned Unit Development / PU 05-18.
   b. No acreage given on proposed plat.
   c. Vacant of any structures.
   d. Access off of Brahman Lane.
      i. Cedar Gulch #2 Road District.

3. Lot 2 of Block 3, Cedar Gulch No. 2 Subdivision.
   a. Planned Unit Development District / PU 05-18.
   b. No acreage given on proposed plat.
   c. Vacant of any structures.
   d. Access off of Brahman Lane.
      i. Cedar Gulch #2 Road District.

4. Lot 7 of Block 3, Cedar Gulch No. 2 Subdivision.
   a. Planned Unit Development / PU 05-18.
   b. 1.007 acres.
   c. Vacant of any structures.
   d. Access off of Brahman Lane.
      i. Cedar Gulch #2 Road District.

5. Lot 8 of Block 3, Cedar Gulch No. 2 Subdivision.
   a. Planned Unit Development / PU 05-18.
   b. 1.007 acres.
   c. Vacant of any structures.
   d. Access off of Brahman Lane.
      i. Cedar Gulch #2 Road District.
6. Lot 9 of Block 3, Cedar Gulch No. 2 Subdivision.
   a. Planned Unit Development / PU 05-18.
   b. 1.007 acres.
   c. Vacant of any structures.
   d. Access off of Brahman Lane.
      i. Cedar Gulch #2 Road District.
7. Lot 10 of Block 3, Cedar Gulch No. 2 Subdivision.
   a. Planned Unit Development / PU 05-18.
   b. 1.005 acres.
   c. Vacant of any structures.
   d. Access off of Brahman Lane or Dawkins Road.
      i. Cedar Gulch #2 Road District.
B. On July 21, 2020, the Board of Commissioners continued Layout Plan / LPL 20-14 to the August 4, 2020, Board of Commissioner’s meeting to allow for the review of this Planned Unit Development.

IV. ANALYSIS
A. Staff contacted the engineer (Longbranch Civil Engineering) for the plat regarding water, sewer and access issues pertaining to the proposed plat request. According to the engineer:
   1. There are water hook ups at each of the proposed seven (7) lots.
   2. There are dry sewer hook ups on proposed Lots 1 and 2 of Block 3 and Lot 2 of Block 2. Sewer line extension will be required along Galloway Drive prior to issuance of a Building Permit on those lots. A septic tank will be required at each of the lots and connected to the lagoon system once the sewer line extension is installed.
   3. There are sewer hook ups for Lots 7-10 of Block 3. A septic tank will be required at each of the lots and connected to the lagoon system.
   4. There are engineered construction plans for connection of the Cedar Gulch No. 2 Subdivision to South Airport Road via a gravel road constructed to Ordinance 14 Standards.
      a. Construction plans were prepared in order to meet the requirements of Condition #1 of Planned Unit Development / PU 05-18.
      b. To date, this road has not been constructed.
      c. There was limited emergency construction access via this route during the construction and widening of the Bradsky Road bridge.

B. On July 13, 2020, Staff received a complaint regarding connection to the water system within the Planned Unit Development.
   1. The Cedar Gulch No. 2 Water and Sanitary District requested that the Planned Unit Development be reviewed and that additional conditions be added to address taps fees and the limited water supply of the existing system.
   2. The complaint letter is attached.

C. There are over 60 address points currently addressed off of Bradsky Road.

D. Creation of additional of lots on Bradsky Road will require a Variance to the Subdivision Regulations to allow additional lots on a dead-end road without the construction of the second means of vehicular ingress or egress.

E. Due to the concerns from the Cedar Gulch No. 2 Water and Sanitary District and the unlikelihood of allowing additional water taps to the new lots, a Variance to the Subdivision Regulations to allow lots to be created without written authorization from water supplier that adequate water is available to serve the proposed subdivision (Section 500.7 of the Subdivision Regulations) will be required.
AGENDA ITEM #16
Gordon Howie
July 27, 2020

RECOMMENDATION: Staff recommends approval of Planned Unit Development / PU 05-18 with the following ten (10) conditions:

1. That prior to any further platting with this Planned Unit Development, the second means of vehicular ingress/egress be engineered and constructed to Ordinance 14 Standards or a Variance to the Subdivision Regulations be obtained;
2. That prior to any further platting within this Planned Unit Development, written authorization is obtained from the local water supplier (i.e. Cedar Gulch No. 2 Water and Sanitary District) that there is an adequate water supply to serve the proposed subdivision or a Variance to the Subdivision Regulations be obtained;
3. That prior to any work being done within the 100-year floodplain, a Floodplain Development Permit be obtained;
4. That no lots within the PUD be allowed direct access onto Bradsky Road;
5. That the PUD consists of no more than 150 lots and the minimum lot size be one (1) acre;
6. That the Special Animal Keeping Regulations, as outlined in Section 204-G of the Pennington County Zoning Ordinance, and no more than one (1) large animal be housed on one (1) acre, be continually followed;
7. That all residences must meet the standards for stick-built and manufactured homes as outlined in Section 204;
8. That the minimum setbacks for the Planned Unit Development shall be twenty-five (25) feet from all property lines and fifty-eight (58) feet from all Section Lines;
9. That the Homeowner's Association, Water and Sanitary District and Road District remain active and provide for the maintenance of the community water system, the road system, and all common areas; and,
10. That this PUD be reviewed on a complaint basis or at the direction of the Planning Commission or Board of Commissioners.
Cedar Gulch II Water & Sanitary District

Memorandum

To: Pennington County Board of Commissioners  
From: Kristina Grinnell, District President

To Whom it May Concern:

The Cedar Gulch II Water & Sanitary District amended their bylaws to include a $10,000 tap fee on any additions to the district. We also would like to be contacted prior to any construction approvals to discuss the water situation in the district. The board has discussed this complaint and decided unanimously to file.

We would like to ask the Board to amend the PUD for our subdivision so that the water district may be involved in the process of development and can collect the above-mentioned tap fee.

Thank you
From: NoReply
Sent: Monday, July 13, 2020 11:24 AM
To: plz <plz@pennco.org>
Subject: WEBFORM: Planning and Zoning - Contact Us

The following information was submitted from a web form on the Pennington County website.

DO NOT click reply. To reply, copy and paste the e-mail address below into the "To" field of an outgoing message.

>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

Submitted Information:

Your name: Kristi Grinnell
Your e-mail address: kristig@fs.church
Your phone number: 281-731-9885

Message: Hello, I am the newly elected president of Cedar Gulch 2 Water & Sanitary District. I know there was a meeting today and none of our district was able to be there. This is probably highly irregular and does not matter because it is not in the meeting - but I felt it should be noted anyway. Grandview Land & Gordon Howie are working on getting land platted adjacent to our district, which is an awesome thing. We could use to breathe some life into our little area. However, there is not currently a sustainable water source for this development. I just think someone should know this and hold the developer accountable to provide a well or be candid that there is not a current water system.

Thanks for taking the time to read this.

Kristi Grinnell
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: LAYOUT PLAN / LPL 20-14: Grandview Land, LLC (Dan Lewis); Gordon Howie – Agent. To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Tract A, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the July 21, 2020, Board of Commissioner’s meeting.)

PLANNING COMMISSION RECOMMENDATION:
Planning Commission recommended approval of Layout Plan / LPL 20-14 with the following eight (8) conditions:

1. That upon filing the Plat with the Register of Deeds, a Deed Restriction also be filed restricting the residential use and issuance of any Building Permits on all the proposed lots (Lot 2 of Block 2, Lots 1 and 2 of Block 3 and Lots 7-10 of Block 3) until such time that a second means of vehicular ingress and egress is constructed in accordance with Ordinance 14 Standards and the road approved by County Highway;

2. That at the time of Preliminary Plat submittal, the plat meets all the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Variance to the Subdivision Regulations be obtained waiving any of these requirements that are not met;
3. That at the time of Preliminary Plat submittal, the Plat heading be corrected to state “Formerly needs Government Lot 2 corrected to Government Lot 3...”, as required by the Register of Deeds;

4. That a Variance to the Subdivision Regulations be obtained from the Board of Adjustment to allow additional lots on a dead-end road without a second means of vehicular ingress or egress conditioned that no Building Permits will be issued on those lots until such time a second means of vehicular ingress or egress is constructed;

5. That at the time of Final Plat submittal, the applicant provide engineered construction plans for sewer line improvements for extension of the sewer line to the lagoon system, or an approved Variance to the Subdivision Regulations be obtained waiving this requirement;

6. That no Building Permits will be issued on proposed Lot 2 of Block 2 and Lots 1 and 2 of Block 3 until such time the sewer line is installed and connected to the existing lagoon system;

7. That the Certifications on the plat be in accordance with Section 400.3.1.n of the Pennington County Subdivision Regulations; and,

8. That approval of this Layout Plat does not constitute approval of any further applications to be submitted for the above-described property.
Agenda Item #19
Grandview Land, LLC (Dan Lewis); Gordon Howie - Agent
July 13, 2020

STAFF REPORT

GENERAL INFORMATION:

REQUEST:  
LAYOUT PLAN / LPL 20-14: To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

APPLICANT:  
Grandview Land, LLC / Dan Lewis

APPLICANT ADDRESS:  
2601 Grandview Drive, Rapid City, SD 57701

AGENT:  
Gordon Howie

AGENT ADDRESS:  
15372 Antelope Creek Road
Rapid City, SD 57703

SURVEYOR / ENGINEER:  
Longbranch Civil Engineering

ADDRESS:  
821 Columbus St., Ste. 1, Rapid City, SD 57701

LEGAL DESCRIPTION:  
EXISTING LEGAL: Balance of Tract A, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

SITE LOCATION:  
Bradsky Road; south of the intersection of E. Highway 44 and Bradsky Road.

SIZE:  
121.11 acres

TAX ID:  
60752

EXISTING LAND USE  
Vacant

SUBDIVISION REGULATIONS REFERENCE:  
Section 400.1
Agenda Item #19  
Grandview Land, LLC (Dan Lewis); Gordon Howie - Agent  
July 13, 2020

CURRENT ZONING: Planned Unit Development District

SURROUNDING ZONING:  
North General Agriculture District  
South Planned Unit Development District  
East Planned Unit Development District  
West General Agriculture District

PHYSICAL CHARACTERISTICS: Open Prairie / Rolling hills

UTILITIES: Community water and sewer

REPORT BY: Brittney Molitor

I. PROPOSED RECOMMENDATION
   A. Staff will be recommending denial of Layout Plan / LPL 20-14 with conditions.

II. GENERAL DESCRIPTION
   A. The applicant, Gordon Howie, is requesting to create seven (7) lots in the Cedar Gulch No. 2 Subdivision.
   B. The proposed lots are in response to Court Order CIV. 16-001140 (attached).

III. EXISTING CONDITIONS
   A. Planned Unit Development District / PU 05-18.
      1. Approved by the Board of Commissioners on January 3, 2006 and January 16, 2007.
   B. 121.11 acres.
   C. Vacant of any structures.
   D. Special Flood Hazard Area on the subject property – Zone A.

IV. PROPOSED LOTS
   A. Lot 2 of Block 2, Cedar Gulch No. 2 Subdivision.
      1. Planned Unit Development District / PU 05-18.
      2. 6.263 acres.
      3. Vacant of any structures.
      4. Special Flood hazard Area – Zone A.
      5. Access off of Bradsky Road or Galloway Drive.  
         a. Cedar Gulch #2 Road District.
      6. 20’ Water Main Easement.
B. Lot 1 of Block 3, Cedar Gulch No. 2 Subdivision.
   1. Planned Unit Development / PU 05-18.
   2. No acreage given on proposed plat.
   3. Vacant of any structures.
   4. Access off of Brahman Lane.
      a. Cedar Gulch #2 Road District.

C. Lot 2 of Block 3, Cedar Gulch No. 2 Subdivision.
   1. Planned Unit Development District / PU 05-18.
   2. No acreage given on proposed plat.
   3. Vacant of any structures.
   4. Access off of Brahman Lane.
      a. Cedar Gulch #2 Road District.

D. Lot 7 of Block 3, Cedar Gulch No. 2 Subdivision.
   1. Planned Unit Development / PU 05-18.
   2. 1.007 acres.
   3. Vacant of any structures.
   4. Access off of Brahman Lane.
      a. Cedar Gulch #2 Road District.

E. Lot 8 of Block 3, Cedar Gulch No. 2 Subdivision.
   1. Planned Unit Development / PU 05-18.
   2. 1.007 acres.
   3. Vacant of any structures.
   4. Access off of Brahman Lane.
      a. Cedar Gulch #2 Road District.

F. Lot 9 of Block 3, Cedar Gulch No. 2 Subdivision.
   1. Planned Unit Development / PU 05-18.
   2. 1.007 acres.
   3. Vacant of any structures.
   4. Access off of Brahman Lane.
      a. Cedar Gulch #2 Road District.

G. Lot 10 of Block 3, Cedar Gulch No. 2 Subdivision.
   1. Planned Unit Development / PU 05-18.
   2. 1.005 acres.
   3. Vacant of any structures.
   4. Access off of Brahman Lane or Dawkins Road.
      a. Cedar Gulch #2 Road District.
LOT 2 OF BLOCK 2, AND LOT 1 AND LOT 2 OF BLOCK 3, AND LOT 7 THROUGH LOT 10 OF BLOCK 3,
CEDAR GULCH NO. 2 SUBDIVISION, AND DEDICATED RIGHT-OF-WAY
(formerly a portion of Tract A of Cedar Gulch No. 2 Subdivision and a portion of
"Government" Lot 2 at Section 4, T15, R6E.)
LOCATED IN THE SE1/4, SECTION 30, T15, R6E, B.H.M.,
AND IN "GOVERNMENT" LOT 3 OF SECTION 4, T15, R6E, B.H.M.,
PENNINGTON COUNTY, SOUTH DAKOTA

Plat of

Proposed Plat

Page 4 of 8

LPL 20-14
V. PLANNED UNIT DEVELOPMENT / PU 05-18

A. Planned Unit Development / PU 05-18 was approved by the Board of Commissioners on January 16, 2007, with the following conditions:

1. That prior to any platting, the second means of ingress/egress is engineered. That prior to the issuance of the seventh Building Permit, the second means of ingress/egress be constructed to allow construction vehicles access to the development. That prior to issuance of the thirty-first Building Permit, the second means of ingress/egress be constructed to Ordinance 14 standards. That prior to issuance of the seventy-first Building Permit, the second means of ingress/egress be paved;

2. That prior to any work being done within the 100-year floodplain, a Floodplain Development Permit is obtained;

3. That no lots within the Planned Unit Development be allowed direct access onto Bradsky Road;

4. That the Planned Unit Development consists of no more than 150 lots and the minimum lot size be one (1) acre;

5. That the Special Animal Keeping Regulations, as outlined in Section 204-G of the Pennington County Zoning Ordinance, and no more than one (1) large animal be housed on one (1) acre, be continually followed;

6. That all residences must meet the standards for stick-built and manufactured homes as outlined in Section 204;

7. That the minimum setbacks for the Planned Unit Development shall be twenty-five (25) feet from all property lines and fifty-eight (58) feet from all Section Lines;

8. That a Homeowner’s Association is created and covenants filed along with the Final Plat for the maintenance of the community water system and all common areas;

9. That a road district be formed prior to the seventh Building Permit, for the maintenance and care of all roads within the development; and,

10. That the Planned Unit Development be reviewed on a complaint basis.

VI. REQUEST FOR COMMENT

A. County Highway Department

1. Highway Department has no comments.

B. County Natural Resources

1. The property in question has Canada Thistle present on the property, see attached Noxious Weed Plan to comply with the state noxious weed laws.

C. Register of Deeds

1. Plat heading is okay.

2. Formerly needs Government Lot 2 corrected to Government Lot 3.

3. Certificates appear to be required certificates per state statute.

D. 9-1-1

1. Good here.
Agenda Item #19
Grandview Land, LLC (Dan Lewis); Gordon Howie - Agent
July 13, 2020

E. Department of Equalization
   1. I'll need the acreage for Lots 1 and 2 of Block 3.
   2. Also, in the formerly section on the plat, it says Government Lot 2 of Section 4 – I believe that should say GL 3.

F. County Ordinance Enforcement
   1. No known violations.

G. County Addressing Coordinator and Floodplain Coordinator
   1. No addressing concerns at this time. Future addresses must be posted in accordance with Pennington County Ordinance #20.
   2. There is Special Flood Hazard Area (SFHA) on the property – FIRM Panel 46103C0818H.
   3. Minor Plat will need to contain one hundred (100) year floodplain limits in accordance with current FIRM Panel.
   4. A Floodplain Development Permit will be required for any development within the SFHA.

H. County Environmental Planner
   1. The applicant must obtain a septic permit to install a septic tank to connect to the community lagoon.
   2. All rules of Pennington County Zoning Ordinance Section 204-J must be followed.

VII. ANALYSIS
A. Staff contacted the engineer (Longbranch Civil Engineering) for the plat regarding water, sewer and access issues pertaining to the proposed plat request. According to the engineer:
   1. There are water hook ups at each of the proposed seven (7) lots.
   2. There are dry sewer hook ups on proposed Lots 1 and 2 of Block 3 and Lot 2 of Block 2. Sewer line extension will be required along Galloway Drive prior to issuance of a Building Permit on those lots. A septic tank will be required at each of the lots and connected to the lagoon system once the sewer line extension is installed.
   3. There are sewer hook ups for Lots 7-10 of Block 3. A septic tank will be required at each of the lots and connected to the lagoon system.
   4. There are engineered construction plans for connection of the Cedar Gulch No. 2 Subdivision to South Airport Road via a gravel road constructed to Ordinance 14 Standards.
      a. Construction plans were prepared in order to meet the requirements of Condition #1 of Planned Unit Development / PU 05-18.
      b. To date, this road has not been constructed.
      c. There was limited emergency construction access via this route during the construction and widening of the Bradsky Road bridge.
B. There are over 60 address points currently addressed off of Bradsky Road (see map below)

Address points located off Bradsky Road

C. Creation of additional of lots on Bradsky Road will require a Variance to the Subdivision Regulations to allow additional lots on a dead-end road without the construction of the second means of vehicular ingress or egress.

RECOMMENDATION: Staff recommends denial of Layout Plan / PL 20-14, as the proposed subdivision would further increase density on a dead-end road system with only one (1) means of vehicular ingress and egress.

If the Planning Commission chooses to approve Layout Plat / PL 20-14, Staff recommends the following conditions:

1. That upon filing the Plat with the Register of Deeds, a Deed Restriction also be filed restricting the residential use and issuance of any Building Permits on all the
proposed lots (Lot 2 of Block 2, Lots 1 and 2 of Block 3 and Lots 7-10 of Block 3) until such time that a second means of vehicular ingress and egress is constructed in accordance with Ordinance 14 Standards and the road approved by County Highway;

2. That at the time of Preliminary Plat submittal, the plat meets all the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Variance to the Subdivision Regulations be obtained waiving any of these requirements that are not met;

3. That at the time of Preliminary Plat submittal, the Plat heading be corrected to state “Formerly needs Government Lot 2 corrected to Government Lot 3….”, as required by the Register of Deeds;

4. That a Variance to the Subdivision Regulations be obtained from the Board of Adjustment to allow additional lots on a dead-end road without a second means of vehicular ingress or egress conditioned that no Building Permits will be issued on those lots until such time a second means of vehicular ingress or egress is constructed;

5. That at the time of Final Plat submittal, the applicant provide engineered construction plans for sewer line improvements for extension of the sewer line to the lagoon system, or an approved Variance to the Subdivision Regulations be obtained waiving this requirement;

6. That no Building Permits will be issued on proposed Lot 2 of Block 2 and Lots 1 and 2 of Block 3 until such time the sewer line is installed and connected to the existing lagoon system;

7. That the Certifications on the plat be in accordance with Section 400.3.1.n of the Pennington County Subdivision Regulations; and,

8. That approval of this Layout Plat does not constitute approval of any further applications to be submitted for the above-described property.
Memorandum

To: Pennington County Board of Commissioners
From: Kristina Grinnell, District President

To Whom it May Concern:

The Cedar Gulch II Water & Sanitary District amended their bylaws to include a $10,000 tap fee on any additions to the district. We also would like to be contacted prior to any construction approvals to discuss the water situation in the district. The board has discussed this complaint and decided unanimously to file.

We would like to ask the Board to amend the PUD for our subdivision so that the water district may be involved in the process of development and can collect the above-mentioned tap fee.

Thank you
-----Original Message-----
From: NoReply
Sent: Monday, July 13, 2020 11:24 AM
To: plz <plz@pennco.org>
Subject: WEBFORM: Planning and Zoning - Contact Us

The following information was submitted from a web form on the Pennington County website.

DO NOT click reply. To reply, copy and paste the e-mail address below into the "To" field of an outgoing message.

> > > > > > > > > > > > > > > > >

Submitted Information:

Your name: Kristi Grinnell

Your e-mail address: kristig@fs.church

Your phone number: 281-731-9885

Message: Hello, I am the newly elected president of Cedar Gulch 2 Water & Sanitary District. I know there was a meeting today and none of our district was able to be there. This is probably highly irregular and does not matter because it is not in the meeting - but I felt it should be noted anyway. Grandview Land &; Gordon Howie are working on getting land platted adjacent to our district, which is an awesome thing. We could use to breathe some life into our little area. However, there is not currently a sustainable water source for this development. I just think someone should know this and hold the developer accountable to provide a well or be candid that there is not a current water system.

Thanks for taking the time to read this.

Kristi Grinnell
PLAT FILING APPLICATION

1. RELATIONSHIP OF APPLICANT TO PROPERTY IS: Owner
   - Owner  • Tenant  • Lessee  • Other

2. APPLICANT: Dan L. Lewis, Agent for Grandview Land LLC
   MAILING ADDRESS: 2601 Grandview Drive, Rapid City, SD 57701-7103
   DAYTIME PHONE: 605-342-3585
   LANDOWNER: 
   MAILING ADDRESS: 
   DAYTIME PHONE: 
   AUTHORIZED AGENT: Gordon Howie
   MAILING ADDRESS: 15372 Antelope Creek Road, Rapid City, SD 57703
   DAYTIME PHONE: 605-381-3998

3. SURVEYOR / ENGINEER: Longbranch Civil Engineering, Inc.
   ADDRESS: 821 Columbus Street, Suite 1, Rapid City, SD 57701
   DAYTIME PHONE: 605-721-4040
   REGISTRATION NUMBER: PLS #11700

4. NAME OF SUBDIVISION: Cedar Gulch No. 2 Subdivision
   PURPOSE: Creation of seven (7) lots
   PROPOSED LAND USE: ☐ Single-Family Residential  ☐ Mixed-Use  ☐ Commercial  ☐ Industrial
   EXISTING LEGAL DESCRIPTION: A portion of Tract A of Cedar Gulch No. 2 Subdivision and a portion of
   "Government" Lot 2 of Section 4, T11S, R9E,
   BHM, Pennington County, South Dakota
   PROPOSED LEGAL DESCRIPTION: Lot 2 of Block 2, and Lot 1 and Lot 2 of Block 3, Lots 7 through 10 of Block 3 Cedar Gulch No. 2
   Subdivision, and Dedicated Right-of-Way
   Located in the SE1/4, Section 30, T11S, R9E, BHM, and "Government" Lot 1 of Section 6, T11S, R9E
   BHM, Pennington County, South Dakota
   EXISTING LAND USE: Ag
   ACREAGE: 14.492
   SUBDIVISION SECTION(S): 300.3 and 400.1
   CURRENT ZONING: PUD
   SURROUNDING ZONING: NORTH GA SOUTH PUD EAST PUD WEST PUD
   PHYSICAL CHARACTERISTICS: Rolling Prairie
   WATER SOURCE: ☐ Well  ☐ Cistern
   SEWER: ☐ Public  ☐ Private  ☐ Community

5. THE OWNER, APPLICANT, OR AUTHORIZED AGENT, ACKNOWLEDGES: That he / she has read and received
   a copy of the instruction sheet and this application form concerning the filing and hearing of this matter; that he / she
   authorizes the Pennington County Planning Department staff and designees to enter onto and inspect the above-
   described property; and that he / she has been advised of the fee requirements.

Signature of APPLICANT or AGENT: 

DATE: 

Subscribed and sworn to before me this day of , 20

Notary Public for the State of South Dakota
My Commission Expires: 

Signature of LANDOWNER: 

DATE: 6-8-2020

Notary Public for the State of South Dakota
My Commission Expires: 2-14-21

Last Revised: 5/31/2019
This matter came on for court trial on June 3 and 4, 2019, at the Pennington County Courthouse, the Honorable Matt Brown presiding. Plaintiffs appeared personally and by and through their counsel, Roger A. Tellinghuisen and Michael V. Wheeler; Defendant Grandview Land, LLC appeared personally and by and through its counsel of record, Steven J. Oberg. The Court having heard testimony and considered the evidence and having entered its Findings of Fact and Conclusions of Law, which are incorporated herein by this reference, now makes and enters the following Judgment. It is hereby

ORDERED, ADJUDGED AND DECREED that the Agreement to Convey Title to Property at issue in this case is valid and enforceable in accordance with its terms; it is further

ORDERED, ADJUDGED AND DECREED that Plaintiffs are entitled to specific performance on the part of Grandview Land, LLC. As such, Defendant
Grandview Land, LLC shall cooperate with Plaintiffs in the platting of the property hereinafter described and shall endorse the requisite Pennington County Layout Plat Application, or its equivalent, as necessary to complete the platting of the undeveloped lots located on the East 734.57 feet of the Southeast Quarter of Section 32, T1N, R9E, BHM, Pennington County, South Dakota, as further described in the attached Exhibit A. The cost of prosecuting the platting process of this property shall be borne by the Plaintiffs; it is further

ORDERED, ADJUDGED AND DECREED that upon completion of the platting of the property described above, Defendant Grandview, LLC shall execute and deliver to Plaintiffs good and sufficient Quit Claim Deeds transferring the lots so platted to the Plaintiffs. Plaintiffs shall be responsible for the preparation of the Quit Claim Deeds and any filing costs associated with filing such deeds with the Register of Deeds; it is further

ORDERED, ADJUDGED AND DECREED that Plaintiffs are entitled to an award of costs and disbursements in the amount of $_________, to be inserted by the Clerk of Court upon proper submission.

Dated this 22 day of October, 2019.

BY THE COURT:

Matt Brown, Circuit Court Judge

ATTEST:

[Signature]
Clerk

[Signature]
Deputy

Pennington County, SD
FILED
IN CIRCUIT COURT
OCT 23 2019
Ranae Truman, Clerk of Courts
By Deputy
LAYOUT PLAT APPLICATION

1. APPLICANT: Gordon Howie and Constance Howie  DAYTIME PHONE: 605-381-3998  
   MAILING ADDRESS: 23415 Bradsky Road, Rapid City, SD 57703

   LANDOWNER: Grandview Land, LLC  DAYTIME PHONE: 605-342-3585  
   MAILING ADDRESS: 2601 Grandview Drive, Rapid City, SD 57701

   AUTHORIZED AGENT:  DAYTIME PHONE:  
   MAILING ADDRESS:  
   RELATIONSHIP OF APPLICANT TO PROPERTY IS: (Owner, Tenant, Lessee, Other)

2. SURVEYOR / ENGINEER: Kate McNaboe, Sperlich Consulting
   ADDRESS: 821 Columbus St, Suite 1, Rapid City, SD 57701
   DAYTIME PHONE: 605-721-4040  REGISTRATION NUMBER: 7198

3. NAME OF SUBDIVISION: Cedar Gulch No. 2 Subdivision

   PROPOSED USE: ☑ Single-Family Residential  ☐ Mixed-Use  ☐ Commercial  ☐ Industrial

   PURPOSE: Layout Plat of 2 Lots

   EXISTING LEGAL DESCRIPTION: A portion of Tract A of Cedar Gulch No. 2 Subdivision, located in the 
   SE1/4 of Section 32, T1N, R9B, B.H.M., and a portion of "Government" Lot 3 of Section 4, T1S, R9B, B.H.M.

   PROPOSED LEGAL DESCRIPTION: Lot 2 of Block 2 and Lot 2 and Lot 7 of Block 3 of Cedar Gulch No. 2 Subdivision and 
   Dedicated Right-of-Way, located in the SE1/4 of Section 32, T1N, R9B, B.H.M., and in "Government" Lot 3 of Section 4, T1S, R9B, B.H.M.

   LANDMARK LOCATION: Northwest of the Intersection of Dawkins Road and Bradsky Lane

   EXISTING LAND USE: Vacant

   ACREAGE: 12.541 Ac +/-

   SUBDIVISION REFERENCE: Cedar Gulch No. 2 Subdivision

   CURRENT ZONING: PUD

   SURROUNDING ZONING: NORTH PUD  SOUTH PUD  EAST PUD  WEST PUD

   PHYSICAL CHARACTERISTICS: Flat

   WATER: Community Water System  SEWER: Community Sewer System

4. THE OWNER, APPLICANT, OR AUTHORIZED AGENT, ACKNOWLEDGES: That he / she has read and 
   received a copy of the instruction sheet and this application form concerning the filing and hearing of this matter; 
   that he / she authorizes the Pennington County Planning Department staff and designees to enter onto and inspect 
   the above-described property; and, that he / she has been advised of the fee requirements and they have been paid 

   Signature of APPLICANT or AGENT:  
   DATE:  

   Subscribed and sworn to before me this day of __________, 20__

   Signature of LANDOWNER:  
   DATE:  

   Subscribed and sworn to before me this day of __________, 20__

   Notary Public for the State of South Dakota  My Commission Expires:  
   Notary Public for the State of South Dakota  My Commission Expires:  

   EXHIBIT A
Pennington County's subdivision process has three steps: the Layout Plat, Preliminary Plat, and Final Plat. There will be public hearings before the Planning Commission and the Board of County Commissioners (BOCC). The Planning Commission recommends approval, conditional approval or denial to the BOCC. The BOCC then makes the final decision on the application.

A Layout Plat is intended to be a conceptual drawing of the proposed site design, showing locations of all major elements (i.e., building lots, common lots, roads, existing structures on-site, etc.). Prior to the scheduled Planning Commission meeting, the Planning Department will conduct an on-site inspection of the property and prepare a written staff report discussing the proposal in relation to the Pennington County Subdivision Regulations.

A pre-application conference is required prior to submittal of a Layout Plat application. The Layout Plat shall be submitted to the Planning Department at least 25 days prior to the next regularly scheduled Planning Commission hearing.

SUBMITTAL MATERIAL

☐ Layout Plat application form.
☐ Submittal fee of $100.00.
☐ A written description of the proposed subdivision.
☐ A minimum of six (6) copies of the Layout Plat request drawn at a scale of not more than 1 inch equals 100 feet. The plat shall include:
  - Name of the proposed subdivision
  - Ownership and Surveyor Information
  - Existing and proposed legal description, including graphic scale, north arrow, and date
  - Location, dimensions and areas of all proposed and/or existing lots
  - Existing structures within the proposed subdivision.

☐ One 8½” x 11” reduction of the plat.
☐ Topography from any source.
☐ A vicinity map.
☐ General information describing the existing and/or proposed water system.
☐ Approximate location of existing and/or proposed wastewater systems.
☐ Proposed improvements to be installed or constructed.
☐ Location of existing drainage ways and preliminary proposals for the handling of surface water discharge, where applicable.
☐ Master Plan as applicable.
☐ Other information as required in Section 400.1 of the Pennington County Subdivision Regulations.
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: CONDITIONAL USE PERMIT / CU 19-33: Robert Livingston; K.W. Lindsay – Owner. To allow a Recreational Vehicle Park on the subject property to include RV sites, a gas station, a convenience store, and a bar in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

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

PLANNING COMMISSION RECOMMENDATION:
Planning Commission recommended approval of Conditional Use Permit / CU 19-33 with thirty-three (33) conditions:

1. That no more than 22 recreational vehicle sites be allowed. Each recreational vehicle site shall measure a minimum of 35 feet long by 12-foot-wide;

2. That one convenience store with a bar is allowed;

3. That a gas station with two pumps and underground storage tanks is allowed;

4. That a shop/storage building is allowed;

5. That erosion control measures be implemented to prevent silt from leaving the applicant’s property and entering Deer Creek or other bodies of water;

6. That a water right is obtained and the well operational prior to operation of the RV Park;

7. That prior to any disturbance or construction within the Special Flood Hazard Area, a Floodplain Development Permit is obtained by the Planning Department;
8. That if the convenience store/bar is substantially improved, the structure be brought into full compliance with Pennington County's Flood Damage Prevention Ordinance;

9. That each site must include one (1) parking space for a vehicle (in addition to the recreation vehicle, where applicable) and the parking space must be constructed so no portion of the vehicle extends onto any interior roadway;

10. That access to the site is from the approved SDDOT approach. This which includes removal of the existing approach to the southwest and widening of the existing approach to the northeast;

11. That eight (8) parking spaces and an additional one parking space per three employees (minimum 9 spaces) be provided for the convenience store and bar per Section 310 of the PCZO;

12. That the underground fuel storage tanks that service the gas station meet the requirements of South Dakota Administrative Rule 74:56:01 at all times;

13. That the applicant maintains some type of barrier (i.e. fence, boulders) around the on-site wastewater system to prevent any parking and/or camping over top of the on-site wastewater system and that proper setbacks to the on-site wastewater system be maintained;

14. That all septic tanks be pumped every three (3) years and be inspected at the time of being pumped;

15. That the existing sanitary holding tank located east of the garage building be removed or used as a lift station;

16. That dust control measures be implemented to prevent dust from leaving the site and impacting the adjacent properties and/or street(s);

17. That any alterations or additions to the on-site wastewater treatment system be reviewed and approved by the South Dakota Department of Environment and Natural Resources and the Pennington County Environmental Planner;

18. That each RV site be equipped with water, sewer and electric hook-ups;

19. That each campsite must be equipped with a numbered and color-coded sign indicator which is attached to a post on or near the campsite;
20. That a minimum 10-foot separation be provided between each RV site;

21. That all the interior streets shall be a minimum of 12 feet in width and surfaced with gravel (minimum of 4 inches), concrete or asphalt and maintained in a dust free manner;

22. That the Recreational Vehicle Park conform to all regulations set forth in Section 306 of the Pennington County Zoning Ordinance;

23. That the applicants conform to all applicable State and County regulations, including those established by the South Dakota Departments of Environment and Natural Resources and the Department of Health;

24. That a Building Permit be obtained for any new structures exceeding 144 square feet and located on a permanent foundation, which will require a site plan to be reviewed and approved by the Pennington County Planning Director;

25. That an Engineered Drainage Study is performed by the applicant's engineer and approved by the County Drainage Engineer prior to the increase in the impervious area greater than 15 percent;

26. That all-natural drainage ways be maintained;

27. That prior to the placement of any on-premise sign, the applicant must obtain a Sign Permit in accordance with Section 312 of the PCZO;

28. That no parking is allowed within the Private Road Easement (OMB No. 0596-0082);

29. That the Recreational Vehicle Park be constructed in strict compliance with the final set of Engineered Construction Plans;

30. That the minimum setback requirements of a Highway Service District be maintained on the property or the appropriate Variance(s) be obtained;

31. That the switchback trail located on the hillside be gated to restrict access;

32. That the applicant adheres to Section 510(E) regarding the time limit on Conditional Use Permit established uses; and,

33. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.
STAFF REPORT

GENERAL INFORMATION:

REQUEST: CONDITIONAL USE PERMIT / CU 19-33: To allow a Recreational Vehicle Park on the subject property to include RV sites, a gas station, a convenience store, and a bar in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

APPLICANT: Robert Livingston

APPLICANT ADDRESS: 23851 Highway 385, Hill City, SD 57745

OWNER: K. W. Lindsay

OWNER ADDRESS: 7110 CR 657, W. Bushnell, FL 33513

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

SITE LOCATION: 16001 W. Highway 44; at the intersection of W. Highway 44 and Highway 385.

SIZE: 14.98 acres

TAX ID: 51321

EXISTING LAND USE: Abandoned Recreational Vehicle Park

ZONING REFERENCE: Sections 210, 306, and 510

CURRENT ZONING: Highway Service District

SURROUNDING ZONING:

<table>
<thead>
<tr>
<th>North</th>
<th>Low Density Residential District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>General Agriculture District</td>
</tr>
<tr>
<td></td>
<td>Suburban Residential</td>
</tr>
</tbody>
</table>

South

| General Agriculture District |

East

| General Agriculture District |

West

| General Agriculture District |

PHYSICAL CHARACTERISTICS: Flat, Forested Hills
I. PROPOSED RECOMMENDATION
Staff is recommending approval of Conditional Use Permit / CU 19-33 with twenty-eight (28) conditions.

II. GENERAL DESCRIPTION
A. The applicant, Robert Livingston, requested a Conditional Use Permit to allow a Recreational Vehicle (RV) Park. The RV Park will include:
   1. 22 RV sites.
   2. A gas station.
   3. A convenience store.
   4. A bar to serve beer and wine.

III. EXISTING CONDITIONS
A. Zoned Highway Service District.
B. 14.98 acres.
C. Lot contains:
      a. An Easement is filed with the Register of Deeds for the encroachment of the onsite wastewater treatment system onto National Forest System (NFS) lands to the west.
      b. The size of the onsite wastewater treatment system is unknown.
   2. Equipment Shed – built in 1980 per DOE records.
      a. 2005COSD0125 – 1,000 gallon holding tank.
   3. Telecommunications Tower.
      a. Conditional Use Permit / CU 08-10
      b. Approved on August 5, 2008 by the Board of Commissioners.
   4. Fuel pumps.
      a. Underground storage tanks for fuel storage.
      i. Building Permit 97-295
D. Special Flood Hazard Area on the subject property (Zone A)
   1. Floodplain Development Permit / FP 19-49
E. Access is taken off of West Highway 44 via an approved SDDOT Approach.
   1. SDDOT Approach Permit approved on April 23, 2020.
Agenda Item #10
Robert Livingston; K.W. Lindsay – Owner
May 11, 2020

Special Flood Hazard Area – 100 year (blue hatch)

Aerial Photograph of Site
IV. CONSIDERATIONS FOR CONDITIONAL USE PERMIT REQUEST

A. Section 510 of the Zoning Ordinance lists five (5) factors that the Planning Commission may consider in their review of Conditional Use Permit applications. They are as follows:

1. The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values within the immediate vicinity.
   a. The properties surrounding the subject property consist of single-family residences. Due to the possibility of the increase in traffic on Highway 44 there is a concern that traffic may become congested as RVs enter the property from Highway 44.

2. The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
   a. It does appear that allowing this Conditional Use Permit could have a negative effect on the normal, orderly development or improvement of any surrounding vacant property.

3. That utilities, access roads, drainage, and/or other necessary facilities are provided.
   a. Based upon the site plan, it appears that underground electrical utilities will be provided to each of sites. In addition, each site will be serviced with water and sewer hookups. The applicant has proposed to provide a means of access to the property off of West Highway 44. The internal roadway will consist of a gravel-driving surface.

4. That the off-street parking and loading requirements are met.
   a. It appears the off-street parking requirements have been met.

5. That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.
   a. The proposed Conditional Use Permit may generate noise that could be offensive to the surrounding property owners. The proposed use could have a negative effect on the surrounding property owners due to the number of RV sites being proposed and the increase in traffic to the area.
V. PRIOR REQUESTS ON THE SUBJECT PROPERTY
   A. Building Permit #293 – Drive-in eatery.
   B. Building Permit #4740 – Cabin.
   C. Relocation of Section Line / RS 97-02 – To relocate a portion of the east west Section Line Right-of-Way (SLROW) to SD-44 and along the SLROW that runs north and south through the property.
   D. Rezone / RZ 97-13 – To rezone a portion of Tract Lake, Section 28, T2N, R5E, BHM, Pennington County from General Agriculture District to Highway Service District to allow the main structure on the property to be utilized as a store.
      1. Approved by the Board of Commissioners on May 6, 1997.
   E. Floodplain Development Permit / FP 97-03 – To elevate areas above the base flood elevation to allow future camp sites.
   F. Floodplain Development Permit / FP 97-04 – To develop recreational vehicle sites and future road construction.
   G. Building Permit 97-34 – Removal of shed.
   H. Building Permit 97-243 – Construction of shop building.
   I. Conditional Use Permit / CU 04-33 – To allow a temporary campground.
      1. Denied by the Planning Commission on August 23, 2004 with the applicant’s consent.
   J. Variance / VA 04-32 – To reduce the minimum side yard setback from ten (10) feet to zero (0) feet.
      1. Denied without prejudice by the Board of Commissioners on September 14, 2004.
   K. Rezone / RZ 04-32 – To rezone the remaining portion of Tract Lake, Section 28, T2N, R5E, BHM, Pennington County from General Agriculture District to Highway Service District.
      1. Approved by the Board of Commissioners on November 9, 2004.
   L. Relocation of SLROW / RS 04-03 – To relocate the SLROW off of the property and off of NFS lands to South Dakota Highway 385 and South Dakota Highway 44 ROW and along the east property line of the subject property.
      1. Approved by the Board of Commissioners on December 7, 2004.
   M. Variance / VA 05-08 – To reduce the side/rear yard setback from ten (10) feet to zero (0) feet to allow an existing garage, store and deck.
      1. Approved by the Board of Commissioners on April 26, 2005.
   N. Conditional Use Permit / CU 05-40 – To allow for a Recreational Vehicle Park in accordance with Section 306.
      1. Approved by the Planning Commission on October 24, 2005.
      2. Revoked by the Planning Commission on November 13, 2006 as the use was never established.
O. Conditional Use Permit / CU 07-07 – To allow for a Recreational Vehicle Park in accordance with Section 306.
      a. The applicant appealed the Planning Commission’s decision of denial without prejudice.
   2. Approved by the Board of Commissioner on May 8, 2007.
   3. Revoked by the Planning Commission on May 14, 2012 as the use was never established and Conditions of Approval were not met.

P. Conditional Use Permit / CU 08-10 – To allow a telecommunications tower.
   1. Approved by the Board of Commissioners on August 5, 2008.
   2. Private Road Easement for access to the tower (FS-2700-9j; OMB 0596-0082) through National Forest Service lands.

Q. Onsite Wastewater Treatment System – 2010COSD0091.
   1. Approved for a maximum daily flow of 2,900 gallon per day (i.e. 29 RV sites).

VI. SECTION 306 REQUIREMENTS (RECREATIONAL VEHICLE PARKS)

The following information shall be shown:

A. The location and legal description of the proposed Recreational Vehicle Park.
   1. The RV Park will be located at the intersection of W. Highway 44 and Highway 385. The legal description for the property is Tract Lake of SW¼SW¼ of Section 27 and SE1/4 of Section 28, Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

B. Plans and specifications of all buildings, improvements, and facilities constructed or to be constructed within the recreational vehicle park.
   1. The attached site plan was submitted showing the locations of all the buildings, RV sites, gas pumps, storage buildings, onsite wastewater treatment systems, and telecommunications tower.

C. The proposed use of buildings shown on the site.
   1. The applicant submitted an attached statement describing the proposed uses on the subject property.

D. The location and size of all recreational vehicle spaces.
   1. Shown on the attached site plan.

E. The location of all points of entry and exit for motor vehicles and internal circulation pattern.
   1. An approach was approved by SDDOT with conditions on April 23, 2020.

F. The location of all landscaping to be provided.
   1. Shown on the attached site plan.

G. The location of all lighting standards to be provided.
   1. Shown on the attached site plan.
H. The location of all walls and fences and the indication of their height and the materials of their construction.
   1. Shown on the attached site plan.

I. The name and address of the applicant and owner.
      a. 23851 Highway 385, Hill City, SD 57745.
   2. K. W. Lindsay – owner.
      a. 7110 CR 657 W, Bushnell, FL 33513.

J. Such other architectural and engineering data as may be required to permit the Planning and Zoning Director, the Commission, and the Board to determine if the provisions of these Zoning Ordinances are being complied with.
   1. At this time, the Planning Director has not requested additional information. The Planning Commission and Board have not heard the request and may require additional information in the future.

K. A time schedule for development shall be prepared which shall demonstrate the applicant's readiness and ability to provide the proposed services; and all required improvements and facilities shall be installed within one (1) year, unless the Board, on recommendation from the Commission, approves a plan for staged construction.
   1. A construction schedule was submitted by the applicant on April 24, 2020.

L. Utility service connections to be provided.
   1. The site has existing electricity and utility location information is provided on the attached site plan.

M. A domestic water system approved by the Pennington County Planning Department.
   1. There is an existing well on the site that requires a water right from SD DENR for this commercial use.
   2. An application was submitted for a water right (Application No. 2811-2). A recommendation from SD DENR should be complete by May 18, 2020.

N. A water carriage wastewater disposal system approved by the Pennington County Planning Department.
   1. An approval letter from SD DENR for the use of existing onsite wastewater treatment system for the store and bar and the RV sites is attached.

O. A typical lot plan for a recreational vehicle space detailing location and method.
   1. The is shown on the attached site plan.

P. A complete drainage plan to include topography to at least 5-foot-contour intervals.
   1. An email from the design engineer indicates that all drainage from the site will drain to the pond.
VII. REQUEST FOR COMMENT (From February 2020)

A. County Highway
   1. The silt fence needs to be along the pond edge and not half way between the pond and hill.
   2. The SDDOT should have a chance to review since the drainage is into their ROW and access is from SD44.

B. South Dakota Department of Transportation (SDDOT)
   1. SDDOT will require the landowner to apply for Highway Access. Additionally, the landowner/applicant will need to provide the following:
      a. A site plan.
      b. Typical size of the vehicles entering and exiting the site.
      c. Anticipated traffic volumes at the site in vehicles/day.
      d. RV, truck-trailer/camper and delivery truck turning movement templates entering and exiting SD44 at the site.
      e. Site access enhancements (profile, channelization, radius/throat length/design based on vehicle turn movements).
   2. Once the information above is provided, SDDOT will review the attached plans for drainage needs and final requirements of the permit will be determined.
   3. When SDDOT completes the permit and returns it, all DOT standards and construction requirements will be included.
   4. All costs for construction will be the responsibility of the permittee.

C. County Environmental Planner II
   1. The applicant installed a 1,000-gallon holding tank in 2006 (2005COSD0125). Without all the information/proposal, it is assumed the holding tank was installed to service the store and gas station. More information is needed to determine if the tank is sized properly for their needs.
      a. Staff Comment: The holding tank serves the shop building.
   2. The applicant also installed another septic system (2010COSD0091). This system was approved by SD DENR in a letter dated February 16, 2007, to service 29 full-service RV sites.
   3. The applicant would need to submit a complete plan showing everything on the property that would need septic and which system it will go to and provide calculations showing the existing system can handle the proposed flows. This plan will also need to be submitted to SD DENR for approval.
      a. Staff Comment: Staff received approval of the existing onsite wastewater treatment system on December 10, 2019. The system was approved for the 22-site RV park with resort store and bar.

D. County Ordinance Officer
   1. No violations on his property.
E. County Natural Resources Director
   1. See the attached Noxious Weed Plan.
   2. The property is located in the Rapid Creek Common Tansy weed
   management area, we have working with the previous landowner on
   controlling the tansy on the property using state grant funds. We
   would be willing to continue to work with Mr. Livingston on
   controlling the tansy on the property, if he chooses to do so.

F. County 9-1-1
   1. If/when this gets approved, you should fix the physical addresses on
      this parcel. The addresses get bigger going west along W. Highway
      44 from Rapid City. The existing two point are 16015 (the cell site)
      and 16001 (the old gas station) but 16001 is physically further west
      than the cell site. Would be a good opportunity to give the RV park
      a new address, I would not change the cell site address as that
      causes a lot of issues with the 911 system.

G. County Addressing Coordinator
   1. No addressing concerns at this time. Future addresses will be
      assigned during the Building Permit application process. Once
      assigned, addresses must be posted in accordance with Pennington
      County Ordinance #20.

H. County Professional Environmental Planner
   1. There is Special Flood Hazard Area on the subject property. If any
      development/disturbance occurs within the SFHA, a Floodplain
      Development Permit is required prior to the work being done.
   2. A Construction Permit will be required for any disturbance (which
      includes grading) greater than 10,000 square feet.

I. United States Forest Service
   1. The Forest Service worked with the landowner – Wayne Lindsay Jr.
      on a reciprocal road easement Right-of-Way; attached is a pdf copy
      of the Private Road Easement filed and recorded in the Public
      Records for Pennington County in the Register of Deeds Office in
      Book 170, Page 8133; attached is a pdf copy of the Easement filed
      and recorded in the Public Records for Pennington County in the
      Register of Deeds Office in Book 170, Page 8142.
   2. The Forest Service worked with SBA Communications Corporation
      on a Forest Road Special Use Permit for National Forest System
      Roan (NFSR) 771.1C; attached is a pdf copy of the signed SBA
      permit.
   3. Protect all posted boundary line corners, signs and bearing trees.
   4. Adhere to the setback requirements along the posted boundary
      between National Forest System lands (USA Public Domain;
      located on the south and east sides of private property) and private
      property.
   5. Protect all known stream courses, ponds and riparian areas located
      on National Forest System lands.
6. No resource damage to occur on National Forest System lands.
7. All proposed drain fields, leach lines or septic systems will need to be located on private property and not located on or drain or leach onto National Forest System lands.
8. All construction materials, supplies, trash or garbage will not be located or dumped on National Forest System lands.
10. No motorized trailheads or motorized trails or motorized roads are planned or scheduled for this portion of the Black Hills National Forest.
11. No motorized trails for ATV, motorcycles or ORV will be authorized from the private property unto National Forest System lands (USFS does not want unauthorized trails constructed on National Forest System lands).

VIII. ANALYSIS
A. A site visit was performed on November 25, 2019 and the following was observed:
1. There is a convenience store building, garage, fuel pumps, sign and pond on the subject property.

Shop Building and Sign
RECOMMENDATION: Staff is recommending approval of Conditional Use Permit / CU 19-33 to allow for a Recreational Vehicle (RV) Park with the following thirty-three (33) conditions:

1. That no more than 22 recreational vehicle sites be allowed. Each recreational vehicle site shall measure a minimum of 35 feet long by 12-foot-wide;

2. That one convenience store with a bar is allowed;

3. That a gas station with two pumps and underground storage tanks is allowed;

4. That a shop/storage building is allowed;

5. That erosion control measures be implemented to prevent silt from leaving the applicant’s property and entering Deer Creek or other bodies of water;

6. That a water right is obtained and the well operational prior to operation of the RV Park;

7. That prior to any disturbance or construction within the Special Flood Hazard Area, that a Floodplain Development Permit is obtained by the Planning Department;

8. That if the convenience store/bar is substantially improved, the structure be brought into full compliance with Pennington County’s Flood Damage Prevention Ordinance;

9. That each site must include one (1) parking space for a vehicle (in addition to the recreation vehicle, where applicable) and the parking space must be constructed so no portion of the vehicle extends onto any interior roadway;

10. That access to the site is from the approved SDDOT approach. This which includes removal of the existing approach to the southwest and widening of the existing approach to the northeast;

11. That eight (8) parking spaces and an additional one parking space per three employees (minimum 9 spaces) be provided for the convenience store and bar per Section 310 of the PCZO;

12. That the underground fuel storage tanks that service the gas station meet the requirements of South Dakota Administrative Rule 74:56:01 at all times;

13. That the applicant maintains some type of barrier (i.e. fence, boulders) around the on-site wastewater system to prevent any parking and/or camping over top
of the on-site wastewater system and that proper setbacks to the on-site wastewater system be maintained;

14. That all septic tanks be pumped every three (3) years and be inspected at the time of being pumped;

15. That the existing sanitary holding tank located east of the garage building be removed;

16. That dust control measures be implemented to prevent dust from leaving the site and impacting the adjacent properties and/or street(s);

17. That any alterations or additions to the on-site wastewater treatment system be reviewed and approved by the South Dakota Department of Environment and Natural Resources and the Pennington County Environmental Planner;

18. That each RV site be equipped with water, sewer and electric hook-ups;

19. That each campsite must be equipped with a numbered and color-coded sign indicator which is attached to a post on or near the campsite;

20. That a minimum 10-foot separation be provided between each RV site;

21. That all the interior streets shall be a minimum of 12 feet in width and surfaced with gravel (minimum of 4 inches), concrete or asphalt and maintained in a dust free manner;

22. That the Recreational Vehicle Park conform to all regulations set forth in Section 306 of the Pennington County Zoning Ordinance;

23. That the applicants conform to all applicable State and County regulations, including those established by the South Dakota Departments of Environment and Natural Resources and the Department of Health;

24. That a Building Permit be obtained for any new structures exceeding 144 square feet and located on a permanent foundation, which will require a site plan to be reviewed and approved by the Pennington County Planning Director;

25. That an Engineered Drainage Study is performed by the applicant’s engineer and approved by the County Drainage Engineer prior to the increase in the impervious area greater than 15 percent;

26. That all-natural drainage ways be maintained;
27. That prior to the placement of any on-premise sign, the applicant must obtain a Sign Permit in accordance with Section 312 of the PCZO;

28. That no parking is allowed within the Private Road Easement (OMB No. 0596-0082);

29. That the Recreational Vehicle Park be constructed in strict compliance with the final set of Engineered Construction Plans;

30. That the minimum setback requirements of a Highway Service District be maintained on the property or the appropriate Variance(s) be obtained;

31. That the switchback trail located on the hillside be removed and gated to restrict access;

32. That the applicant adheres to Section 510(E) regarding the time limit on Conditional Use Permit established uses; and,

33. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.
This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.
11-6-2019

Kickstand Corner RV Park Policy and Rules

RV Sites Check In:  1:00PM  Check Out: 11:00AM
Speed Limit: 5 MPH
Quiet Hours:  10:00 PM to 8:00AM

FIRES: Fires are allowed in fire rings only and they MUST be extinguished by 10:30, No outside firewood allowed. Not cutting firewood on site. No fires if Fire Ban is in effect.

Drones: are not permitted and prohibited

Complaints: Any and all violations should be reported directly to the onsite Campground Manager and will be handled by the onsite Campground Manager immediately.

No Dumping of wastewater anywhere on the grounds

Smoking is not permitted in the common areas.

Alcoholic beverages are allowed at your campsite or in designated areas.

All garbage must be disposed in the proper supplied container or hauled off.
Kickstand Corner - Existing Gas Station

Re Section 307 - Other Uses

E. Gasoline Service Stations:

The following regulations shall apply to all gasoline service stations:

1. There shall be a building setback from all right-of-way lines a distance of not less than forty (40) feet.

Building existing is 25 feet

2. Service stations shall not be constructed closer than fifty (50) feet to any residential district.

The closest residential district is north a 112'

3. The minimum distance between the intersection of right-of-way lines at a corner lot and the driveway to a service station shall be not less than forty (40) feet.

HWY 385 north is 332 feet to the west

4. To ensure that sufficient room be provided on either side of the pumps without intruding upon sidewalks or on adjoining property, gasoline pumps shall not be located closer than fifty (50) feet from any residential district.

The closest residential district is north a 112'

5. Gasoline pumps shall not be located closer than fifteen (15) feet to any street right-of-way line.

Existing 2 pumps are 22 feet

6. Screening shall be required when service station property abuts property zoned for residential purposes.

NA

7. Off-street parking as regulated in Section 310 - Minimum Off-Street Parking Requirements.

310-Gasoline service station: One parking space for each employee, plus two spaces for each service bay, plus one parking space for each company vehicle (tow truck or service vehicle)

See sheet 3-4 of updated plan from Renner and Associates dated 11-5-19

8. Signs as regulated in Section 312 - Signs, Billboards, and Other Advertising Structures.

All existing signage is in accordance to Section 312 If any new signage would be applied for separate
December 10, 2019

Rob Livingston
RL Construction & Design Inc
23851 Hwy 385
Hill City SD 57745

RE: Absorption trench wastewater design for a 22-site RV park with resort store and bar located in the SW1/4 SW1/4, Section 27, T2N, R5E, Pennington County, South Dakota

Dear Mr. Livingston:

The South Dakota Department of Environment and Natural Resources is in receipt of one set of plans and specifications for an existing, approved absorption trench wastewater system that services a 22-site RV park. The resort store and bar without a garbage disposal located in the SW1/4 SW14, Section 27, T2N, R5E, Pennington County, South Dakota will be connected to this existing system. The first approval letter sent by the DENR approved the park for 29 RV sites, but only 22 were constructed. The plans have been reviewed for compliance with South Dakota’s “Individual and Small On-Site Wastewater Systems” regulations.

The resort store requires 3 gallons per person, with a maximum of 100 persons per day. The bar requires 20 gallons per person, with a maximum of 20 persons per day. The RV park has 22 sites which require 100 gallons per day per site. The results of the review process indicate the wastewater system is designed for a maximum daily flow of 2900 gallons. This design will meet the minimum design requirements and is hereby approved with the following conditions.

- Coverage under the Department’s general storm water construction permit is required if the construction of this project will disturb one or more acres in total land area. Information concerning this permit can be obtained by calling Katie Adair at 1-800-737-8676. If a permit is required, a copy of the storm water pollution prevention plan must be kept on site during construction for review by DENR inspectors.
- If water for this and the other proposed facilities will come from a private well, then a Water Right Permit to use this water will be required. For more information on this process and for a permit application contact Eric Gronlund at (605) 773-3352.
- Your campground and store/bar may be a public water system and be regulated by the department’s Drinking Water Program. For more information, contact Mark McIntire at (605) 773-3754.
- All piping prior to the septic tank shall be installed in accordance with South Dakota Plumbing Code.
- The drain field may be considered a class V injection well regulated by the U.S. Environmental Protection Agency. Based on the information provided, you may have a Class V permit. This may need to be modified based on the proposed changes to your system. Please contact Douglas Minter at (303) 312-6079 or Craig Boomgaard (303) 312-6794 to determine if the
A drain field is a class V injection wells and if EPA has any requirements. You may also find more information at the EPA website at http://water.epa.gov/type/groundwater/uic/class5/index.cfm.

Our review is primarily to determine compliance with the minimum sanitary engineering requirements and does not cover items, such as quality of materials, structural soundness, electrical and mechanical design features. Approval of the plans and specifications does not in any way release the applicant from the responsibility that the project will be an operable facility when construction is completed.

In accordance with ARSD § 74:03:06:07, the Department of Environment and Natural Resources’ approval of plans and specifications becomes void two years after the date of approval if construction is not initiated prior to that time. Upon request of the owner, voided plans and specifications may be submitted for reconsideration.

The lifetime of this system is dependent upon proper construction and regularly scheduled maintenance. Please feel free to contact this office if you have any questions.

Sincerely,

[Signature]

Kent R. Woodmansey, P.E.
Natural Resources Engineering Director
(605) 773-3351

cc: TJ Doreff, Pennington County Planning
    Bill Chalcraft, Administrator DOH, Robert Hayes Bldg.
    Craig Boomgaard, EPA – Region 8
# Application for Highway Access Permit

## South Dakota Department of Transportation

**Property Owner:**
- Name(s): Wayne Lindsey
- Mailing Address: 24851 Hwy 386
- City, State, Zip: Hill City SD 57745
- Daytime Phone: 605-295-4727

**Property to be Served by Approach:**
- County
- Section: 2
- Township: 3
- Range: 5
- Subdivision: 
- Block/Lot: 16001 West HWY 44

**State Highway to be Accessed by Approach:**
- State Highway Number: HWY 44
- Access would be 600 feet (north, south, east or west) from HWY 44 (nearest cross street):

**Type of Permit Requested (check one):**
- [ ] New approach
- [ ] Change in use
- [ ] Temporary access
- [ ] Improve existing access
- [ ] Relocate existing access
- [ ] Remove existing access (South Approach)

**Requested Approach Width (check one):**
- [ ] 24
- [X] 30
- [ ] 36
- [ ] 40
- [ ] Other

## Local Government Reviews:

<table>
<thead>
<tr>
<th>County</th>
<th>Comments</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Comments</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Concurrence signature:</th>
<th>Date:</th>
<th>Concurrence signature:</th>
<th>Date:</th>
</tr>
</thead>
</table>

## Estimated Date of Construction:

I, the undersigned, request permission to construct or modify an access approach subject to the rules and regulations set forth in SDCL 76-11.

**Signature of Applicant:**

**Signature of Owner (if different than applicant):**

**Supporting Materials Required:**

<table>
<thead>
<tr>
<th>(Required)</th>
<th>(Received)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Approach Design</td>
<td></td>
</tr>
<tr>
<td>Vicinity Map</td>
<td></td>
</tr>
<tr>
<td>Traffic Volumes</td>
<td></td>
</tr>
<tr>
<td>Three Copies of Site Plan</td>
<td></td>
</tr>
<tr>
<td>Traffic Control Plan</td>
<td></td>
</tr>
<tr>
<td>Proof of Liability Insurance</td>
<td></td>
</tr>
<tr>
<td>Detailed Development Plan</td>
<td></td>
</tr>
<tr>
<td>Drawings</td>
<td></td>
</tr>
<tr>
<td>Traffic Impact Study</td>
<td></td>
</tr>
<tr>
<td>Revegetation Plan</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

**Received by SDDOT:**

- **Date:** 4/13/2020

## Decision:

(To be made after Application Review)

- [X] Access Approved
  - [ ] Access Approved with Variance.
- [ ] Access Denied

**SDDOT Area Engineer Signature:**

**SDDOT Area:**
- [ ] Regional Office
- [ ] Area Office
- [ ] Contact Person: Steve Wiese
- [ ] Contact Phone: 394-1644

**Permit Number:**

**Permit Decision to be completed by SDDOT:**

**Date:** 4/13/2020

**Permit Decision to be completed by:**

**Date:** 6/28/2020

**Distribution:** Original - Owner, Copies - Access Management, Area Office

**v.10/2005**

---

**Terms and Conditions of Approval (or Reason for Denial):**

- See attached for all that apply. Light pole and concrete base shall be removed from right.
## Kickstand Corner Construction Schedule

**PROJECT**
Kickstand Corner

**PROJECT MANAGER**
Robert Thur

<table>
<thead>
<tr>
<th>WBS NUMBER</th>
<th>TASK TITLE</th>
<th>TASK OWNER</th>
<th>START DATE</th>
<th>DUE DATE</th>
<th>DURATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Excavation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1</td>
<td>Approach</td>
<td>Jim M</td>
<td>6/1/20</td>
<td>6/15/20</td>
<td>14</td>
</tr>
<tr>
<td>1.1.1</td>
<td>Grading</td>
<td>Jim M</td>
<td>6/15/20</td>
<td>6/20/20</td>
<td>5</td>
</tr>
<tr>
<td>1.2</td>
<td>Trenching</td>
<td>Jim M</td>
<td>6/20/20</td>
<td>7/1/20</td>
<td>11</td>
</tr>
<tr>
<td>1.3</td>
<td>Set peds</td>
<td>Jim M</td>
<td>7/1/20</td>
<td>7/9/20</td>
<td>8</td>
</tr>
<tr>
<td>1.4</td>
<td>Backfill</td>
<td>Jim M</td>
<td>7/10/20</td>
<td>7/18/20</td>
<td>8</td>
</tr>
<tr>
<td>1.5</td>
<td>Final grading</td>
<td>Jim M</td>
<td>7/18/20</td>
<td>7/31/20</td>
<td>13</td>
</tr>
<tr>
<td>1.6</td>
<td>Campground Mechanical</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1</td>
<td>Water</td>
<td>Mike B</td>
<td>7/1/20</td>
<td>7/6/20</td>
<td>5</td>
</tr>
<tr>
<td>2.2</td>
<td>Sewer</td>
<td>Mike B</td>
<td>7/6/20</td>
<td>7/10/20</td>
<td>4</td>
</tr>
<tr>
<td>2.3</td>
<td>Electrical</td>
<td>Tom H</td>
<td>7/1/20</td>
<td>7/15/20</td>
<td>14</td>
</tr>
<tr>
<td>2.4</td>
<td>Gas pumps</td>
<td>Grimm Service</td>
<td>7/15/20</td>
<td>7/31/20</td>
<td>16</td>
</tr>
<tr>
<td>3.1</td>
<td>Clean</td>
<td>Bob T</td>
<td>6/1/20</td>
<td>6/7/20</td>
<td>6</td>
</tr>
<tr>
<td>3.2</td>
<td>Re Paint INT</td>
<td>Tom R</td>
<td>6/15/20</td>
<td>6/20/20</td>
<td>5</td>
</tr>
<tr>
<td>3.3</td>
<td>Fix windows</td>
<td>Curt H</td>
<td>6/1/20</td>
<td>6/8/20</td>
<td>7</td>
</tr>
<tr>
<td>3.4</td>
<td>Restain Exterior</td>
<td>Tom R</td>
<td>6/30/20</td>
<td>7/15/20</td>
<td>15</td>
</tr>
<tr>
<td>3.5</td>
<td>Flooring</td>
<td>Terry F</td>
<td>6/30/20</td>
<td>7/15/20</td>
<td>15</td>
</tr>
<tr>
<td>3.6</td>
<td>final clean</td>
<td>Bob T</td>
<td>7/20/20</td>
<td>7/20/20</td>
<td>0</td>
</tr>
<tr>
<td>4.1</td>
<td>Create web site</td>
<td>Temple E</td>
<td>5/1/20</td>
<td>6/1/20</td>
<td>30</td>
</tr>
<tr>
<td>4.2</td>
<td>Install Reservation system</td>
<td>Jan T</td>
<td>7/1/20</td>
<td>7/10/20</td>
<td>9</td>
</tr>
<tr>
<td>4.3</td>
<td>Install POS</td>
<td>Steve L</td>
<td>7/8/20</td>
<td>7/10/20</td>
<td>0</td>
</tr>
<tr>
<td>4.4</td>
<td>Install accounting system</td>
<td>Jan T</td>
<td>7/1/20</td>
<td>7/10/20</td>
<td>0</td>
</tr>
<tr>
<td>4.5</td>
<td>Stock store</td>
<td>Deb H</td>
<td>7/20/20</td>
<td>8/1/20</td>
<td>0</td>
</tr>
<tr>
<td>4.6</td>
<td>Employee training</td>
<td>Deb H</td>
<td>7/15/20</td>
<td>8/1/20</td>
<td>0</td>
</tr>
</tbody>
</table>
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: FIRST READING AND PUBLIC HEARING OF ORDINANCE AMENDMENT / OA 20-06: Pennington County. To amend Section 514 “Violations and Penalties” [to amend and supersede the existing Section 514 “Violations and Penalties”] of the Pennington County Zoning Ordinance.

PLANNING COMMISSION RECOMMENDATION:
Planning Commission recommended approval of Ordinance Amendment / OA 20-06.
STAFF REPORT

GENERAL INFORMATION:

REQUEST: ORDINANCE AMENDMENT / QA 20-06: To amend Section 514 “Violations and Penalties” [to amend and supersede the existing Section 514 “Violations and Penalties”] of the Pennington County Zoning Ordinance.

REPORT BY: Brittney Molitor

GENERAL DESCRIPTION: To update and amend Section 514 “Violations and Penalties.”

PROPOSED TEXT:

SECTION 514 – ENFORCEMENT AND PENALTIES

A. Penalty Fee

Permit fees under PCZO Section 511 are tripled for any use or work commenced prior to approval of a required permit. Penalty fee will not be assessed if work performed without a permit arises out of an emergency and Planning Director or designee concludes the work was necessary to protect public health, welfare, or safety. The Board of Commissioners may waive penalty fees if mitigating factors are present.

B. Fine and Imprisonment

Any person, firm, corporation, or association violating any provision of the Pennington County Zoning Ordinance, or failing to comply with the conditions of an approved Permit, is punishable by a fine not to exceed $500.00 for each violation or imprisonment for a period not to exceed 30 days for each violation, or both.

Notice of violation is not required prior to the filing of a complaint. However, upon notice of a violation, each day the violation continues constitutes and may be charged as a separate violation.

C. Injunction

In addition to all other remedies available to Pennington County to prevent, restrain, correct or abate violations (or threatened violations) of the Pennington County Zoning Ordinance, the Planning Director may seek injunctive relief pursuant to SDCL Chapter 21-8 against any property owner, Permittee, or other person in violation of the Ordinance or in violation of the conditions of an approved Permit. The injunctive relief authorized may include a reparative injunction requiring any affected property be brought or returned to a condition which does not constitute a public nuisance as that term is defined under SDCL Chapter 21-10.
D. Abatement

A violation of the Pennington County Zoning Ordinance constituting a public nuisance as defined under SDCL Chapter 21-10 is subject to abatement. The Planning Director has authority to declare and summarily abate a public nuisance pursuant to this Ordinance and SDCL 21-10-6.

RECOMMENDATION: Staff recommends approval of Ordinance Amendment / OA 20-06.
PLANNING DEPARTMENT
MEMORANDUM

TO: PENNINGTON COUNTY BOARD OF COMMISSIONERS
FROM: PENNINGTON COUNTY PLANNING DEPARTMENT
ITEM: ENCROACHMENT AGREEMENT BETWEEN PENNINGTON COUNTY AND FLETCHER AND JULIE MEYER.
ENCROACHMENT AGREEMENT

This Encroachment Agreement (hereinafter "Agreement") is made and entered into this ____ day of __________, 2020 by and between FLETCHER D. MEYER AND JULIE A. MEYER, principal address located at 24095 Barney Road, Rapid City, SD 57702-7336 (hereinafter collectively "Owner") and PENNINGTON COUNTY, a political subdivision of the State of South Dakota, principal business located at 130 Kansas City Street, Rapid City, SD 57701 (hereinafter "County").

RECITALS

WHEREAS, Owner possesses legal title to the following-described real property situated in Pennington County, South Dakota more commonly known as 24095 Barney Road, to-wit:

Lot 15 Revised, Tract A, Knotty Pine Subdivision, as shown on the plat thereof recorded as Document No. 33-173 in the Office of the Pennington County Register of Deeds

(hereinafter "Owner’s Property"); and

WHEREAS, County holds in trust the 40-foot public right of way adjoining and providing access to Owner’s Property as shown on “Exhibit A”, which is attached hereto and incorporated herein by reference; and

WHEREAS, Owner built a two-stall residential garage within the adjacent right of way (referred to as “Encroachment Area”); and

WHEREAS, County has inspected the right of way and the Encroachment Area and has determined that, as a practical matter, the Encroachment Area presently serves only Owner’s Property; and
WHEREAS, due to topographical features of the surrounding property, it is unlikely the right of way will be needed for future access to adjoining property; and

WHEREAS, the purpose of this Agreement is to facilitate Owner's nonexclusive use of the right of way for use of the existing two-stall residential garage; and

WHEREAS, County has the authority to enter into this agreement pursuant to its jurisdiction over roads and rights of way established by SDCL Title 31 and its inherent authority to manage and oversee the public highways and rights of way under its jurisdiction,

NOW THEREFORE, the Parties hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into and made a part of this Agreement.

2. Allowed Encroachment. Owner shall be entitled to use the Encroachment Area illustrated on Exhibit A for the purposes described herein subject at all times to the terms and conditions of this Agreement. No expansion of the size nor any change of use of the Encroachment Area is permitted. Owner's use is non-exclusive, and County retains the right to utilize the Encroachment Area for any and all purposes not inconsistent with the Agreement.

3. Permissible Use. Owner's use of the Encroachment Area is limited to the existing two-stall residential garage in the area shown on Exhibit A. Owner may remove the garage at any time. Upon the removal of the garage and restoration of the Encroachment Area, this Agreement and all rights of Owner will cease without further notice or action by either party.

4. Owners' Responsibilities. Owner assumes responsibility for maintenance, clean up and weed control of the encroachment area in compliance with all local, state or federal law, rules or regulations.

5. Release of Claims. Owner hereby releases any and all right, title, claim, or interest which Owner may have or may allege to have to the Encroachment Area, including any rights arising out of adverse possession or otherwise attributable to the encroachments permitted herein.

6. Highway Use. Owner recognizes and acknowledges that the rights granted by this Agreement are nonexclusive and that Owner's use of the Encroachment Area is subordinate to County's property interests. In the event County determines to develop or otherwise use the Encroachment Area in a way that will interfere with the rights granted to Owner under this Agreement, then, upon reasonable notice, Owner must remove the garage and restore the Encroachment Area to its natural and undeveloped condition at Owner's sole expense.

7. Indemnification. Owner agrees to indemnify County and hold County harmless from any and all use of the Encroachment Area by Owner and Owner's guests, invitees, and anyone using the property at Owner's invitation or in furtherance of
Owner's purposes. Owner agrees to defend and indemnify County against any civil action brought challenging the validity of this Agreement.

8. Covenant to Run with the Land. It is agreed between the parties hereto that the benefits and obligations of this Agreement shall run with the land and will extend, apply to, and firmly bind Owner's heirs, executors, administrators, assigns, and any legal owner of the Property.

9. Governing Law and Venue. This Agreement will be construed according to the laws of the State of South Dakota; any disputes arising out of or related to this Agreement will be litigated in the 7th Judicial Circuit Court for the State of South Dakota, located in Rapid City, Pennington County, South Dakota.

10. Severability. If any provision of this Agreement is held unenforceable, or invalid by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision herein.

11. Entire Agreement. This Agreement embodies the entire agreement of the parties and supersedes all previous communications, representations or agreements, verbal or written, between the parties.

12. Effective Date. This Agreement will take effect upon full execution of the parties.

13. Register of Deeds. The Owners must record this Agreement with the Pennington County Register of Deeds within five business days of completed execution.

Dated this ___ day of __________, 2020.

PENNINGTON COUNTY
BOARD OF COMMISSIONERS,

__________________________
Deb Hadcock, Chair

(SEAL)

ATTEST:

__________________________
Auditor
OWNERS
By: ____________________________
    Fletcher D. Meyer
By: ____________________________
    Julie A. Meyer

STATE OF SOUTH DAKOTA )
    ) SS
COUNTY OF PENNINGTON    )

On this the _____ day of __________, 2020, before me, _______________________, the undersigned officer, personally appeared Fletcher D. Meyer and Julie A. Meyer known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal.

__________________________
Notary Public, South Dakota

My Commission Expires:
LOCATION SURVEY

LEGAL DESCRIPTION: LOT 15 REVISED OF TRACT A OF KNOTTY PINE SUBDIVISION
LOCATED IN NE 1/4 OF SW 1/4 SECTION 33, T18S, R7E, B8N
PENNINGTON COUNTY, SOUTH DAKOTA.

LOT 5 KNOTTY PINE SUBDIVISION
OWNERS: FAWN BARNEY-CONRAD AND DARRAN CONRAD
4509 HI LINE ROAD, GILLETTE, WY, 82718
TAX ID: 46026

LOT 15 REVISED OF TRACT A
OWNERS: FLETCHER AND JULIE MEYER
24095 BARNEY ROAD, RAPID CITY, SD 57702
TAX ID: 60158

LOT 14 REVISED OF TRACT A
OWNERS: JIM AND JEANETTE CZYWICZINSKI
24092 BARNEY ROAD, RAPID CITY, SD 57702
TAX ID: 60157

DATE: 07-01-2016
SCALE: 1"=100'
JOB NO: 2016-48

I, Ronald D. Davis, Registered Land Surveyor No. 3095 of the State of South Dakota, do hereby certify that the measurements shown hereon were done by me or under my direct supervision. The building shown hereon was located by field measurement. The new garage shown hereon encroaches 22.0' into the 40' wide dedicated public right of way.

DAVIS ENGINEERING INC.—1060 KINGS ROAD—RAPID CITY, SD —605-341-3095