Comprehensive Plan

Lars Plougmann; *View of the Ranch from the East at Sunset*; CC BY SA 2.0; Flickr.com

Pennington County Comprehensive Plan

VIEW TO 2040

Pennington County Comprehensive Plan

VIEW TO 2040

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VIEW TO 2040

Prepared for:

PENNINGTON COUNTY

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Prepared by:

Matrix

May 5, 2020

Please see the next page.

ACKNOWLEDGEMENTS

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- Lloyd LaCroix ..... District 2
- Deb Hadcock, Chair ..... District 3
- Mark DiSanto ..... District 4
- Gary Drewes, Vice Chair..... District 5

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- Dustin Willett ..... Director Emergency Management

Other Jurisdictions and Organizations

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- Black Hills State University – Rapid City
- City of Box Elder
- City of Rapid City
- City of Hill City
- Town of Keystone
- Town of Wall

Public Input

Pennington County would like to thank the members of the public who gave their time and energies in assisting in the development of the Comprehensive Plan by participating in the community workshops and corresponding with members of the Board of Commissioners and Planning Commission.

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Introduction

1

1.1 Purpose of a Comprehensive Plan

The purpose of the Pennington County Comprehensive Plan is to guide government officials, residents, and developers in sound decision-making about current and future development of Pennington County. The Comprehensive Plan is an advisory document that provides a framework for land use decisions, public service expansions, economic development, resource management, and the general growth of the county. This plan serves as a guide that should be used to gauge short-term and current decisions against the long-range vision that has been developed. The goals and policies herein were developed to support the envisioned future for Pennington County while the implementation program identifies actions that would be necessary to execute these goals and policies.

The Comprehensive Plan has three defining features that are carried out throughout the document:

- **General**. The Comprehensive Plan provides general guidance that will be used to direct land use and resource decisions.
- **Comprehensive**. The Comprehensive Plan covers a wide range of social, economic, infrastructure, and natural resource topics. Topics include economic development, land use, housing, transportation, agriculture, and public services and facilities.
- **Long-Range**. The Comprehensive Plan provides guidance on reaching a vision 20 or more years in the future. To achieve the vision, implementation actions are included that address both immediate and long-term needs.

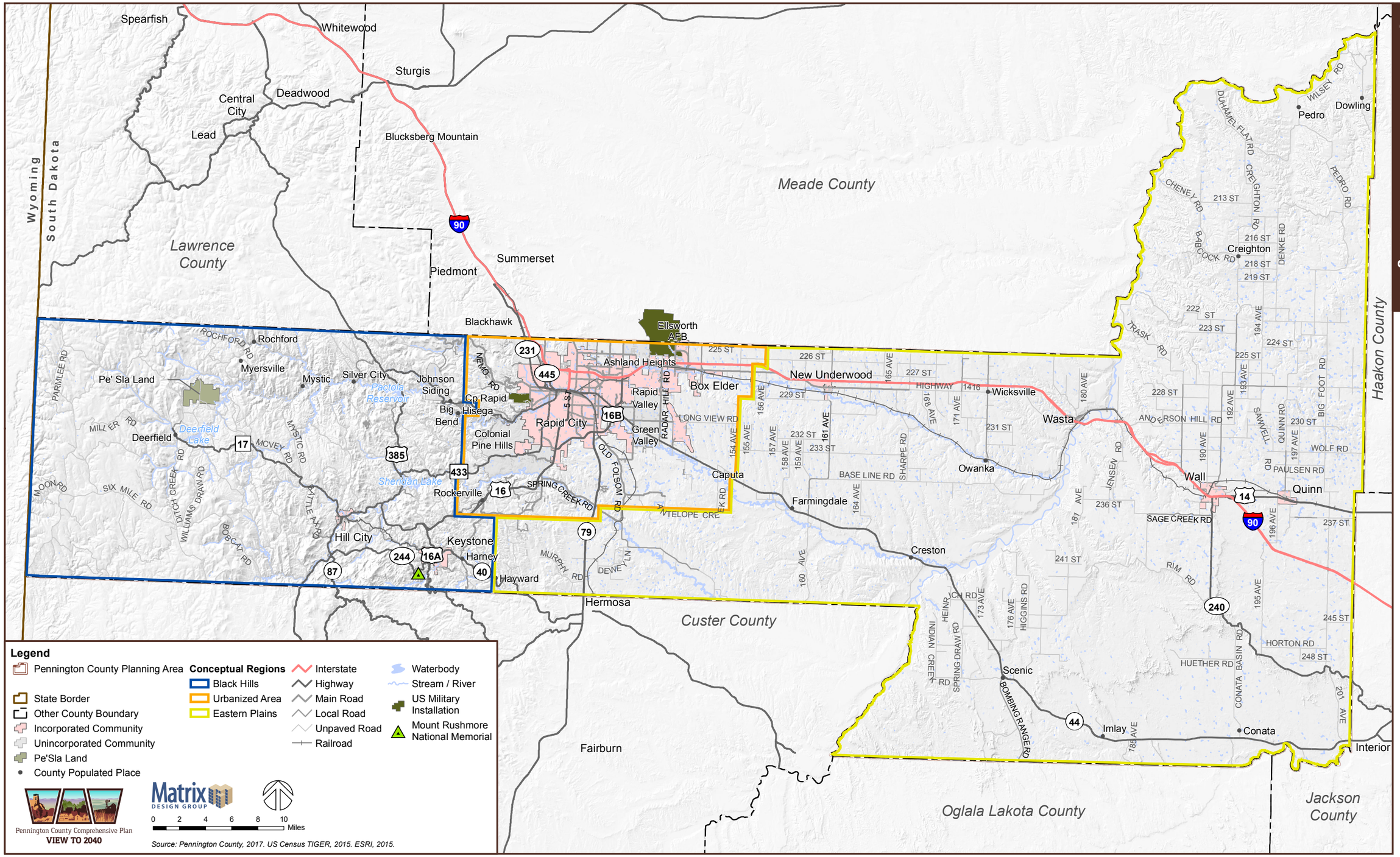
1.2 Comprehensive Plan Process

The process for developing the Comprehensive Plan occurred in seven tasks that build on each other. Several opportunities for residents to provide ideas and help guide the future of the community were included in the development of the Plan.

- **Task 1: Project Management**. Task 1 laid the foundation for the planning process by refining the specifics of the Comprehensive Plan update, including the scope of work, schedule, and project branding. This task also covered project management during the development of the Comprehensive Plan, including meetings with County staff and elected and appointed officials.
- **Task 2: Public Participation and Communication**. This task covered the setup and implementation of the public participation process and aimed to engage members of the public in the development of the Comprehensive Plan. As public participation is integral to the success of this planning process, Task 2 spanned the entire length of the project, ending in the final adoption of the Comprehensive Plan.
- **Task 3: Community Assessment**. During Task 3, the first set of public workshops were held and interviews with community leaders and stakeholders were conducted. The workshops and interviews focused on identifying opportunities and challenges to be addressed in the Comprehensive Plan. An overall community assessment, including assessment of socioeconomic and demographic data, was conducted during this task.
- **Task 4: Framework Document**. A range of document formatting possibilities were reviewed with County staff during Task 4, resulting in a finalized outline and format for the Comprehensive Plan that suits the desires and needs of the County.
- **Task 5: Development of Draft Strategies, Policies, and the Implementation Plan**. Task 5 involved developing land use and policy alternative scenarios. Each alternative was also evaluated based on responsiveness to key issues, opportunities, and the vision statement developed. Once alternatives were reviewed, the preferred policy and land use alternative was used as the basis of the Comprehensive Plan.
- **Task 6: Plan Document Development**. As a result of the work completed in earlier tasks, a public draft Comprehensive Plan was prepared and circulated for public review.
- **Task 7: Formal Adoption Process**. During this task, the public, Planning Commission, and Board of Commissioners reviewed the Draft Comprehensive Plan, culminating in final adoption. A series of public hearings were held and following review and comments, the final draft version of the Comprehensive Plan was prepared for final review and action by the Planning Commission (recommendation to the Board) and County Board of Commissioners (final adoption).

1.3 Regional and Local Context

Pennington County is located in the western part of South Dakota, bordering the state of Wyoming to the west; Custer, Oglala Lakota, and Jackson Counties to the south; Meade and Lawrence Counties to the north; and Haakon and Jackson Counties to the east. Pennington County covers 2,782 square miles, of which over 1,500 square miles fall within the County's planning jurisdiction. This equates to approximately 56% of the total county area, the remaining percentage falling within the 14 incorporated communities' planning areas. The planning area is shown on Figure 1-1.


Spearfish
Whitewood
Sturgis
Deadwood
Central City
Lead
Blucksberg Mountain
Wyoming
South Dakota
Meade County
Lawrence County
90
Piedmont
Summerset
Blackhawk
Ellsworth AFB
231
445
Ashland Heights
225 ST
226 ST
227 ST
229 ST
New Underwood
Box Elder
Rapid Valley
Rapid City
16B
Green Valley
Cp Rapid
Hisega
Big Bend
Johnson Siding
Silver City
Mystic
Rochford
Myersville
Pe' Sla Land
Pactola Reservoir
Deerfield
Deerfield Lake
17
385
433
Colonial Pine Hills
Sheridan Lake
Rockerville
16
Caputa
Farmingdale
Owanka
Wasta
Wicksville
HIGHWAY 1416
Wall
Quinn
14
90
Pedro
Dowling
Creighton
Haakon County
Hill City
Keystone
Harney
244
16A
87
40
79
Hayward
Hermosa
Creston
Scenic
Custer County
Fairburn
Oglala Lakota County
Jackson County
Imlay
Conata
Interior
44
240
Legend
Pennington County Planning Area
State Border
Other County Boundary
Incorporated Community
Unincorporated Community
Pe'Sla Land
County Populated Place
Conceptual Regions
Black Hills
Urbanized Area
Eastern Plains
Interstate
Highway
Main Road
Local Road
Unpaved Road
Railroad
Waterbody
Stream / River
US Military Installation
Mount Rushmore National Memorial
Pennington County Comprehensive Plan
VIEW TO 2040
Matrix DESIGN GROUP
0 2 4 6 8 10 Miles
Source: Pennington County, 2017. US Census TIGER, 2015. ESRI, 2015.

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1.4 Community Engagement Process

One of the most important components of a Comprehensive Plan update is public engagement. Participation by a broad range of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful implementation of the plan. Gaining public input was achieved through the following engagement efforts:

- **Board of Commissioners / Planning Commission Updates**. During the preparation of the Comprehensive Plan, three update sessions were held with the Board of Commissioners to review ideas and gain insight from the Commissioners. One of these sessions included attendance and participation by the Planning Commission. This input was used in the development of the draft Comprehensive Plan which was then presented to the Planning Commission.
- **Public Workshops**. A total of five public workshop sets were held throughout the update process to invite the public to engage in activities that influenced the development of the Comprehensive Plan. Each workshop set was held in three locations, over three nights, to provide easier opportunities to engage in the update process. For each set, a workshop was held in the Black Hills area, the Rapid City/Box Elder area, and the eastern grasslands area.
- **Stakeholder Interviews**. Interviews were held with County Commissioners, Planning Commissioners, County staff members, and key business and community leaders to gain insights on important factors that should be considered during the planning process.
- **Informational Brochures**. Three informational brochures were created to give the public relevant information regarding the update process. Brochures were distributed during public workshops as well as posted on the project website.
- **Project Website**. A dedicated project website was developed and maintained for the Comprehensive Plan to provide interested parties with information, studies, documents, and meeting dates associated with the Comprehensive Plan (www.viewto2040.com).

1.5 Comprehensive Plan Maintenance

Chapter 11-2 of the South Dakota Codified Laws provides the framework for comprehensive planning within the State of South Dakota. Specifically, this chapter provides the power for municipalities and counties to prepare a Comprehensive Plan with an aim of protecting and guiding the development of the municipality or county.

1.6 Comprehensive Plan Organization

This Comprehensive Plan is made up of 11 chapters. Chapters 1 and 2 provide introductory information that assists in the use of the Comprehensive Plan.

- Chapter 1: Introduction
- Chapter 2: Planning Framework

Chapters 3 – 10 are the topical chapters within the Comprehensive Plan that contain the policy guidance that will be used to guide the County's planning and resource decision-making process. These topical chapters are referred to as "elements." Each element contains a series of goals and policies that are labeled using an acronym for that element. These elements and their acronyms are as follows:

- Chapter 3: Land Use & Housing Element (LUH)
- Chapter 4: Economic Development Element (ED)
- Chapter 5: Agricultural Element (AG)
- Chapter 6: Transportation & Circulation Element (TC)
- Chapter 7: Public Services & Facilities Element (PSF)
- Chapter 8: Recreation, Open Space & Tourism Element (ROST)
- Chapter 9: Health & Safety Element (HS)
- Chapter 10: Natural & Cultural Resources Element (NCR)
- Chapter 11: Implementation Program

Pennington County has a diverse natural landscape and the Comprehensive Plan has been designed to reflect the diverse needs of the different natural landscapes. To better tailor the Comprehensive Plan to the unique needs of the county, each policy is marked with an icon to represent the natural landscape and geographic area that policy applies. Each policy will show one, two, or three icons to represent the geographic area of the county that policy applies.

Black Hills Focus Area

Central Pennington Focus Area

Eastern Plains Focus Area

A description of each focus area, and maps showing their locations, are included in Chapter 2. For the purpose of implementation of this Comprehensive Plan, each policy includes the term "shall," which provides specific and certain guidance for development that must be achieved, or "should," which signifies a less rigid directive that may or may not be achieved.

Planning Framework

2

This chapter provides the planning framework which shapes the focus and intent of the Comprehensive Plan. This is partly done through the establishment of a vision statement, as seen in section 2.1. The planning framework is also established through a more detailed description of the natural landscapes identified in Chapter 1. This detailed description is provided in section 2.2, where the natural areas are classified in one of three focus areas.

2.1 Vision Statement

A vision statement describes a future ideal state and articulates the shared aspirations of the county including residents, property owners, leadership, and other stakeholders. This vision statement, developed through the community engagement described in Chapter 1, not only provides inspiration and guidance for the Plan, but also reflects the key values upon which all goals, policies, and implementation actions within this Comprehensive Plan support. The vision statement for the Comprehensive Plan is as follows:

> *Pennington County is a unique part of South Dakota that is built on a sense of community and a frontier spirit. We pride ourselves on protecting the natural, cultural, and historic resources that help define our social identity and values. The County continues to grow in a manner that maintains water and air quality, improves career and housing opportunities, and retains our excellent schools and quality of life.*

2.2 Focus Areas

Due to Pennington County's diverse terrain and character, the county can be geographically described as three unique geographic areas. In the Comprehensive Plan, these three areas are called "Focus Areas." In Chapters 3-10, the policies presented are designated by Focus Area to apply policy that is applicable to each area. The three Focus Areas are listed below and defined in the remainder of this chapter.

- Black Hills Focus Area (Figure 2-1)
- Central Pennington Focus Area (Figure 2-2)
- Eastern Plains Focus Area (Figure 2-3)

The County shall continue to encourage public and tribal engagement in ordinance development and permitting within each focus area.

Black Hills Focus Area

Location

The Black Hills Focus Area is defined as the portion of Pennington County that is west of the Rapid City Area Metropolitan Planning Organization (MPO) boundary. Much of the area is within the Black Hills National Forest. Major transportation facilities include Highways 16 and 44, which run primarily east-west and connect the area into the Rapid City urban area. Highway 385 runs through the Black Hills areas in a north-south orientation. The area contains two incorporated cities (Keystone and Hill City) and several unincorporated communities.

Issues and Opportunities

The character for the Black Hills is built from the forest landscapes which provide natural resources as well as opportunities for tourism. The uncrowded natural and man-made features of the Black Hills are ideal for any outdoor enthusiast. Hiking, biking, skiing, rock climbing, hunting, fishing, kayaking and canoeing are just several examples of the many activities the Black Hills has to offer. With several lakes, countless streams, endless miles of hiking and biking trails, and scenic views, the Black Hills is a prime destination for tourism.

Once a major gold rush site, mining and timber harvesting are still active in the area. The largest economic sector in the area is tourism. Tourism is anchored by Mount Rushmore National Memorial but is supported with a wide-range of historic, natural environment, and attraction-based tourism opportunities. While tourism is a major economic driver, it is also very seasonal, leading to issues associated with a shortage of year-round employment opportunities and competition for housing during

Future Land Uses

Land use in this area is focused on commercial tourism in communities and along highways and rural residential uses in the hill areas. This area will primarily have a focus on Rural Residential, Ranchette Residential, Agriculture, and Open Space to ensure that the natural character remains intact as growth occurs.

Central Pennington Focus Area

Location

The Central Pennington Focus Area consists of the Rapid City / Box Elder metropolitan area, as defined by the boundary of the Rapid City Area MPO boundary and including Ellsworth Air Force Base (AFB).

Issues and Opportunities

The central portion of the county is more urban by nature and heavily influenced by the two incorporated cities in this Focus Area: Rapid City and Box Elder. Both cities have been growing steadily in recent history and are expected to continue to grow into the future. This growth is primarily through the annexation of unincorporated county areas into the city limits, although some infill development is occurring. This continued growth makes planning for the unincorporated fringe areas challenging.

Opportunities in the unincorporated county areas are largely driven by proximity to the two cities as new residential development seeks to capture a rural lifestyle within close commuting distance to the jobs within the cities. In unincorporated areas, challenges are often faced with provision and maintenance of infrastructure (roads, water, and wastewater) and other community support services (like fire and Sherriff services).

Ellsworth AFB is a significant economic driver in Pennington County, as is the Rapid City Regional Airport. While both facilities are positive influences on the county, they also require protections to ensure long-term compatibility between new development and air operations. Additionally, the South Dakota National Guard has a location outside of Rapid City and includes the South Dakota National Guard's Training Center Command. Like Ellsworth AFB and the Rapid City Regional Airport, Camp Rapid, as well as other associated training areas, such as West Camp, requires surrounding land uses to be compatible with its mission and operations.

Future Land Uses

Due to the large employment base and population in this Focus Area, residential growth in the unincorporated areas surrounding Rapid City and Box Elder will continue. This growth will require joint planning between with cities and the County in order to provide growth that fits the needs of all county residents, current and future. The area will need to focus on providing an appropriate mix of housing, with the cities providing higher density residential opportunities while the unincorporated areas focus on more rural transitional housing and continued support for industrial, agricultural, and resource management. Additionally, there are some parts of the unincorporated areas on the outside of the urban core that are compatible for industrial uses, including mining operations.

Eastern Plains Focus Area

Location

The Eastern Plains Focus Area comprises the eastern half of the county starting to the east of the Rapid City Area MPO boundary and extending east to the County line. The major transportation facility in this area is Interstate 90 (I-90) which links this area into the Rapid City metropolitan area. Highway 44 is also a key east-west linkage. The area contains four incorporated cities (New Underwood, Quinn, Wall, and Wasta) and a number of unincorporated communities. This Focus Area is also home to the Badlands National Park and Buffalo Gap National Grasslands which bring tourism into the eastern portion of the county.

Issues and Opportunities

The eastern end of Pennington County has long been an agricultural-oriented area, with communities growing to support families working the land in this area. The Badlands National Park and the Buffalo Gap National Grasslands attract tourism to the area, as does the City of Wall. Opportunities for tourism growth into the area exist, and planning should support this development, not only in communities, but also to the destinations that are visited.

The availability of housing that is affordable to families in the area is a key issue to be addressed. Key opportunities relate to enhancing tourism opportunities and capture as well as enhancements to the agricultural economy by promoting agricultural processing and value-added products.

Future Land Use

Due to the nature of the Eastern Plains, the unincorporated portions of the Focus Area will continue to have Agriculture and Open Space as the dominant features. There are opportunities to expand residential and some commercial surrounding existing communities, particularly areas that have good access to I-90.

Figure 2-1

Black Hills

Lawrence County

Meade County

Custer County

Wyoming

South Dakota

Rochford

Myersville

Pe' Sla Land

Mystic

Silver City

Deerfield

Deerfield Lake

Pactola Reservoir

Big Bend

Hisega

Blackhawk

Cp Rapid

Rapid City

Rapid Valley

Colonial Pine Hills

Rockerville

Hill City

Keystone

Harney

Hayward

Hermosa

Sheridan Lake

231

90

190

445

44

16B

385

433

16

79

17

244

87

16A

40

225 ST

E MALL DR

E NORTH ST

W MAIN ST

S ST

CAMPBELL ST

HAINES AVE

NEMO RD

EVEREST RD

MERCHEN RD

BROAD GULCH RD

ROCKFORD RD

CAMP FIVE RD

DIVIDE RD

WHITETAIL PEAK RD

W DEERFIELD RD

PARMLEE RD

TYSDAL RD

BEAVER CREEK RD

BOLES CANYON RD

MILLER RD

NFSR 461

NFSR 417

NFSR 817.2C

ANGLE RD

CHINA GULCH RD

FOREST RD

TAYLOR RANCH RD

S VICTORIA RD

SHERIDAN LAKE RD

SPRING CREEK RD

297 ST

MCVEY RD

NFSR 427

CLINTON RD

GILLETTE PRAIRIE RD

E SLATE RD

FRINK DRAW RD

NFSR 426.1G

DITCH CREEK RD

BRIGGS SPRINGS RD

MO RD

SIX MILE RD

NFSR 438

CALUMET RD

NFSR 196

GRAY RD

BOBCAT RD

RENO GULCH RD

OLD HILL CITY RD

FOSTER GULCH RD

BORGLUM RD

MURPHY RD

SHORB RD

DAUGHENBAUGH RD

SUMMIT RIDGE RD

CUSTER LIMESTONE RD

Legend

- Pennington County Planning Area
- State Border
- Other County Boundary
- Incorporated Community
- Unincorporated Community
- Pe'Sla Land
- County Populated Place

Conceptual Regions

- Black Hills
- Urbanized Area
- Eastern Plains

- Interstate
- Highway
- Main Road
- Local Road
- Unpaved Road
- Railroad

- Waterbody
- Stream / River
- US Military Installation
- Mount Rushmore National Memorial

Pennington County Comprehensive Plan
VIEW TO 2040

Matrix DESIGN GROUP

0 1 2 3 4 5 Miles

Source: Pennington County, 2017. US Census TIGER, 2015. ESRI, 2015.

Wyoming

Black Hills

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Figure 2-2

Central Pennington

Meade County

Ellsworth AFB

Ashland Heights

Box Elder

Rapid City

Cp Rapid

Rapid Valley

Green Valley

Johnson Siding

Big Bend

Hisega

Pactola Reservoir

Colonial Pine Hills

Sheridan Lake

Rockerville

Caputa

Farmingdale

Wyoming

Central Pennington

COUNTRY RD

E MALL DR

W MAIN ST

E NORTH ST

E SAINT PATRICK ST

STACY ST

LONG VIEW RD

LAMB RD

ANTELOPE CREEK RD

LOWER SPRING CREEK RD

HAMMERQUIST RD

DAWKINS RD

CAPUTA LOOP

BOGUS JIM RD

S BOGUS JIM RD

NORRIS PEAK RD

MERCHEN RD

POTTER RD

NEMO RD

EVEREST LN

HAINES AVE

N ELK VALE RD

LIBERTY BLVD

151 AVE

225 ST

226 ST

GATEWAY DR

196 AVE

229 ST

149 AVE

RADAR HILL RD

RESERVOIR RD

CAMBELL ST

5 ST

SHERIDAN LAKE RD

CATRON BLVD

MCGEE RD

TAYLOR RANCH RD

S VICTORIA RD

SAND LN

MOON MEADOWS DR

OLD FOLSOM RD

BRADSKY RD

154 AVE

155 AVE

157 AVE

232 ST

233 ST

234 ST

158 AVE

231

445

190

16B

433

44

385

16

79

BIG STILL RD

NFSR 43

IDA N

CALAMET RD

BAKER PARK RD

47 AVE W

237 ST

GONDOLA RD

ARRO RD

ARENA DR

WISEHART RD

ANTELOPE CREEK RD

Legend

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Source: Pennington County, 2017. US Census TIGER, 2015. ESRI, 2015.

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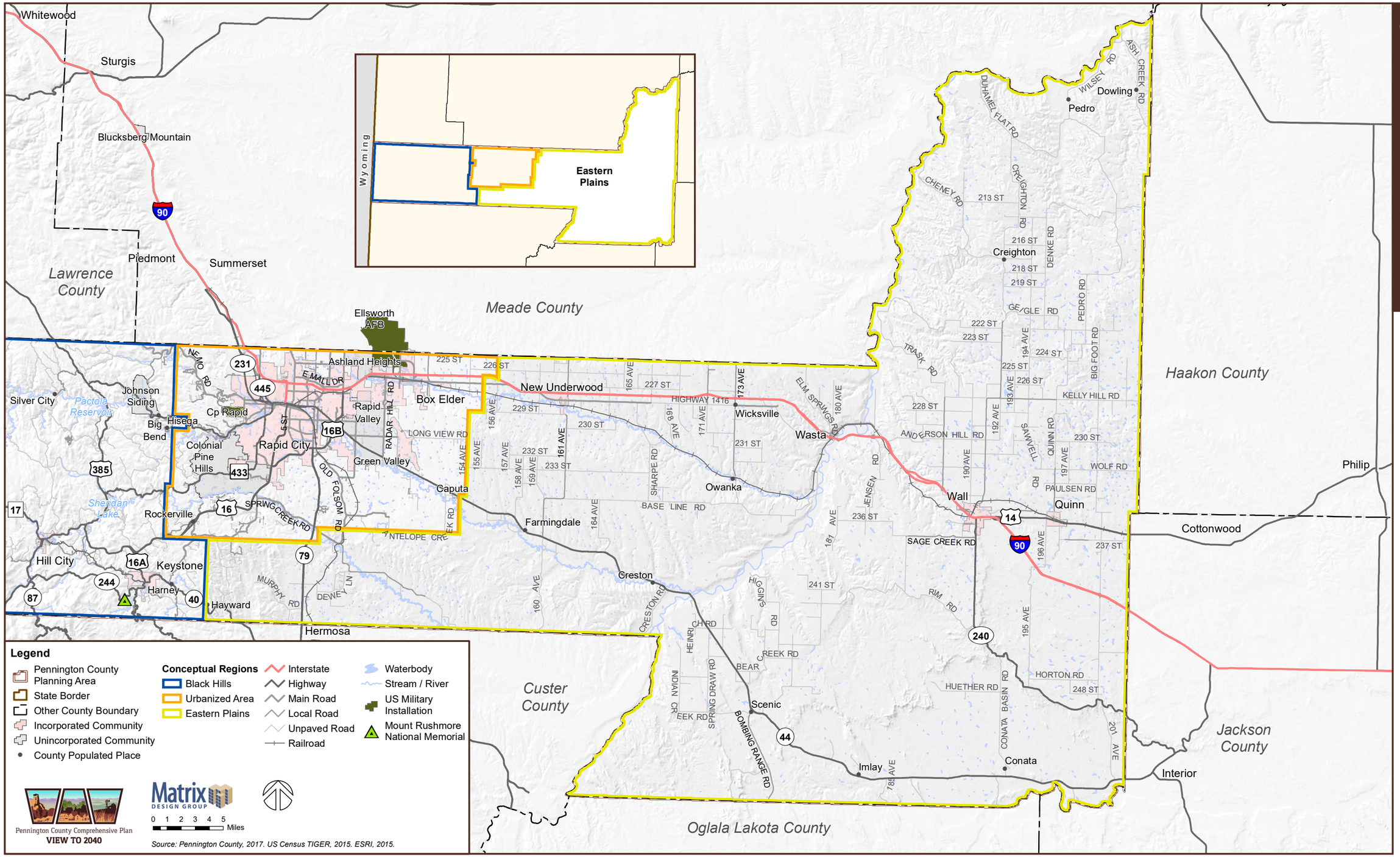
Whitewood
Sturgis
Blacksberg Mountain
90
Piedmont
Summerset
Lawrence County
Wyoming
Eastern Plains
Meade County
Ellsworth AFB
Haakon County
Dowling
Pedro
ASH CREEK RD
WILSEY RD
DUHAMEL FLAT RD
CHENEY RD
CREIGHTON RD
213 ST
216 ST
Creighton
218 ST
219 ST
DENKE RD
PEDRO RD
GE/GLE RD
222 ST
223 ST
194 AVE
224 ST
225 ST
226 ST
BIG FOOT RD
TRASK RD
193 AVE
KELLY HILL RD
228 ST
192 AVE
ANDERSON HILL RD
230 ST
TIEMAN RD
QUINN RD
197 AVE
WOLF RD
PAULSEN RD
Philip
Quinn
Wall
190 AVE
14
90
SAGE CREEK RD
237 ST
196 AVE
Cottonwood
236 ST
JENSEN RD
197 AVE
241 ST
RIM RD
240
195 AVE
HORTON RD
248 ST
HUETHER RD
CONATA BASIN RD
201 AVE
Interior
Jackson County
Conata
Imlay
785 AVE
Oglala Lakota County
Custer County
Scenic
BEAR CREEK RD
BOMBING RANGE RD
SPRING DRAW RD
INDIAN CREEK RD
HEINRICH RD
HIGGINS RD
CRESTON RD
Creston
Hermosa
MURPHY RD
DENEY LN
160 AVE
Hayward
Harney
Keystone
Hill City
16A
244
87
40
79
Sheridan Lake
Rockerville
16
SPRING CREEK RD
ANTELOPE CREEK RD
Farmingdale
164 AVE
Caputa
154 AVE
155 AVE
156 AVE
157 AVE
158 AVE
159 AVE
161 AVE
232 ST
233 ST
SHARPER RD
Owanka
BASE LINE RD
Green Valley
OLD FOLSOM RD
RADAR HILL RD
LONG VIEW RD
Rapid City
Colonial Pine Hills
433
385
17
Cp Rapid
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Johnson Siding
NEMO RD
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445
E MALL DR
Ashland Heights
225 ST
226 ST
Box Elder
Rapid Valley
16B
New Underwood
165 AVE
227 ST
229 ST
230 ST
168 AVE
171 AVE
173 AVE
HIGHWAY 1416
Wicksville
Wasta
231 ST
ELM SPRINGS RD
180 AVE
44
Legend
Pennington County Planning Area
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Matrix DESIGN GROUP
0 1 2 3 4 5
Miles
Pennington County Comprehensive Plan
VIEW TO 2040
Source: Pennington County, 2017. US Census TIGER, 2015. ESRI, 2015.

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Land Use & Housing Element

3

The Land Use and Housing Element represents a general blueprint for the future development of Pennington County. This element sets forth a pattern for the orderly development of land within the county. This element provides a balance of residential, commercial, industrial, and agricultural and open space lands designed to meet the future needs of the county.

3.1 Land Use Designations and Standards

Future Land Use Map

The most recognizable feature of the Comprehensive Plan is the Future Land Use Map (FLUM). The FLUM is the figure that designates the location of the various land use designations in the county. The Pennington County FLUM is shown on Figure 3-1 included at the end of this chapter.

It is typical for the Future Land Use and Transportation Maps to be updated over time. Please check with the Pennington County Planning Department to ensure you have the current version.

A copy of the Future Land Use Map and Transportation Maps are available from Pennington County by download from the County's website.

Land Use Designations within Pennington County

The Comprehensive Plan FLUM includes residential, commercial, industrial, and other land use designations that depict the types of land uses that will be allowed within the unincorporated portions of Pennington County. Table 3-1 describes each land use designation along with their corresponding development standards, as follows:

- **Designation**. This column provides the name of each designation.
- **Code/Color**. To the right of each name is the color that is assigned to this designation on the County's FLUM and the acronym used when referring to this designation.
- **Description**. In this column is a description of the purpose and application of each designation, followed by a general list of types of uses that could be allowed in that designation. The County's Zoning Regulations provide further refinement and expansion of the list of uses allowed on any given property. For any given site, not all uses listed may be appropriate for a given property due to location, adjacent uses, other applicable Comprehensive Plan policies, or site-specific issues.
- **Maximum Density**. For residential designations, a maximum density is provided, expressed as dwelling units per acre (du/ac).
- **Minimum Lot Size**. For all uses, a minimum lot size is provided.

For land within the incorporated city limits of a community, please consult with that jurisdiction's comprehensive plan and zoning ordinance regarding allowed land uses and development requirements.

Future Land Use Map Amendments

The Comprehensive Plan is a fluid document which outlines the general planning intent for the County. Other documents such as the Zoning Ordinance, Subdivision Regulations, and Flood Damage Prevention Ordinance are intended to implement this plan.

This Plan may be amended to respond to changing conditions. Amendments to the Future Land Use Map may be required if staff determines that a proposed application would represent a "substantial alteration" in the land use mixture or balance established in this Comprehensive Plan. Amendments may be initiated by the County or requested by private individuals or agencies. Amendments may be submitted and considered concurrently with rezoning requests.

Zoning Ordinance Consistency

Each future land use category is directly related to one or more of the zoning districts provided in the Pennington County Zoning Ordinance. The compatible zoning districts for each future land use designation are included in Table 3-1.

Table 3-1 Land Use Designations

Designation	Code/ Color	Land Use Description	Maximum Density	Minimum Lot Size
Agricultural Designations				
Agriculture Compatible Zoning: A-1, A-2	**AG**	**Purpose and Application** The Agriculture designation denotes areas that have large tracts of land dedicated to agricultural uses or resource utilization uses. **Allowed Uses** ▶ All agricultural uses, including grazing, field crops, haying, animal production, or similar, and associated support facilities ▶ Mining and forestry production and processing ▶ Single family, large lot residential ▶ Single family attached dwellings ▶ Accessory secondary dwelling units ▶ Ranch hand residence	1 du / 10 ac (.1 du/ac)	10 ac
Residential Designations				
Ranchette Residential Compatible Zoning: A-2	**RCH**	**Purpose and Application** The Ranchette category is intended to be a "bridge" between Rural Residential and Agriculture designations. **Allowed Uses** ▶ Single family, large lot residential ▶ Accessory secondary dwelling units ▶ Public and quasi-public uses (e.g., parks, schools, churches) ▶ Agricultural uses ▶ Storage	1 du / 5 ac (.2 du/ac)	5 ac
Rural Residential Compatible Zoning: LDR	**RR**	**Purpose and Application** The Rural Residential designation denotes areas that have large-lot residential development in natural areas, agricultural areas, or surrounding open space areas. Generally, these lots have private on-site wastewater systems. The method of obtaining drinking water varies between public water systems, private wells, and collecting water in cisterns. **Allowed Uses** ▶ Single family, large lot residential ▶ Accessory secondary dwelling units ▶ Public and quasi-public uses (e.g., parks, schools, churches) ▶ Agricultural uses ▶ Storage	1 du / 3 ac	3 ac

Designation	Code/ Color	Land Use Description	Maximum Density	Minimum Lot Size
Low Density Residential Compatible Zoning: SRD	LDR	**Purpose and Application** The Low Density Residential designation denotes areas of semi-rural residential uses. These are areas where higher density development may not be suitable due to topography, geology, or drainage. **Allowed Uses** ▶ Single-family detached dwellings ▶ Accessory secondary dwelling units ▶ Public and quasi-public uses (e.g., parks, schools, churches) ▶ Agricultural uses	2 du / ac	1/2 ac
Suburban Residential Compatible Zoning: SRD, GC	SR	**Purpose and Application** The Suburban Residential designation provides for a suburban lifestyle with single-family residential communities. This land use designation may also include other land uses that support neighborhood functions and contribute to the livability of neighborhoods, such as neighborhood scaled shops, parks, religious institutions, and small offices. **Allowed Uses** ▶ Single family detached dwellings ▶ Single family attached dwellings ▶ Accessory secondary dwelling units ▶ Public and quasi-public uses (e.g., parks, schools, churches) ▶ Assisted living facility ▶ Neighborhood scaled shops and small offices	6 du / ac	6,500 sf
Urban Residential Compatible Zoning: SRD, GC	UR	**Purpose and Application** The Urban Residential designation provides for higher density residential development. These are generally areas surrounding the more urban development of Rapid City. This designation provides for both single-family and multi-family dwellings that may include multi-story structures. **Allowed Uses** ▶ Single family detached dwellings ▶ Single family attached dwellings ▶ Multi-family dwellings ▶ Accessory secondary dwelling units ▶ Public and quasi-public uses (e.g., parks, schools, churches) ▶ Assisted living facility	16 du / ac	6,500 sf

Designation	Code/ Color	Land Use Description	Maximum Density	Minimum Lot Size
Planned Unit Development Compatible Zoning: PUD	PUD	**Purpose and Application** As of the adoption of this Comprehensive Plan on May 5, 2020, no new Planned Unit Development (PUD) land use designations are permitted. All PUD designations legally permitted as of May 5, 2020 may be permitted to apply for a new land use designation, or continue as a grandfathered PUD land use designation, subject to allowable uses for PUDs as described in the Pennington County Zoning Ordinance, Section 213. **Allowed Uses** ▶ Single family detached dwellings, duplexes, triplexes, fourplexes, apartments, townhomes ▶ Public and quasi-public uses (e.g., parks, schools, churches) ▶ Resort development features ▶ Neighborhood scaled shops and small offices ▶ Agricultural uses and open space	n/a	n/a

Designation	Code/ Color	Land Use Description	Maximum Density	Minimum Lot Size
Commercial Designations				
Commercial Compatible Zoning: GC	C	**Purpose and Application** The Neighborhood Commercial designation denotes areas of development aimed to fulfill the day-to-day needs of the year-round population. Development should be scaled to be complimentary to surrounding neighborhoods. **Allowed Uses** ▶ Retail uses ▶ Restaurants ▶ Banks and other services ▶ Public and quasi-public uses ▶ Community services ▶ Professional offices and services	n/a	20,000 sf
Highway Services Compatible Zoning: HS	HS	**Purpose and Application** The Commercial designation denotes areas of commercial development oriented towards tourist-related activities. **Allowed Uses** ▶ Retail uses (small through large-format) ▶ Hotels and motels ▶ Service stations and repair facilities ▶ Restaurants ▶ Banks and other services ▶ Retail services serving needs of travelers ▶ Recreational / tourism uses ▶ Public and quasi-public uses ▶ Community services ▶ Professional offices	n/a	20,000 sf

Designation	Code/ Color	Land Use Description	Maximum Density	Minimum Lot Size
Industrial Designations				
Light Industrial Compatible Zoning: LI	**LI**	**Purpose and Application** The Light Industrial designation denotes areas of industrial development that do not create compatibility issues with neighboring land uses. These areas should have adequate transportation and services infrastructure to support development. **Allowed Uses** ▶ Industrial uses ▶ Retail uses ▶ Personal services and offices ▶ Public and quasi-public uses ▶ Research and development ▶ Wholesaling, warehousing, distribution ▶ Light motor vehicle repair and sales ▶ Indoor storage and warehousing ▶ Utilities	n/a	20,000 sf
Heavy Industrial Compatible Zoning: HI	**HI**	**Purpose and Application** The Heavy Industrial designation denotes areas of industrial development that require isolation from other types of land uses. The uses in this district are generally of a higher intensity than those in the Light Industrial designation. **Allowed Uses** ▶ Industrial uses (requiring yard storage and fabrication) ▶ Wholesaling (requiring yard storage and assembly) ▶ Warehousing (requiring yard storage), bulk storage ▶ Mining activities and processing ▶ Public and quasi-public uses ▶ Research and development ▶ Wholesaling, warehousing, distribution ▶ Heavy motor vehicle repair ▶ Utilities	n/a	20,000 sf

Designation	Code/ Color	Land Use Description	Maximum Density	Minimum Lot Size
Other Designations				
Open Space Compatible Zoning: A-1, A-2	OS	**Purpose and Application** The Open Space designation provides for low-intensity uses that maintain open vistas, protect natural resources, and provide access to public lands. **Allowed Uses** ▶ All agricultural uses, including grazing, field crops, haying, animal production, or similar and appropriate support facilities ▶ Mining and forestry production and processing ▶ Golf courses, recreational, and equestrian uses ▶ Habitat protection, watershed management ▶ Public and quasi-public uses ▶ Single family, large lot residential (minimum 5-acre lot) ▶ Areas typically unsuitable for human occupation due to public health and safety hazards, such as floodways, unstable soils, and other environmentally-sensitive features	n/a	No minimum for agriculture and natural areas 5 acre minimum for developed sites
Native American Lands Compatible Zoning: n/a	NAL	**Purpose and Application** The Native American Lands designation applies to lands held in trust by the Bureau of Indian Affairs over which the County has no land use jurisdiction. The County encourages planned uses on these lands that are compatible with surrounding areas. **Allowed Uses** ▶ n/a	n/a	n/a

Notes:
du = dwelling unit(s) ac = acre sf = square foot

3.2 Land Use Overview

Animal Keeping

While a normal aspect of lands designated for agriculture, animal keeping (non-domestic, farm animals) in residential areas can raise concerns, depending on lot sizes and proximity to other uses. There is a need to modify guidelines for animal keeping in residential areas to include standards that are clearer and define the types and quantities of animals being kept on residentially-designated properties.

Housing

The quality, diversity, and affordability of housing are factors that support growth and enhance the quality of life in the county. In some areas of the county, there is a general lack of housing diversity, meaning that the housing price and type options are limited within unincorporated areas of the county.

Recent residential growth trends show that the general distribution of housing is located around the urban area surrounding Rapid City and Box Elder and in the foothill regions of the Black Hills. This trend is projected to continue, making it important to ensure diverse housing options in these areas. While these areas are forecasted for the majority of future residential growth, there is a need for affordable and diverse housing options in all three Focus Areas.

Mining

Mining activities in Pennington County include aggregate and mineral mining. Most of the mining operations are for sand and gravel, which makes up 81% of the total acres mined. Many of the mining operations occur in the foothill areas of the Black Hills along I-90. Sand and gravel operations are also prominent in the Eastern Plains, northwest of Scenic. While mining is an important component to the county's economy, it is important to ensure that mining activities are balanced with natural open space. This includes evaluating impacts to erosion and pollution.

Agriculture

Agriculture is a predominant land use in the county, especially in the Eastern Plains Focus Area, and will be continued under the current Comprehensive Plan. Maintaining a viable agricultural land use base is an important component to maintaining the county's heritage and economy. Agricultural uses are designated on the FLUM under a single "Agriculture" designation, with further definition of minimum lot sizes being established in the Zoning Ordinance. The single designation in the Comprehensive Plan will allow greater flexibility in the use of land. This consolidation to a single designation does not impact tax advantages for productive agriculture parcels.

Additional information regarding agriculture in Pennington County is found in Chapter 5, Agriculture.

Public Facilities

While the County does not provide any wastewater treatment services, it does regulate on-site wastewater treatment systems (such as septic systems) in unincorporated areas. As the county has a variety of soils and varying depths to groundwater systems, it is important to ensure on-site systems are installed and operated appropriately to protect water quality and the environment.

For unincorporated areas within 1-mile of Rapid City municipal area, connections to sanitary sewer service are required.

Military Compatibility

There are two military installations in Pennington County: Camp Rapid, part of the South Dakota National Guard, and Ellsworth Air Force Base (AFB). Camp Rapid is part of the South Dakota National Guard. In addition to Camp Rapid, the South Dakota National Guard also includes West Camp Firing Range and the Aviation Support Facility, which is located at the Rapid City Regional Airport. The National Guard has low level flying areas in the Black Hills and southeast of Rapid City.

Although Camp Rapid and Ellsworth AFB are military property; thus, not under the jurisdiction of Pennington County, it is important to ensure that land uses surrounding the installations are compatible with the military mission and operations. One method to do this is through a Military Influence Area (MIA). The 2016 Ellsworth AFB Joint Land Use Study (JLUS) provides guidance related to compatibility and encroachment issues for this base. More information regarding the operations at Ellsworth AFB are discussed in Chapter 9, Health and Safety.

Building Codes

Currently, Pennington County does not have an established set of building codes that determine construction practices for structures, and the County does not inspect new construction. The adoption of standards, such as the International Building Code, can establish standards for new structures as well as remodeling of existing buildings.

Floodplains

There are various floodplains and floodways designated throughout the county (see Chapter 9 in the Existing Conditions Report for locations). In 2018, 57,118 acres in Pennington County were identified as being within a 100-year floodplain, which includes locations in all three Focus Areas. Due to the potential hazards associated with structures in a floodway, limitations on changes within the floodway are required in order to protect health and safety.

3.3 Goals and Policies

Goal LUH-1	**The County has a well-balanced mix of agricultural, residential, commercial, and industrial land uses.**

LUH-1.1 The County should strive to encourage a mix of land uses in and surrounding communities and cities in the county.

LUH-1.2 The County should encourage the development of small neighborhood convenience and grocery uses immediately surrounding residential land uses in cities and towns to meet the everyday shopping and personal needs of residents.

LUH-1.3 Travel-oriented tourist commercial uses (e.g., entertainment, commercial recreation, lodging, restaraunts, fuel) shall be located in areas where traffic patterns are oriented to major arterials and highways. Exceptions may be granted for resort or retreat related developments that are sited based on unique natural features.

Goal LUH-2	**The County has a diverse housing stock that meets the needs of all county residents.**

LUH-2.1 The County should encourage a range of housing sizes, costs, and densities within subdivisions and PUDs that meet the housing needs of current and future residents of all ages.

LUH-2.2 The County should encouage the development of accessory dwelling units on properties with adequate size as a means to enhance the availability of more cost-effective housing choices.

LUH-2.3 The County should encourage high density residential development (greater than 6 dwelling units per acre) to locate adjacent to city limits and in areas that can be served by community infrastructure.

LUH-2.4 The County should consider the provision of incentives for the development of affordable housing, including density bonuses, expedited permitting, and fee waivers.

LUH-2.5 Multi-family development should provide appropriate buffers and/or setbacks when adjacent to existing single-family residential uses.

LUH-2.6 Residential uses with different densities or character should incorporate appropriate transitions to reduce potential negative impacts.

Goal LUH-3

The county has attractive, stable, and safe residential areas.

LUH-3.1 The County shall encourage residential infill development in cities and unincorporated communities in order to promote the existing infrastructure.

LUH-3.2 The County should provide for stable neighborhoods by minimizing adverse effects from conflicting land uses.

LUH-3.3 The County should enhance animal keeping regulations to ensure compability between adjacent residential uses (non-agricultural land use designations only).

Goal LUH-4

Land uses in Pennington County are compatible with military installation operations and Rapid City Regional Airport operations.

LUH-4.1 The County should define and maintain a Military Influence Area (MIA) overlay on the FLUM and Zoning map, which shall be defined based on noise and safety guidance from the current Air Installation Compatible Use Zone (AICUZ) study and Ellsworth AFB Joint Land Use Study (JLUS).

LUH-4.2 The County should ensure that land use density / intensity within the MIA remains consistent with the land use guidance contained in the current AICUZ and JLUS.

LUH-4.3 The County should promote opportunities to attract industries that support military or aviation. This could be done through public-private partnerships, incubators, or other similar processes.

LUH-4.4 The County should work with the City of Rapid City to ensure development around the Rapid City Regional Airport is consistent with current and future air operations and does not impede the ability to extend the airport's main runway in the future.

Goal LUH-5

Buildings in Pennington County are designed, constructed, and maintained for safety.

LUH-5.1 The County should establish a building code and inspection program.

LUH-5.2 The County should require building inspections for all new residential, commercial, and industrial structures. Structures exempted from this policy are those which have agricultural use associated with property that qualifies for a property tax reduction.

LUH-5.3 The County should require that all mobile homes or modular homes placed in the county must meet International Residential Code requirements.

Goal LUH-6

New development in Pennington County is designed to enhance protection of the area's natural beauty.

LUH-6.1 New, non-residential development should incorporate design components that are less impacting on the natural environment.

LUH-6.2 New, non-residential development should minimize light pollution off-site by incorporating dark sky protections, like shielded lights.

LUH-6.3 Uses with different densities, intensities and / or character should incorporate appropriate transitions to reduce potential negative impacts. Appropriate transitions may include but are not limited to, varied lot sizes, landscape buffers, setbacks, as well as roadway and building design.

LUH-6.4 New development requiring a County discretionary permit shall be planned and designed to maintain the scenic open space character of the Black Hills and rangelands, including view corridors of highways. New development shall utilize natural landforms and vegetation in the least visually disruptive way possible, and use design, construction and maintenance techniques that minimize the visibility of structures on hilltops, hillsides, ridgelines, steep slopes, and canyons. The County should consider the protections of scenic resources as part of project reviews.

LUH-6.5 The County shall encourage proposed residential subdivisions to be clustered onto portions of the site that are more suitable to accommodating the development, and shall require access either directly onto a public road or via a privately-maintained road designed to meet County road standards.

LUH-6.6 The County shall ensure that commercial storage facilities, including "mini" storage, indoor and outdoor storage facilities, contractors materials storage areas, and industrial storage areas are screened from view through landscape buffers or other natural landscapes. This does not apply to AG designated areas.

Goal LUH-7

The County fosters cooperation with cities and other governmental agencies in Pennington County and adjacent jurisdictions.

LUH-7.1 The County should consider current and future development (per adopted comprehensive plans) when considering proposals for future development in unincorporated areas.

LUH-7.2 The County should promote coordination with municipalities for development within platting jurisdictional areas.

LUH-7.3 The County shall support growth that is compatible with adopted municipal comprehensive plans.

LUH-7.4 The County shall encourage residential subdivisions to be located in cities or unincorporated communities where adequate services, such as water sanitary sewer and utilities are available.

LUH-7.5 The County should proactively communicate with other governmental organizations on planning issues of mutual concern.

LUH-7.6 The County should work with federal land management agencies to help ensure their planning processes account for private land concerns and public access to federal lands.

Goal LUH-8

The County encourages energy conservation in new and existing developments.

LUH-8.1 The County should encourage the use of solar energy, solar hot water panels, and other energy conservation and efficiency features in new construction and renovation of existing structures in accordance with State law.

LUH-8.2 The County should coordinate with local utility providers to provide public education on energy conservation programs.

LUH-8.3 The County should support efforts, when appropriately sited, for the development and use of alternative energy resources, including wind, solar, geothermal, bio-fuels and co-generation.

LUH-8.4 The County should continue to integrate energy efficiency and conservation into all County functions.

Goal LUH-9

The County should provide on-going administration and implementation of the Pennington County Comprehensive Plan.

LUH-9.1 The County shall maintain the Comprehensive Plan as needed to ensure that it reflects the needs and desires of those who live, work, and vacation in Pennington County.

LUH-9.2 The County shall review and revise other County planning documents to ensure consistency with the Comprehensive Plan.

Please see the next page.

Figure 3-1

2040 Future Land Use

Spearfish
Whitewood
Sturgis
Deadwood
Central City
Lead
Lawrence County
Meade County
Haakon County
Wyoming
South Dakota
Piedmont
Summerset
Ellsworth AFB
Box Elder
Cp Rapid
Rapid City
New Underwood
Wicksville
Wasta
Owanka
Farmingdale
Creston
Wall
Quinn
Pedro
Dowling
Creighton
Rochford
Myersville
Mystic
Silver City
Pactola Reservoir
Big Bend
Hisega
Pe' Sla Land
Deerfield
Deerfield Lake
Sheridan Lake
Rockerville
Hill City
Keystone
Harney
Hayward
Hermosa
Custer County
Scenic
Imlay
Conata
Interior
Jackson County
Oglala Lakota County

Legend

2040 Future Land Use
- Agriculture
- Ranchette
- Rural Residential
- Low Density Residential
- Suburban Residential
- Urban Residential
- Commercial
- Highway Services
- Light Industrial
- Heavy Industrial
- Open Space
- Planned Unit Development

Conceptual Regions
- Black Hills
- Urbanized Area
- Eastern Plains

- Pennington County Planning Area
- State Border
- Other County Boundary
- Incorporated Community
- Unincorporated Community
- Pe'Sla Land
- County Populated Place

- Interstate
- Highway
- Main Road
- Local Road
- Unpaved Road
- Railroad
- Waterbody
- Stream / River
- US Military Installation
- Mount Rushmore National Memorial

Pennington County Comprehensive Plan
VIEW TO 2040

Matrix DESIGN GROUP

0 2 4 6 8 10 Miles

Source: Pennington County, 2017.

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Economic Development Element

4

4.1 Economic Development Overview

Economic development, in terms of a Comprehensive Plan, focuses on improving the economic well-being of residents and businesses. Efforts are typically oriented around creating or retaining jobs, growing incomes, business development and retention, and growing the County's tax base. This is often done by recruiting new businesses, expanding existing businesses, or assisting in start-up businesses. When attracting businesses to the county it is important that a wide-range of industries are considered to provide for a well-rounded economy that is not solely reliant on a single industry.

In this element, the historical growth trends of residential development are examined. This provides an understanding of where people are choosing to live within the county; thereby, identifying concentrations of an established workforce. Additionally, the concentration of existing jobs is examined; thereby, identifying locations where industry clusters would allow employers to draw productive advantage from proximity and connections to other employers.

Five economic development elements will also be examined that are paramount to the county. These are tourism, value-added agriculture, the Rapid City Regional Airport, and Ellsworth Air Force Base (AFB). These elements were identified as key economic drivers for Pennington County by County staff and participants in the public outreach efforts that went into formulating this Comprehensive Plan. An additional economic driver is the healthcare industry with the location of Regional Health in the county.

Existing Workforce

Most residential development within the county has occurred in the Central Pennington Focus Area. This area constitutes the highest concentration of the county workforce. The Black Hills and Eastern Plains have some residential development, although it is primarily low density.

Employment Nodes

Employment nodes are areas throughout the county that have a high concentration of jobs. The location of employment nodes may look similar to the location of recent residential developments, which is to be expected. Often, employers locate where there is a workforce present; furthermore, residential development spurs commercial development which creates jobs in retail and other service sectors.

Rapid City has the highest concentration of jobs in Pennington County. Specifically, the highest concentration of jobs per square mile is in the Rapid City downtown area and near the Rapid City Regional Hospital. Employment densities in these areas are greater than 10,000 jobs per square mile.

Table 4-1 lists the top employers within Pennington County. Of the top employers, 76% are located in Rapid City. The major employer that is not located in Rapid City is Ellsworth AFB, which is the second highest employer (4,519 jobs) and an employment node on its own.

Table 4-1. Top Employers

Employer	Industry	Employees	Location
Regional Health	Healthcare	4,983	Rapid City
Ellsworth Air Force Base	Military, Civilian	4,519	Box Elder
Federal Government	Government	2,912	Rapid City
City of Rapid City	Government	2,197	Rapid City
Rapid City Area Schools	Education	1,755	Rapid City
State of South Dakota	Government	1,217	Rapid City
Walmart/Sam's Club	Retail	1,029	Rapid City
South Dakota National Guard	Military	1,025	Rapid City

Source: Rushmore Region, 2018.

Employment nodes disperse when outside of Rapid City. In the areas surrounding Rapid City, job densities range between 5 and 680 jobs per square mile. This is the same range of jobs in other incorporated cities, such as Hill City, New Underwood, Keystone, and Wall. In these cities, there are multiple nodes with this range of jobs.

Once outside of the cities, and into the unincorporated county, there are generally areas of low to no employment. There are some scattered areas of employment outside of cities, such as northeast of Wall, east of New Underwood, and surrounding the cities in the Black Hills. This employment is limited with job densities ranging between 5 to 680 jobs per square mile.

Tourism

The tourism economy is prominent in Pennington County –tourism attracts businesses and employment opportunities that operate primarily from April to October to accommodate seasonal tourism. During this time, there is an influx of jobs and population throughout the County. It will be important for the County to leverage its tourism assets in the coming years to continue to grow the tourism industry within Pennington County. The Black Hills area is a multi-use destination for tourists offering activities ranging from fishing, hiking, camping, biking, skiing, and horseback riding to rock climbing, kayaking and wildlife viewing. Tourist draws such as the Mount Rushmore National Memorial, the Sturgis Motorcycle Rally, and the proximity of the Rapid City Regional Airport are all assets that can be leveraged to the County's advantage.

Value-Added Agriculture

Agriculture is the predominant land use present in the Eastern Plains Focus Area and has been so for the majority of Pennington County's history. This is due to the availability of large grassland ranges, fertile soils, and favorable land slope present in the region. Much of the agricultural land in the Eastern Plains are devoted to raising livestock (predominately cattle) and growing crops (predominately wheat and winter wheat).

The County can grow its agricultural economy through the enhancement of value-added agriculture. Value-added agriculture includes processes that change the physical state of an agricultural product into a form that enhances its value, such as milling wheat into flour. As a result of the change in physical state or the manner in which the agricultural commodity or product is produced and packaged, the customer base for the commodity or product is expanded and a greater portion of revenue derived from the processing and sales of the product remains in the county.

Rapid City Regional Airport

Another key economic driver in Pennington County is the Rapid City Regional Airport. The airport provides scheduled passenger, charter, and commercial freight flights. Opportunities to expand service at the airport can have a direct benefit to the tourism economy, particularly by expanded marketing to cities that offer direct flights to Rapid City Regional Airport. But beyond this, the airport can support types of uses / businesses that rely on or support an airport environment, including technology-oriented companies, warehousing, and limited manufacturing. Uses near the airport should complement and support the business functions of the airport and not infringe upon the long-term potential of the regional airport.

Ellsworth Air Force Base

Ellsworth AFB serves as a large economic driver for the county. The County should support the continued mission of Ellsworth AFB through proper compatibility planning and the addition of industries that bolster base operations. Such industries include aerospace and incubator industries. Post-secondary academic campuses could also be integrated with Ellsworth AFB by offering an incubator program on their campus.

Although not a part of Ellsworth AFB, the South Dakota National Guard is also an economic driver. Within Pennington County, the South Dakota National Guard includes Camp Rapid, West Camp Firing Range, and the Aviation Support Facility.

Regional Health

The healthcare industry is prominent in Pennington County. Headquartered in Rapid City, Regional Health serves 20 communities across western South Dakota and in eastern Wyoming. Regional Health has a location in Rapid City, providing 22 health locations and employing almost 5,000 employees.

4.2 Goals and Policies

Goal ED-1	The County has a diverse and strong local economy that sustains long-term prosperity for residents and businesses.

ED-1.1	The County should ensure that water infrastructure is sufficient in urbanized areas to support the needs and growth of businesses and industry.
ED-1.2	The County should identify available and appropriate incentives to encourage business attraction.
ED-1.3	The County should encourage development of businesses and industries oriented toward differing segments of the marketplace.
ED-1.4	The County should consider developing a business retention program.
ED-1.5	The County should work cooperatively with cities, Meade County, and other local and regional economic development entities, such as South Dakota Ellsworth Development Authority (SDEDA), to expand and improve the economic base of Pennington County.

Goal ED-2	The County has a range of educational opportunities for workforce development.

ED-2.1	The County should work with local businesses to identify training program needs and options to fill those needs in the county.
ED-2.2	The County should work with post-secondary academic campuses to share information on employment needs, internship opportunities, and further prepare graduates for the workplace.

Goal ED-3	Pennington County attracts diverse industries that are considerate of the natural environment.

ED-3.1	The County should work to attract industries that are compatible with the sensitive environment, such as business that have low water consumption.
ED-3.2	The County should continue to attract clean, environmentally-friendly businesses.

Goal ED-4 Pennington County supports the growth of existing industries.

ED-4.1 The County should continue to attract tourism-related businesses to support and expand tourism offerings, attractions, and facilities.

ED-4.2 The County should support value-added agriculture opportunities in the Eastern Plains.

ED-4.3 The County should work with other adjacent counties and other regional economic development entities, to expand and improve the economic base of Pennington County.

ED-4.4 The County should allow for development of its natural resources in an economically feasible and environmentally sustainable manner.

ED-4.5 The County should continue to support other economic drivers, such as, but not limited to, mining and logging.

Goal ED-5 Pennington County supports military bases and facilities and commercial aviation.

ED-5.1 The County should continue to support Ellsworth AFB and Rapid City Regional Airport as economic drivers by establishing a planning notification when developing area near the airport.

ED-5.2 The County should consider disclosure statements for any residential development within or adjacent to airport notice contours.

ED-5.3 The County should support the development of compatible industries around Rapid City Regional Airport, such as aerospace and energy technology-oriented companies, warehousing, and limited manufacturing.

ED-5.4 The County should partner with Ellsworth AFB to develop aerospace and incubator industries that could support the installation.

ED-5.5 The County should develop and adopt an Airport Zoning Overlay zone that provides guidance for development within the 55 DNL noise contours associated with both Ellsworth AFB and the Rapid City Regional Airport.

Please see the next page.

Agricultural Element

5

5.1 Agricultural Overview

Agricultural uses are an important part of Pennington County's heritage. These uses are located throughout the county, but are a more dominant land use in the Eastern Plains Focus Area. In total, 52.3% of the county's land area, or 893,090 acres, is designated Agriculture in the future land use map. While the amount of agricultural land has decreased in recent years, agriculture continues to be influential throughout the county and in South Dakota as a whole. Additionally, although the total land area for agriculture has decreased, individual agriculture businesses have grown, indicating that agriculture continues to have a significant part in Pennington County's current economy and will continue to be important economic diver in the future.

Production Enhancement

Agriculture in Pennington County comprises both crop and livestock operations. In 2012, most of the farmland was pastureland, with about one-fifth comprised of cropland. The top livestock in Pennington County is cattle and calves (93%). The top crops in the county is wheat for grain (34%) and winter wheat for grain (30%). Additionally, hay and corn for grain are also prevalent.

While these livestock and crop operations contribute greatly to the economy and overall heritage of the county, there is also a need to expand value-added agriculture opportunities. "Value-added," for agricultural, refers to uses or facilities that increase the value of agricultural products over the cost of the raw agricultural inputs, such as canning, drying, freezing, processing, or packaging agricultural produce for ultimate sale to consumers. This type of agriculture production is the next step in the process and introduce new industry into the county and create new employment opportunities.

The County allows such value-added agricultural industry through the Zoning Ordinance; however, these uses are generally found in the Industrial zoning categories. Value-added agriculture is further expanded upon in Chapter 4, Economic Development.

Compatibility

Agriculture is a dominant land use in the county, making it important to consider the effects that future development can have on agriculture and its associated operations. Agricultural land can become fragmented if non-agricultural developments become scattered throughout an agricultural area. While some residential, commercial, and industrial uses may be present to support the agricultural industry, agricultural land in the Eastern Plains should be planned to prevent incompatible encroachment of urbanization.

5.2 Goals and Policies

Goal AG-1	**Pennington County promotes the long-term preservation of productive and potentially-productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the county's economic development goals.**

AG-1.1 The County shall maintain agriculture as the primary land use in the Eastern Plains Focus Area of the county, not only in recognition of the economic importance of agriculture, but also in terms of agriculture's real contribution to the conservation the county's heritage, open space, and natural resources.

AG-1.2 The County shall allow by discretionary permit within the Eastern Plains Focus Area, agriculturally-related uses, including value-added processing facilities, and certain non-agricultural uses. Approval of these and similar uses in areas with an Agriculture (AG) land use designation shall be subject to the following criteria:

- The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics;
- The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius; and
- A probable workforce should be located nearby or be readily available.

AG-1.3 The County shall seek to protect and enhance surface water and groundwater resources critical to agriculture.

AG-1.4 The County should generally condition discretionary permits for residential subdivisions within or adjacent to agricultural areas in the Eastern Plains Focus Area to record a Right-to-Farm Notice with the plat or subdivision map, which shall be an acknowledgment that residents in the area should be prepared to accept the inconveniences and discomfort associated with normal ranch and farm activities and that an established agricultural operation shall not be considered a nuisance due to changes in the surrounding area.

AG-1.5 The County should encourage traditions that celebrate the County's agricultural heritage through cultural activities, the arts, and special events.

AG-1.6 The County should continue to provide property tax incentives for agriculture property owners that meet the criteria for agricultural land classification determined by the County Commission in accordance with SDLC 10-6-31.3.

AG-1.7 The County should ensure that properties in agricultural designations meet the minimum lot size requirements in order to support appropriate farming and ranching activities.

AG-1.8 The County should work with local farmers to identify additional opportunities for value-added agriculture.

AG-1.9 The County should provide services and facilities to support the needs of agricultural uses.

AG-1.10 The County shall support the expansion of agricultural tourism that helps maintain sites in agricultural production, provided these activities do not negatively impact on-going agricultural operations on adjacent lands.

Goal AG-2

Agricultural uses are compatible with surrounding land uses.

AG-2.1 The County should encourage that the high impact agricultural processes do not negatively affect surrounding sensitive land uses.

AG-2.2 The County should consider the placement of agricultural related future developments, such as residential, commercial, and industrial, during the development review process to ensure that agricultural areas do not become fragmented.

Transportation & Circulation Element

6

6.1 Transportation & Circulation Overview

Transportation System

A modern, safe, and efficient transportation system is essential to the economic growth and overall quality of life of an area. The County's circulation system should enhance mobility by integrating various modes of travel, including vehicles, pedestrians, bicycles, and public transportation. The system should also provide an integrated transportation system that serves all segments of the population as well, including the school age children, the elderly, and persons with disabilities.

The transportation network in Pennington County supports more robust system usage and conditions due to agricultural trucks and equipment, heavy truck usage on highways and county roads, heavy tourism usage, and weather exposure. These conditions place a heavy burden on roadway conditions in the county. As such, roadway maintenance has been identified as one of the major issues detracting from residents' quality of life. Recent attempts to fund improvements and maintenance through a wheel tax were voted down in 2016. Loss of the wheel tax made the County ineligible for state Bridge Improvement Grant (BIG) funds that would provide additional financial assistance to improve roadway conditions.

The circulation system in Pennington County is based on a system of major and minor arterial roads, collector roads, and local roads. The major arterials that contain the highest capacity traffic through Pennington County include

Interstate 90 (I-90), US Highway 16, US Highway 385, South Dakota Route (SD) 79, and SD 44. Maintenance of these facilities is funded through federal or state monies. The other classifications are considered local roads and are maintained by the Pennington County Highway Department. In addition to County-maintained roads, there are 143 road districts within the County, which are established by landowners to use local taxes within their district's jurisdiction to maintain district roadways.

The transportation system in Pennington County are shown for each Focus Area on Figure 6-1, 6-2, and 6-3.

Tourism Traffic

During tourism season (April – October each year), transportation demands increase notably at the Rapid City Regional Airport and on highways and roadways throughout the county, especially near key attractions, such as Mount Rushmore. Additionally, the City of Sturgis, South Dakota (approximately 40 miles northwest of Rapid City) is well-known for holding the annual Sturgis Motorcycle Rally, which is one of the largest motor events in the world. In 2015, this annual event set its attendance record of approximately 739,000 visitors, many of which fly through Rapid City Regional Airport and travel the roads of Pennington County.

Scenic Byways

The Scenic Byways Program recognizes those roadways which exhibit the State's unique character and beauty. Individuals, organizations and local governments may identify roadways with truly distinctive qualities and nominate them for State Scenic Byway designation. Routes which display scenic, cultural, geologic, wildlife habitat or other aesthetic features are eligible for consideration. In Pennington County, the only State Scenic Byway is the Peter Norbeck Scenic Byway, a 68-mile double loop in the Black Hills, just south of Keystone and Hill City.

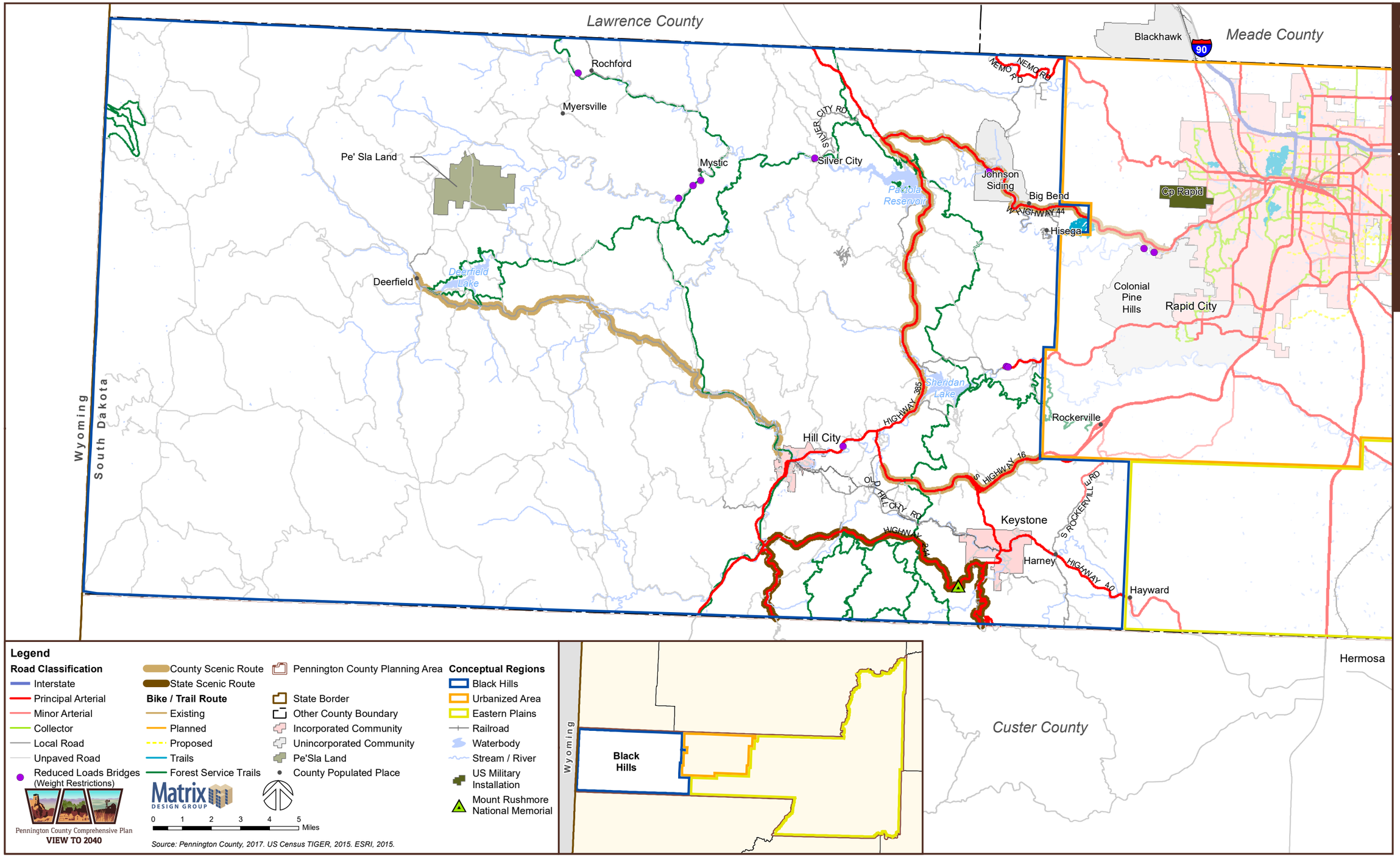
Trails and Bicycle Systems

Pennington County does not own or maintain any trails or bike routes, but there are some existing, planned, and proposed bike routes and trails in Rapid City. The US Forest Service also owns and maintains trails through the Black Hills National Forest, including the Centennial Trail. The Mickelson trail through the Black Hills is managed by South Dakota Game, Fish and Parks

Bicyclists in unincorporated Pennington County largely use roadways and paths for recreational and commuting purposes.

Figure 6-1

Transportation - Black Hills



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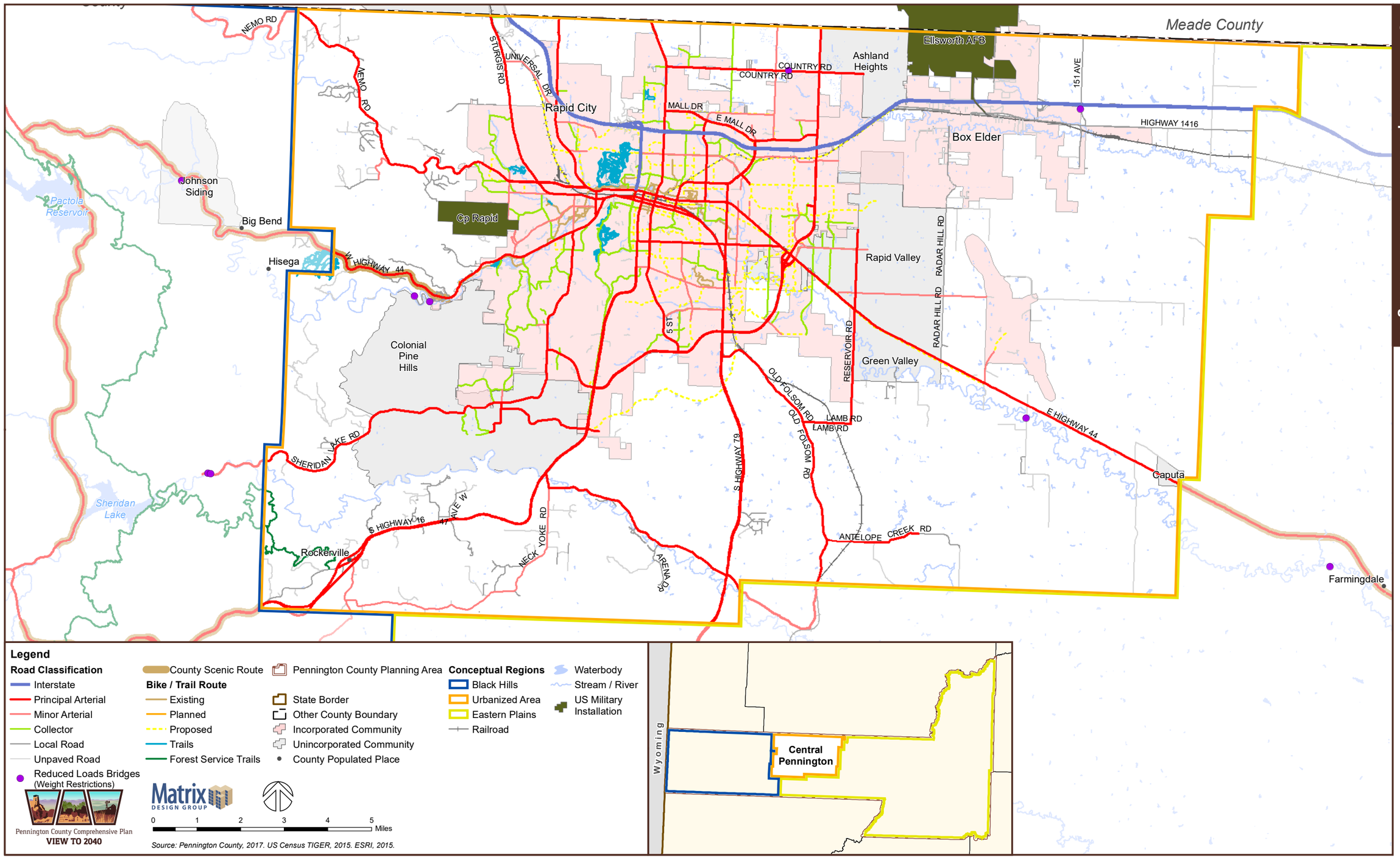
Meade County
Ellsworth AFB
Ashland Heights
Rapid City
Box Elder
Cp Rapid
Rapid Valley
Green Valley
Colonial Pine Hills
Johnson Siding
Big Bend
Hisega
Pactola Reservoir
Sheridan Lake
Rockerville
Caputa
Farmingdale
NEMO RD
STURGIS RD
UNIVERSAL DR
COUNTRY RD
MALL DR
E MALL DR
151 AVE
HIGHWAY 1416
RADAR HILL RD
5 ST
RESERVOIR RD
OLD FOLSOM RD
LAMB RD
E HIGHWAY 44
W HIGHWAY 44
SHERIDAN LAKE RD
S HIGHWAY 79
S HIGHWAY 16
17 AVE W
NECK YOKE RD
ARENA DR
ANTELOPE CREEK RD
Legend
Road Classification
Interstate
Principal Arterial
Minor Arterial
Collector
Local Road
Unpaved Road
Reduced Loads Bridges (Weight Restrictions)
County Scenic Route
Bike / Trail Route
Existing
Planned
Proposed
Trails
Forest Service Trails
Pennington County Planning Area
State Border
Other County Boundary
Incorporated Community
Unincorporated Community
County Populated Place
Conceptual Regions
Black Hills
Urbanized Area
Eastern Plains
Railroad
Waterbody
Stream / River
US Military Installation
Matrix DESIGN GROUP
0 1 2 3 4 5 Miles
Source: Pennington County, 2017. US Census TIGER, 2015. ESRI, 2015.
Pennington County Comprehensive Plan
VIEW TO 2040
Wyoming
Central Pennington

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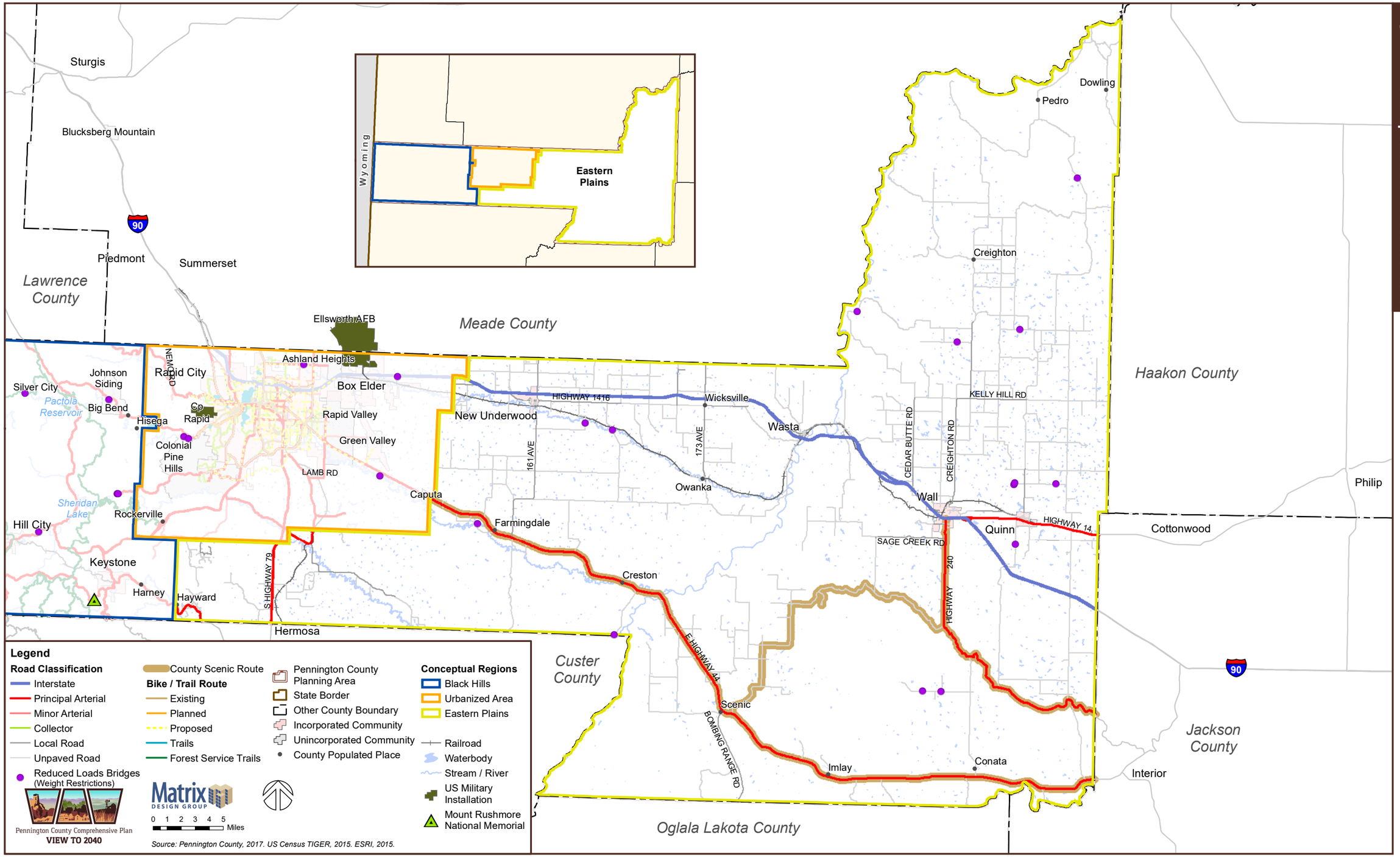
Sturgis
Blucksberg Mountain
Piedmont
Summerset
Lawrence County
Meade County
Haakon County
Custer County
Jackson County
Oglala Lakota County
Wyoming
Eastern Plains
90
Ellsworth AFB
Ashland Heights
Box Elder
Rapid City
NEMO RD
Johnson Siding
Silver City
Pactola Reservoir
Big Bend
Hisega
Cp Rapid
Rapid Valley
Green Valley
Colonial Pine Hills
LAMB RD
Sheridan Lake
Rockerville
Hill City
Keystone
Harney
Hayward
S HIGHWAY 79
Hermosa
Caputa
Farmingdale
Creston
New Underwood
HIGHWAY 1416
161 AVE
173 AVE
Owanka
Wicksville
Wasta
Wall
Creighton
Pedro
Dowling
KELLY HILL RD
CEDAR BUTTE RD
CREIGHTON RD
SAGE CREEK RD
HIGHWAY 14
Quinn
Cottonwood
Philip
HIGHWAY 240
E HIGHWAY 44
BOMBING RANGE RD
Scenic
Imlay
Conata
Interior
Legend
Road Classification
Interstate
Principal Arterial
Minor Arterial
Collector
Local Road
Unpaved Road
Reduced Loads Bridges (Weight Restrictions)
County Scenic Route
Bike / Trail Route
Existing
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Forest Service Trails
Pennington County Planning Area
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Black Hills
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US Military Installation
Mount Rushmore National Memorial
Pennington County Comprehensive Plan
VIEW TO 2040
Matrix DESIGN GROUP
0 1 2 3 4 5 Miles
Source: Pennington County, 2017. US Census TIGER, 2015. ESRI, 2015.

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Public Transportation

Pennington County does not provide any public transportation services or participate in any public transportation programs. As such, all public transportation found in the county is provided by incorporated municipalities or private businesses. Rapid City has three different public transit services: Rapid Ride, Dial-A-Ride, and City View Trolley that provide more than 400,000 annual passenger trips.

Rapid City Regional Airport

Another integral part of Pennington County's transportation infrastructure is the Rapid City Regional Airport, located seven miles east of Rapid City along SD 44. The Rapid City Regional Airport provides regularly scheduled passenger, charter, and commercial freight services. In 2016, the Rapid City Regional Airport had 272,537 total enplanements, which is over a 3% growth from 2015. A large portion of this travel is from tourists visiting the various natural and culture sites throughout Pennington County, including the Mount Rushmore National Memorial, Black Hills National Forest, and Badlands National Park.

6.2 Goals and Policies

Goal TC-1	**Pennington County maintains a safe and efficient transportation network for its residents and visitors.**

	TC-1.1	The County should continue to identify and pursue grants and other funding sources to supplement the County's available maintenance funding.
	TC-1.2	The County should pursue grants and other funding sources to enhance transportation diversity (pedestrian, bicycle, and public transportation facilities) and access to all portions of the county population.
	TC-1.3	The County should enhance bicycle safety as part of future roadway maintenance projects.
	TC-1.4	The County shall coordinate transportation plans and projects with the various federal, state, and local jurisdictions and agencies within the County, including, but not limited to, the US National Park Service, US Forest Service, Department of Defense, Bureau of Land Management, South Dakota Department of Transportation (SDDOT), and Rapid City.
	TC-1.5	The County should seek opportunities to incorporate new technologies into their transportation system, such as facilities for electronic vehicles, autonomous vehicles, and ridesharing services.

Goal TC-2	Pennington County features a multimodal transportation network.

TC-2.1 The County should examine the feasibility of a bicycle route as a long-term project.

TC-2.2 The County should consider a bicycle advocacy program to encourage bicycling as a viable form of transportation throughout the County.

TC-2.3 The County should support alternative transportation options for traveling tourists, including both public and private transportation methods of transporting tourists to and from various destinations within Pennington County.

Goal TC-3	The Rapid City Regional Airport is an expanding commercial passenger and freight airport that supports both tourism and economic development.

TC-3.1 The County should support efforts to improve and expand upon the Rapid City Regional Airport.

TC-3.2 The County shall work with Rapid City to improve north / south roadway access and circulation from the Rapid City Regional Airport to South Dakota Highway 44 in order to support expanded operations.

Goal TC-4	Enhanced wayfinding and signage throughout Pennington County helps efficiently guide visitors to their destinations while improving upon the overall aesthetics of the County.

TC-4.1 The County should develop a wayfinding signage program along major transportation routes to provide clear and simple directions to visitors to easily find their destinations within the County. Additionally, the wayfinding signage program should feature unique, identifiable branding that portrays and embraces Pennington County's character and enhances upon the overall aesthetics of the area.

TC-4.2 The County should work with the local municipalities and federal agencies to help implement the wayfinding signage program through identifying strategic locations for signs.

TC-4.3 The County should implement a signage ordinance that regulates the type, size, location, and special effects of commercial signs, and ensure commercial signage is consistent with the community character.

Goal TC-5

The County offers scenic views for travelers along the county's roads and highways.

TC-5.1 The County shall protect views of natural and working landscapes along the county's highways and roads by maintaining a designated system of County Scenic Routes and State Scenic Byways. This may include the following.

- Require development along eligible State Scenic Byway corridors to adhere to land use and design standards and guidelines required by the State Scenic Byway Program;
- Support and encourage citizen initiatives working for formal designation of eligible segments of as State Scenic Highways.
- Formalize a system of County Scenic Routes throughout the county; and
- Require development located within County Scenic Route corridors to adhere to local design guidelines and standards designed to protect significant scenic resources by:
  - Maintaining the rural character of roadway rights-of-ways, highway signage, and related roadway and structure design;
  - Protecting primary viewsheds from development;
  - Prohibiting development of highway commercial projects that do not respond to their physical or cultural context; and
  - Featuring the community centers/main streets of the gateway communities of Hill City and Keystone.

TC-5.2 The County shall use the county's scenic roads and highways to connect cultural landscapes, historic landmarks and communities, and points of interest including:

- Historic travel routes and trails;
- Historic settlements;
- Historic places, events, sites, buildings and structures;
- Prehistoric and archeological features; and
- Majestic trees, vistas, streetscapes and parks.

TC-5.3 The County shall work with SDDOT and property owners to limit billboards and other forms of off-site advertising along State Scenic Byways and County Scenic Routes.

TC-5.4 The County shall seek to reduce the number of billboards along State Scenic Byways and County Scenic Routes.

Please see the next page.

Public Services & Facilities Element

7

A variety of entities provide public services and facilities in Pennington County, including county, state, and federal agencies, special districts, and the private sector. With such a range of entities, it is important to maintain a high degree of coordination to help ensure levels of service are sustained and facilities / infrastructure are provided that keep pace with development.

The quality and capabilities of the public services and facilities offered can enhance the livability and economic potential within the county. This Element provides a policy framework to guide the County and other service providers in delivering the services and facilities needed to contribute to the overall high quality of life enjoyed in Pennington County. Public facilities are shown on Figure 7-1.

7.1 Infrastructure Overview

Water Supply

The County is not a potable water supplier; as such, unincorporated communities and individual developments within the county receive water from a water district or individual wells. The majority of the potable water in Pennington County comes from groundwater. All but the crystalline core of the Black Hills is underlain with one or more aquifers that yield water of varying quality. Within the crystalline core of the Black Hills that extends from Rockerville to Deer Field Reservoir, groundwater supplies are limited and depend upon secondary permeability in fracture zones and seasonal recharge from rain and snow. The aquifers within the county capable of supplying sufficient quantities of water to support municipal and industrial growth are the Deadwood, Madison, Minnelusa, Minnekahta, and Inyan Kara Aquifers.

Water Districts

There are two water development districts within Pennington County: the West River Water District and the West Dakota Water District. Water districts promote the conservation, development, and proper management of water resources.

Storm Water

Storm water management is important in maintaining local water quality. Storm water discharge can affect the quality of water as it can carry pollutants into local waterways and percolate into the county's groundwater resources. According to the United States Environmental Protection Agency (EPA), Pennington County is considered a regulated small municipal separate storm sewer system (MS4). An MS4 is a conveyance system that is comprised of drainage systems, catch basins, gutters, storm drains, and man-made channels.

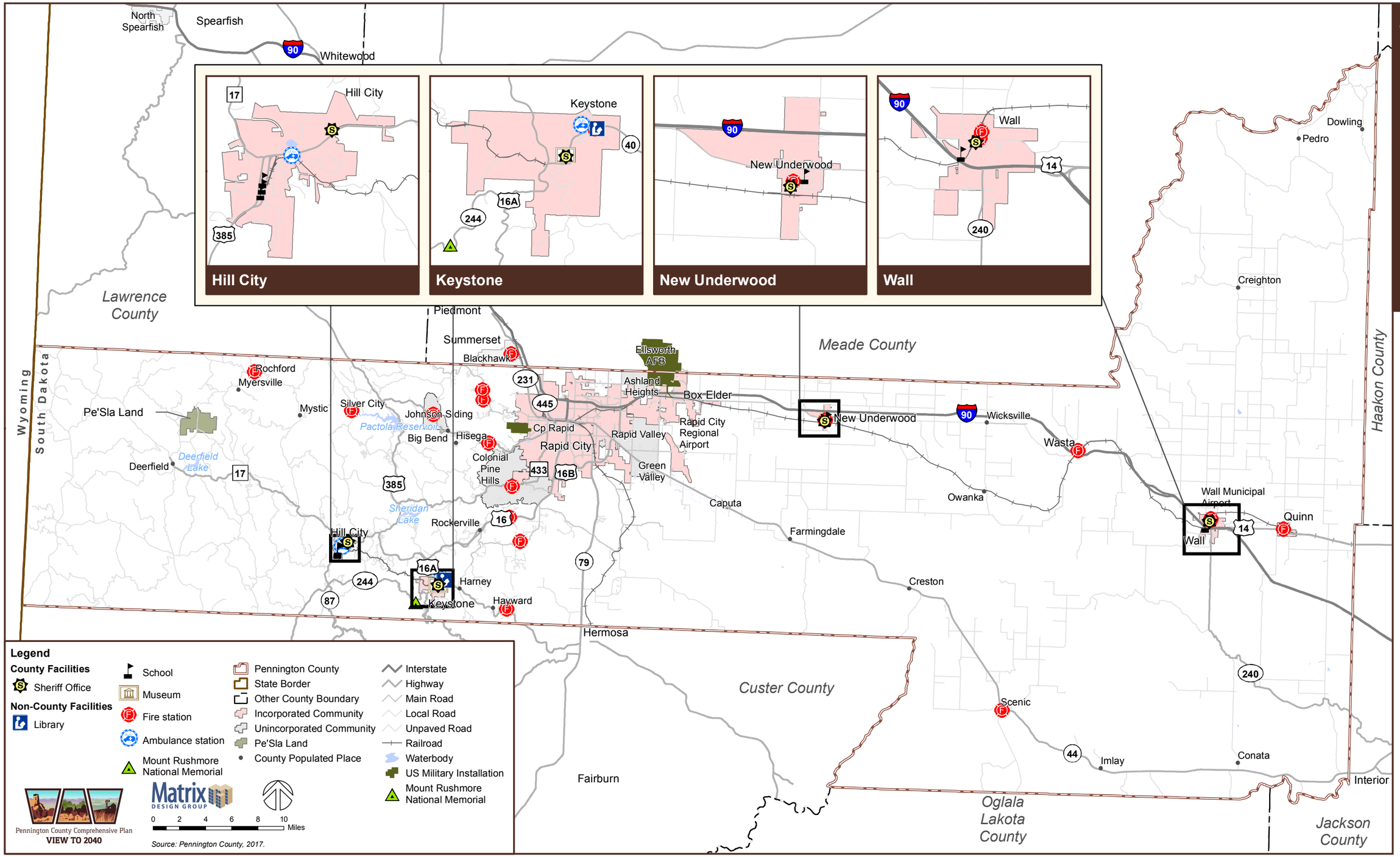
Through EPA regulations, MS4s are required to develop and implement a storm water management plan (SWMP) to address storm water issues. Pennington County's most recent SWMP was updated in 2016 and is jointly managed by the County's Planning and Highway departments.

Wastewater

The County does not provide wastewater treatment services; however, the County does regulate on-site wastewater treatment systems present in unincorporated areas. Wastewater treatment systems are regulated through Section 204-J of the County Zoning Ordinance. There are several options for on-site wastewater treatment in Pennington County. These include absorption trenches and beds, at-grade systems, mound system, and evapotranspiration systems. In addition, incinerator and composting toilets are allowed in remote areas and at small seasonal cabins. Sanitary Districts exist in the county, but primarily within the Rapid City 1-mile on-site wastewater treatment system buffer area.

Presently, only Rapid Valley Sanitary District, Cedar Gulch Sanitary District, and Rapid Canyon Sanitary District have sewer collection systems that ultimately go into Rapid City's wastewater treatment plant. All other sanitary districts have individual treatment and discharge systems.

An issue that was identified during the planning process was the adequacy of on-site wastewater treatment system inspections from the County. Section 204-J of the County Zoning Ordinance states that an operating permit for an on-site wastewater treatment system is valid for 6 years. The ordinance provides no guidance on system maintenance, inspection requirements, or pumping requirements. Malfunctioning or damaged on-site wastewater treatment system can cause environmental damage to the surrounding area and contaminate the water supply. Common problems with on-site wastewater treatment system include tree root damage, ground movement, and collapsed baffles / damaged dip pipes.


Hill City
Keystone
New Underwood
Wall
North Spearfish
Spearfish
Whitewood
Lawrence County
Meade County
Haakon County
Custer County
Jackson County
Oglala Lakota County
Wyoming
South Dakota
Piedmont
Summerset
Blackhawk
Rochford
Myersville
Pe'Sla Land
Mystic
Silver City
Johnson Siding
Pactola Reservoir
Big Bend
Hisega
Deerfield
Deerfield Lake
Colonial Pine Hills
Rapid City
Cp Rapid
Rapid Valley
Ellsworth AFB
Ashland Heights
Box Elder
Rapid City Regional Airport
Green Valley
Sheridan Lake
Rockerville
Caputa
Farmingdale
Owanka
Wasta
Wicksville
Wall Municipal Airport
Quinn
Dowling
Pedro
Creighton
Harney
Keystone
Hayward
Hermosa
Creston
Fairburn
Scenic
Imlay
Conata
Interior
Legend
County Facilities
Sheriff Office
Non-County Facilities
Library
School
Museum
Fire station
Ambulance station
Mount Rushmore National Memorial
Pennington County
State Border
Other County Boundary
Incorporated Community
Unincorporated Community
Pe'Sla Land
County Populated Place
Interstate
Highway
Main Road
Local Road
Unpaved Road
Railroad
Waterbody
US Military Installation
Mount Rushmore National Memorial
Pennington County Comprehensive Plan
VIEW TO 2040
Matrix DESIGN GROUP
0 2 4 6 8 10 Miles
Source: Pennington County, 2017.

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7.2 Public Safety Overview

Fire

Pennington County is served by 21 volunteer fire departments and one full-time fire department. According to County staff, there are over 450 volunteer fire fighters in Pennington County. Providing fire protection in rural, forested areas is not the same as fire protection within a city. Response times to fire emergencies are generally slower, the road

network may not allow easy access to the fire, and substandard roads may not accommodate current firefighting apparatus. As the county continues to grow and develop, efforts should be made to mitigate fire dangers in rural areas.

Emergency Management

The Emergency Management Department serves as the countywide agency overseeing the planning, response, recovery, and mitigation of any disasters or emergencies that occur within Pennington County. The department operates out of the Emergency Operation Center (EOC) located in the Pennington County Administrative Building in Rapid City.

7.3 Public Facilities Overview

According to the 2010 Facilities Master Plan, Pennington County occupies 482,692 square feet of facility space. The majority of county administrative buildings are centrally located in Rapid City. As the County has experienced consistent growth over the past 40 years, the need for additional space to accommodate County departments and agencies has increased. The 2010 Facilities Master Plan projects the need for a total of 683,954 square feet of facility space by the year 2025.

Libraries

Pennington County does not have any library facilities. However, the County does provide over $450,000 on a yearly basis to support municipal libraries present in incorporated communities. There are five public libraries within the county, Hill City, Keystone, and Wall each has one library and Rapid City has a main library location and a branch location. There are also a number of non-public libraries in Pennington County, including the Holbrook Library at Ellsworth Air Force Base and campus libraries at educational facilities within the county.

Schools

Pennington County has a robust inventory of education facilities that contribute to the quality of life and economic strength of the community. Within the county there are five public school districts with 41 total public schools. Pennington County also has several post-secondary options for those seeking higher education. Post-secondary schools within the county include Black Hills State University – Rapid City, South Dakota School of Mines and Technology, Western Dakota Technical Institute, John Witherspoon College, Black Hills Beauty College, and National American University.

7.4 Goals and Policies

Goal PSF-1	The County protects its water resources.

PSF-1.1 The County should coordinate with state, federal, and local resource management agencies to preserve and improve the quality of surface water and groundwater.

PSF-1.2 The County should require reasonable assurance that wells and water sources are not impacted from high pollution sources.

PSF-1.3 The County should consider the impacts to surface water and groundwater quality in the consideration for approval of all development.

PSF-1.4 The County should educate the public about water quality, sources, scarcity, conservation methods, and wastewater treatment.

Goal PSF-2	Storm drainage facilities are of adequate size and location to serve the needs of the County and enhance public safety.

PSF-2.1 The County should encourage stormwater facility designs that minimize drainage concentrations, minimize impervious coverage, and avoid floodplain areas, where feasible.

PSF-2.2 The County should require the provision of erosion control measures to minimize sedimentation of streams and drainage channels.

PSF-2.3 The County should coordinate stormwater drainage and flood management with the Federal Emergency Management Agency (FEMA) and other appropriate South Dakota and local agencies.

Goal PSF-3	On-site wastewater treatment systems in the County are well-maintained and protect the County's water resources.

PSF-3.1 The County should encourage developments to connect into public wastewater treatment systems.

PSF-3.2 The County should require on-site wastewater treatment systems to be inspected.

PSF-3.3 The County ordinance pertaining to on-site wastewater treatment systems should ensure public safety and protection of water resources.

PSF-3.4 The County should consider on-site wastewater treatment system risks to the natural environment and require applicants to ensure protection of natural resources when planning for future on-site wastewater treatment systems.

PSF-3.5 The County should support technological innovation to protect and ensure the sustainability of our water resources.

Goal PSF-4 The County actively supports and enhances fire and emergency response services.

PSF-4.1 The County should consider codifying the Fire Resistive Building Requirements and Firewise Landscaping guidelines from the Community Wildfire Protection Plan.

PSF-4.2 The County shall regularly update the Community Wildfire Protection Plan with updated design guidelines and methods for educating the public of fire hazards.

PSF-4.3 The County should work with the Federal government to better manage fuel loads on federally-owned land

PSF-4.4 The County should update the House Number Placement Ordinance (Ordinance #20) to ensure that the design and placement of the building numbers are visible to assist with emergency response.

PSF-4.5 The County should evaluate the need for additional equipment and volunteer firefighters within Pennington County.

PSF-4.6 The County shall continue to update all aspects of disaster planning.

PSF-4.7 The County shall work to enhance and increase enrollment in the Community Emergency Response Team (CERT) program.

Goal PSF-5 The County has adequate public facilities to provide for its residents.

PSF-5.1 The County should evaluate the facility needs identified in the 2010 Facilities Master Plan to plan for future facility expansion.

PSF-5.2 The County should identify additional funding sources to support municipal facilities like libraries, recreation facilities, and museums.

Please see the next page.

Recreation, Open Space & Tourism Element

8

8.1 Recreation, Open Space and Tourism Overview

Recreation opportunities and open spaces in Pennington County provide areas for residents to engage in healthy lifestyles, enjoy the natural wonders and vistas in the county, and provide outdoor areas to gather other residents and visitors. Outdoor opportunities can be found in the two National Parks, the National Grasslands and Forests, and other open spaces within the county. These federally managed lands and other community and private recreation areas provide great options for recreation for residents and draw significant tourism to the county each year.

Community Parks

Pennington County does not have its own parks facilities; however, the cities and towns within the county have community-owned parks that are available for all county residents. Most of the community park facilities are found in Rapid City. The City of Rapid City has a Parks and Recreation Department that is responsible for the maintenance and operation of 34 parks, comprising 1,650 acres. The City also has designated greenways located along Rapid Creek. The greenways have minimal development and consist mainly of native vegetation along the creek. Parks are shown on Figure 8-1.

Federal Lands

There are large areas of open spaces in Pennington County that are administered by the U.S. Department of Agriculture (USDA), Forest Service, and the National Park Service, totaling 609,902 acres. Federal lands are shown on Figure 8-2.

Badlands National Park

Badland National Park (NP) is 244,000 acres, approximately half of which is in Pennington County. The Badlands NP attracts tourists who visit to view wildlife and participate in various recreational opportunities, such as camping, hiking, and bicycling. There are 16 miles of hiking trails in addition to backcountry hiking. Bicycling opportunities are available on designated paved, gravel, and dirt roads, but bicycles are not permitted on hiking trails or in the backcountry areas. Developed camp sites and backcountry camping are both available at the Park.

Black Hills National Forest

Among the federally owned lands is the Black Hills National Forest in western Pennington County. The National Forest is a tourist destination, attracting millions of visitors every year. Within the forest, there are picnic areas, campgrounds, over 350 miles of trails, and many other recreation opportunities, such as mountain biking, off-highway vehicle roads, hunting, and fishing. Through the Pactola Visitor Center, located west of Rapid City on Highway 385, visitors can learn about the cultural history of the Black Hills.

Key destinations and attractions include the George S. Mickelson Trail, Centennial Trail, Black Elk Peak (the highest natural point in the state), and Mount Rushmore National Memorial.

Buffalo Gap National Grassland

Buffalo Gap National Grassland is one of the 20 National Grasslands in the U.S. The Grassland is administered by the USDA Forest Service. There is one visitor center, located in the City of Wall. Within the national grassland there are opportunities for bicycling, camping, hiking, horse riding, hunting, nature viewing, and areas for rockhounding.

Minuteman Missile National Historic Site

Located in Pennington and Jackson Counties, the National Historic Site consists of three facilities: a main office, a launch control center, and a missile silo/launch facility. The last two facilities were formerly operated by the 66th Strategic Missile Squadron of the 44th Strategic Missile Wing, headquartered at Ellsworth Air Force Base.

Mount Rushmore National Memorial

Located in the Black Hills National Forest, Mount Rushmore attracts approximately three million visitors every year, mainly during the summer months of June, July, and August. The memorial is lit in the evening during Evening Lighting Ceremonies from the end of May to the end of September, extending the use of the facilities into the evening.

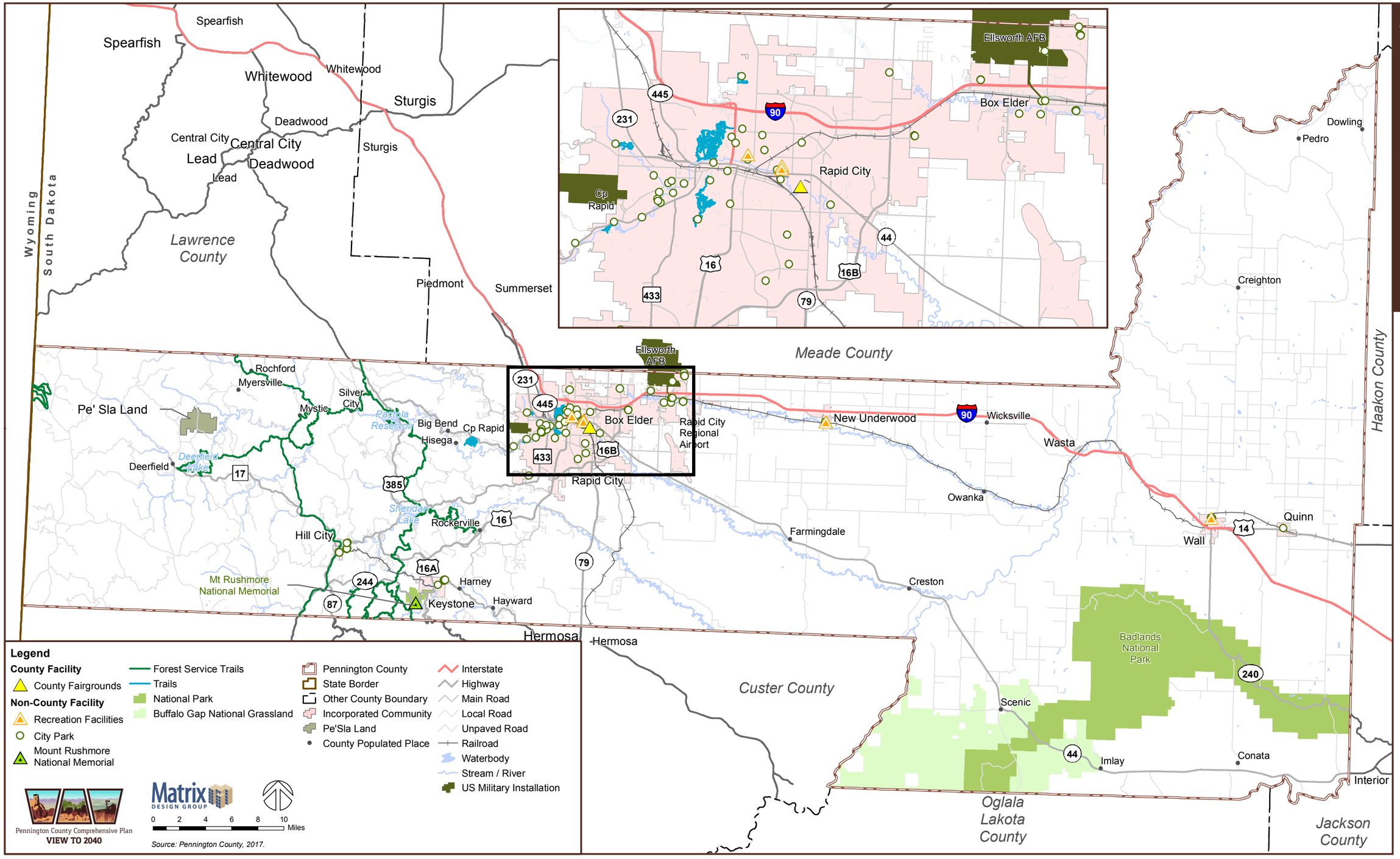
Tourism

Tourism is one of the key industries within Pennington County. Anchored by the federal lands described earlier, the tourism attractions within the county (federal lands and private attractions) draw in millions of tourists every year and provide significant business and employment opportunities. Some of the notable private attractions are listed below.

Wine Trail

Highway 385 is considered the “wine trail” area in South Dakota. The 50-mile drive connects different wineries and passes through forested glens and meadowlands, as well as providing roadside views of Pactola Reservoir and Sheridan Lake.

Figure 8-1 Parks and Recreation Locations



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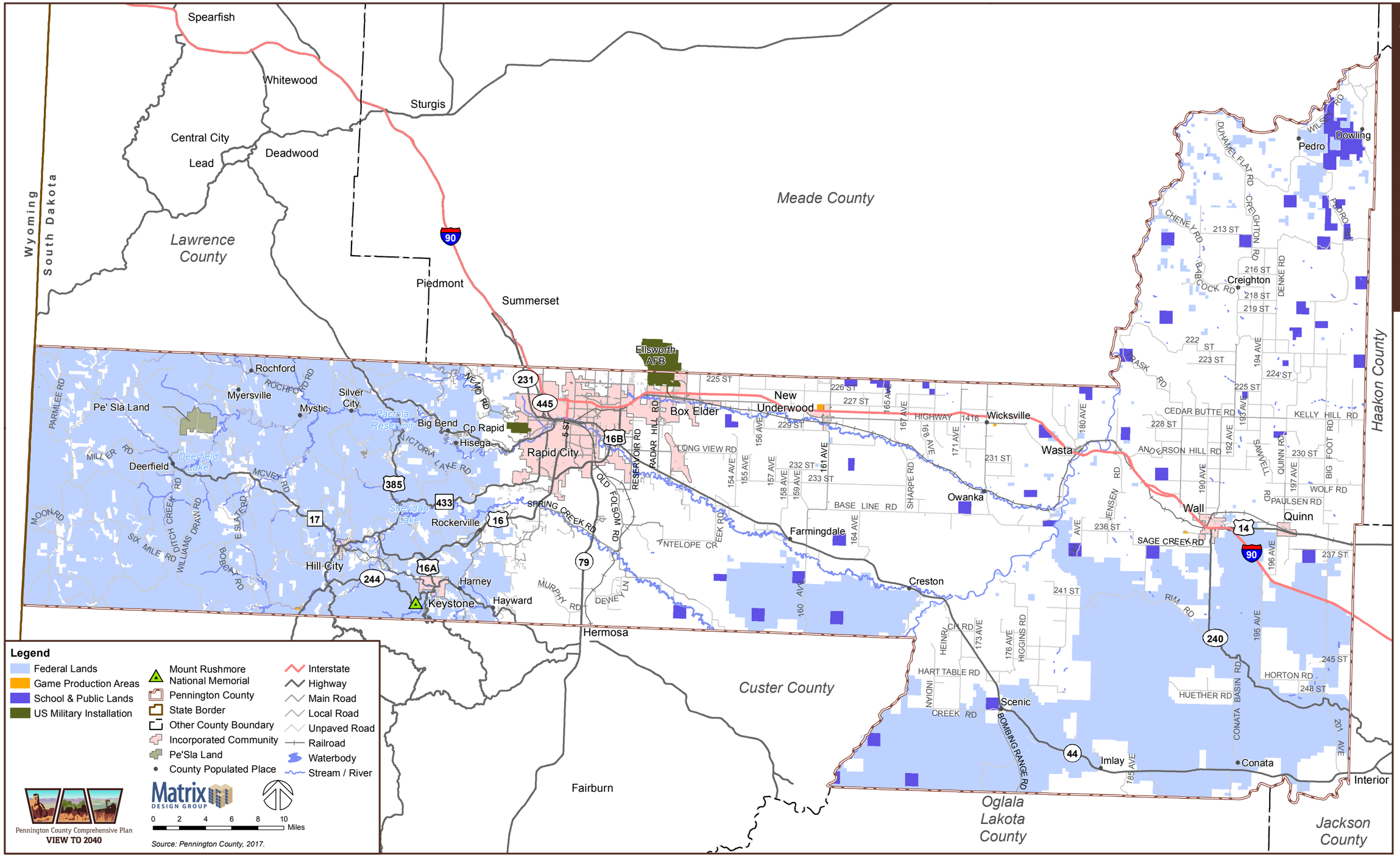
Spearfish
Whitewood
Sturgis
Central City
Lead
Deadwood
Wyoming
South Dakota
Lawrence County
Meade County
Haakon County
Piedmont
Summerset
90
Ellsworth AFB
231
445
16B
Rochford
Myersville
Silver City
Mystic
Pe' Sla Land
Pactola Reservoir
Big Bend
Cp Rapid
Hisega
Rapid City
Box Elder
New Underwood
Wicksville
Wasta
Owanka
Farmingdale
Creston
Wall
Quinn
Pedro
Dowling
Creighton
Deerfield
Deerfield Lake
385
433
17
16
Rockville
Sheridan Lake
Hill City
244
16A
Harney
Keystone
Hayward
79
Hermosa
Fairburn
Custer County
Oglala Lakota County
Jackson County
Scenic
Imlay
Conata
Interior
14
240
44
Legend
Federal Lands
Game Production Areas
School & Public Lands
US Military Installation
Mount Rushmore National Memorial
Pennington County
State Border
Other County Boundary
Incorporated Community
Pe'Sla Land
County Populated Place
Interstate
Highway
Main Road
Local Road
Unpaved Road
Railroad
Waterbody
Stream / River
Pennington County Comprehensive Plan
VIEW TO 2040
Matrix DESIGN GROUP
0 2 4 6 8 10 Miles
Source: Pennington County, 2017.

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Wall Drug Store

Wall Drug Store first opened in 1931 by husband and wife Ted and Dorothy Hustead. The store started as a single storefront but has since expanded to cover nearly an entire city block. Within the drug store complex is a café, western art gallery, pharmacy museum, travelers chapel, gift shop, and dozens of other specialty shops. The store has become a major tourist attraction for the City of Wall and Pennington County, attracting over a million visitors every year.

Sturgis Motorcycle Rally

Every year, the City of Sturgis (located 28 miles northwest of Rapid City) hosts the Sturgis Motorcycle Rally. The rally is a weeklong event, drawing hundreds of thousands of attendees. The rally had its highest attendance in 2015 with 739,000 attendees. The rally includes numerous concerts, a 5k run, motorcycle rally, more than 100 food vendors, tattoo contest, and the Mayor's pub crawl. While the City of Sturgis is outside of Pennington County, many of the attendees of the motorcycle rally stay in Pennington County, utilize shopping and dining options in the county, and visit the tourist sites located in the county.

Lakes, Rivers & Streams

The unique geology of the Black Hills, combined with its striking scenery, tranquil creeks and streams, create the perfect atmosphere for fly fishing. There are several manmade lakes that offer great opportunities such as fishing, boating, wake boarding and water skiing. Several lakes in the Black Hills include Pactola Reservoir, Sheridan Lake, Deerfield Lake, and Sylvan Lake which are fed by creeks and streams such as Rapid Creek and Spring Creek.

Trails & Golf Courses

The Black Hills National Forest contains over 450 miles of world class hiking, biking, and running trails such as those in the Black Elk Wilderness and Norbeck Wildlife Preserve leading to Black Elk Peak, ranging in length and difficulty for all ages and abilities. Black Elk is the highest peak east of the Rocky Mountains. The Mickelson Trail extends 108 miles from Edgemont, South Dakota to Deadwood, South Dakota and its utilized by both tourists and locals. Biking, walking, and running, horseback riding and riding snow mobiles are popular activities along the trail. Golf courses in the hills twist in and out of pine forests, across streams and open up to beautiful mountain views. Both tourists and locals play these courses for much of the summer and fall seasons to enjoy the beauty and scenery that the Black Hills have to offer during a round of golf. Some of Americas top courses are right here in the heart of the Black Hills.

8.2 Goals and Policies

Goal ROST-1 **The County supports, maintains, and enhances public lands.**

ROST-1.1 The County should ensure roadways and accessways to public lands like Mount Rushmore National Memorial are safe and easy to traverse.

ROST-1.2 The County should work with SDDOT and local cities to develop and support a unified, county-wide wayfinding program.

ROST-1.3 The County should work with the National Forest Service and National Park Service to routinely coordinate on upcoming plans and program changes that could have benefits or challenges that the other entities should address.

Goal ROST-2

The County cooperates with federal and state agencies, tribal governments, cities, and private land managers regarding open space and the tourism economy.

ROST-2.1 The County should explore methods to fund an open space system that meets the needs of county residents and visitors.

ROST-2.2 The County should support private land managers, management agencies, and citizen groups in their maintenance efforts of recreational opportunities.

Health & Safety Element

9

9.1 Health & Safety Overview

Providing for the community health, safety and security is an important and central function of government. This Element provides policies related to the protection of the community through the provision of public safety and protections from hazards in the man-made and natural environment.

The unique geography of Pennington County creates natural hazards, such as flooding and wildfire. Man-made hazards also exist within the community including air operations, solid waste disposal and hazardous materials. As the county becomes more populated, it will be more important to manage these impacts to protect public health and safety.

Flood Hazards

The hazards posed by flooding can be a significant threat to the safety of residents and visitors, in addition to potential risks and damage to buildings and property. Effective stormwater management policies, through programs, regulations and partnerships with local jurisdictions, are essential to reducing flood risk potential.

There are various floodplains and floodways throughout the county. Floodplains include lowlands adjacent to river channels, streams, and other bodies of water that become inundated during natural precipitation events. Floodplains provide space for the dispersal of water when bodies of water are flooded. This allows for temporary water storage until the flood water can be drained naturally. Currently, there are 57,118 acres in Pennington County within the 100-year floodplain, which are shown on Figure 9-1.

According to the United States Environmental Planning Agency (EPA), Pennington County is considered a regulated small municipal separate storm sewer system (MS4), which is comprised of drainage systems, catch basins, gutters, storm drains, and man-made channels. Through EPA regulations, MS4s are required to develop and implement a storm water management plan (SWMP) to address storm water issues. Pennington County's most recent SWMP was updated in 2016 and is jointly managed by the County's Planning and Highway Departments.

Wildfires

Fire can cause significant losses to life, property, and the environment. Wildfires (or wild land fires) can occur in both urban and rural settings and constitute a significant public safety threat. Urban fire hazards result from the materials, size and spacing of buildings, and from the materials, equipment, and activities they contain. Additional factors influencing fire safety include access, available water volume and pressure, and response times for firefighters. Fire hazards in rural areas combine these factors with distance, topography, and natural vegetation. The term "wildland" describes areas characterized by lower density development, with concentrations of natural vegetation and steeper slopes.

Forests and grasslands are defining characteristics of rural and natural areas in Pennington County, making them a risk to wildland fires. Additionally, new development increases fire potential in remote areas. Containing wildfires in rural areas is a challenge due to natural landscapes and rural rugged roads that may create barriers to access and firefighting apparatus use.

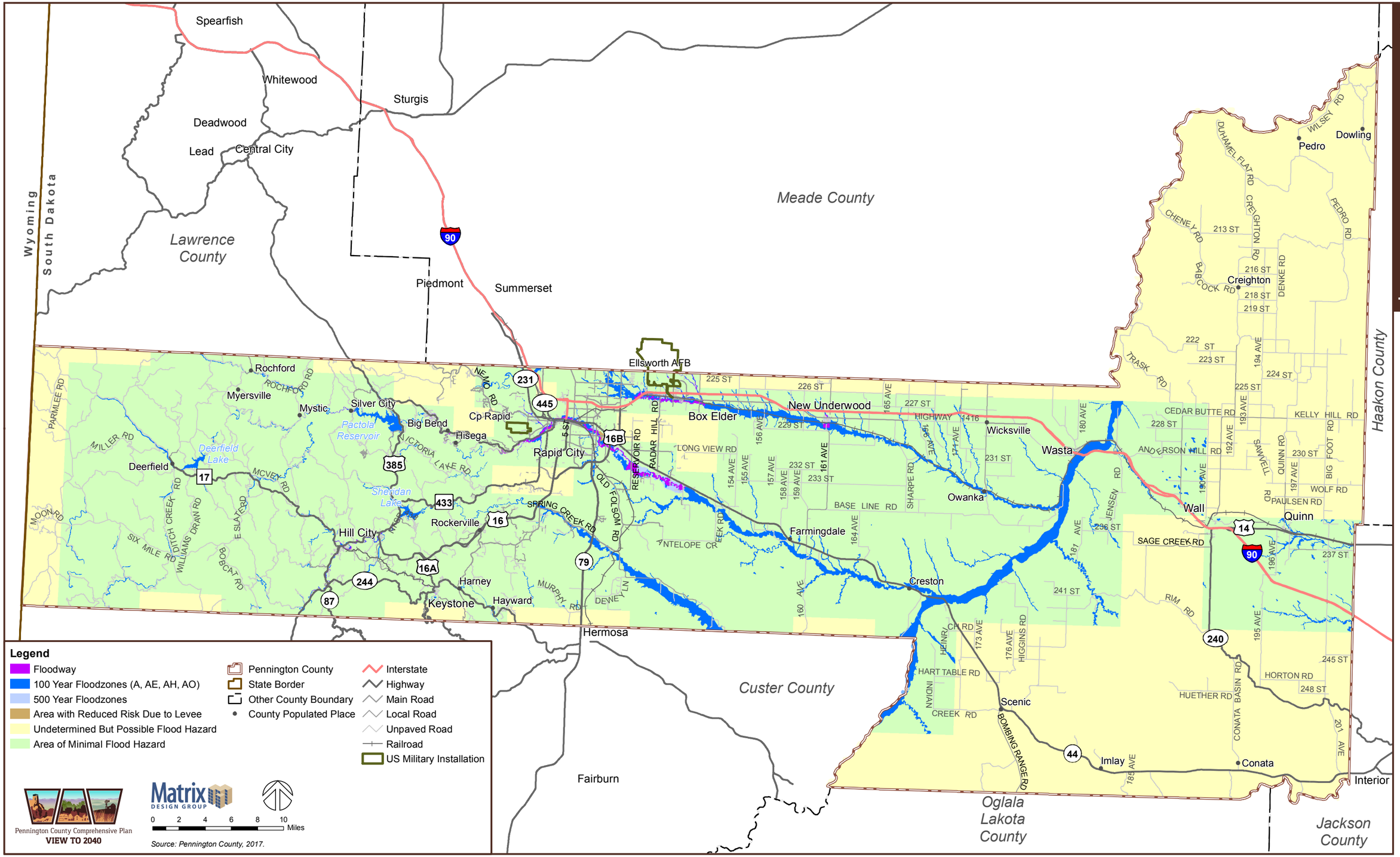
Since 1984, there have been 12 wildfires in the county that exceed 1,000 acres. Collectively, these 12 fires burned approximately 120,000 acres, which includes land in Pennington and adjacent counties. These fires have occurred in the Black Hills on the western side of the county. Figure 9-2 shows the wildfire locations from 1984 through 2015.

Existing Fire Services

Pennington County is served by 21 volunteer fire departments and one full-time fire department, with over 450 volunteer firefighters. The Rapid City Fire Department (RCFD) serves as the one full-time fire department in the county. In addition to providing fire suppression services, RCFD also provides emergency medical service (EMS) to the community. The department employs 135 professionals, including 127 emergency responders and 7 civilian staff. Providing fire protection in rural forested areas presents unique challenges including slower response times, limited access and substandard roads not designed to accommodate fire department apparatus. As growth and development continues, mitigation and management of fire dangers is a central community safety element.

Pennington County Fire Administration supports the volunteer fire departments throughout the county. The administration provides the following support to volunteer fire departments:

- Workman's compensation to volunteer firefighters in the county.
- Vehicle liability insurance for all fire vehicles owned by Pennington County or volunteer departments
- Assistance in purchasing firefighting equipment and training of volunteer fire departments
- Advise the Pennington County Board of Commissioners on fire related activities
- Serve as liaison between law enforcement agencies, state and national agencies and other counties and other fire departments.


Spearfish
Whitewood
Sturgis
Deadwood
Lead
Central City
Wyoming
South Dakota
Lawrence County
Meade County
Piedmont
Summerset
90
Ellsworth AFB
Rochford
Myersville
Mystic
Silver City
Pactola Reservoir
Big Bend
Hisega
Cp Rapid
231
445
Box Elder
New Underwood
Rapid City
16B
Deerfield Lake
Deerfield
17
385
433
Sheridan Lake
Rockerville
16
Hill City
16A
244
87
Keystone
Harney
Hayward
79
Hermosa
Custer County
Fairburn
Oglala Lakota County
Jackson County
Haakon County
Wicksville
Wasta
Owanka
Farmingdale
Creston
Wall
Quinn
Pedro
Dowling
Creighton
Scenic
Imlay
Conata
Interior
14
240
44
PARMILEE RD
ROCHFORD RD
MILLER RD
MCVEY RD
E SLATER RD
MOON RD
SIX MILE RD
DITCH CREEK RD
WILLIAMS DRAIN RD
BOBCAT RD
NEMO RD
VICTORIA LAKE RD
SPRING CREEK RD
OLD FOLSOM RD
RESERVOIR RD
RADAR HILL RD
LONG VIEW RD
ANTELOPE CR
MURPHY RD
DEWEY LN
BASE LINE RD
SHARPE RD
JENSEN RD
SAGE CREEK RD
RIM RD
HART TABLE RD
INDIAN CREEK RD
BOMBING RANGE RD
HIGGINS RD
HUETHER RD
HORTON RD
CONATA BASIN RD
CHENEY RD
BABCOCK RD
DUHAMEL FLAT RD
CREIGHTON RD
DENKE RD
PEDRO RD
WILSEY RD
TRASK RD
CEDAR BUTTE RD
ANDERSON HILL RD
KELLY HILL RD
SWEETLEY RD
QUINN RD
BIG FOOT RD
WOLF RD
PAULSEN RD
HIGHWAY 1416
222 ST
223 ST
224 ST
225 ST
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227 ST
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237 ST
241 ST
245 ST
248 ST
213 ST
216 ST
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219 ST
154 AVE
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156 AVE
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164 AVE
165 AVE
171 AVE
173 AVE
176 AVE
180 AVE
181 AVE
184 AVE
192 AVE
193 AVE
194 AVE
195 AVE
196 AVE
197 AVE
201 AVE
Legend
Floodway
100 Year Floodzones (A, AE, AH, AO)
500 Year Floodzones
Area with Reduced Risk Due to Levee
Undetermined But Possible Flood Hazard
Area of Minimal Flood Hazard
Pennington County
State Border
Other County Boundary
County Populated Place
Interstate
Highway
Main Road
Local Road
Unpaved Road
Railroad
US Military Installation
Pennington County Comprehensive Plan
VIEW TO 2040
Matrix DESIGN GROUP
0 2 4 6 8 10 Miles
Source: Pennington County, 2017.

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Figure 9-2

Wildfires, 1984 to 2015

Spearfish
Whitewood
Sturgis
Deadwood
Central City
Lead
Lawrence County
Meade County
Haakon County
Wyoming
South Dakota
Piedmont
Summerset
Ellsworth AFB
Box Elder
Rochford
Myersville
Mystic
Silver City
Pe' Sla Land
Big Bend
Cp Rapid
Hisega
Rapid City
New Underwood
Wicksville
Wasta
Owanka
Farmingdale
Creston
Dowling
Pedro
Creighton
Wall
Quinn
Deerfield
Hill City
Rockerville
Keystone
Harney
Hayward
MT RUSHMORE NATIONAL MEMORIAL
Hermosa
Fairburn
Custer County
Oglala Lakota County
Jackson County
Scenic
Imlay
Conata
Interior
BADLANDS NATIONAL PARK

385 44 231 445 16B 433 17 16 79 16A 40 14 240 90

PARMLEE RD
ROCHFORD RD
NEMO RD
VICTORIA LAKE RD
MILLER RD
CANYON RD
MCVEY RD
BOLES RD
MOON RD
SIX MILE RD
WILLIAMS DRAW RD
E SLAB RD
BOBCAT RD
SPRING CREEK RD
OLD FOLSOM RD
RESERVOIR RD
RADAR HILL RD
LONG VIEW RD
ANTELOPE CREEK RD
MURPHY RD
DENE LN
BASE LINE RD
SHARPE RD
JENSEN RD
HEINR CH RD
INDIAN CREEK RD
HART TABLE RD
HIGHWAY 1416
DUHAMEL FLAT RD
CREIGHTON RD
CHENEY RD
BABCOCK RD
WILSEY RD
PEDRO RD
DENKE RD
TRASK RD
CEDAR BUTTE RD
KELLY HILL RD
ANDERSON HILL RD
SAWVELL RD
WOLF RD
PAULSEN RD
SAGE CREEK RD
HORTON RD
CONATA BASIN RD
HIGGINS RD
BIG FOOT RD
QUINN RD

213 ST
216 ST
218 ST
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222 ST
223 ST
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154 AVE
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173 AVE
176 AVE
180 AVE
181 AVE
190 AVE
192 AVE
193 AVE
194 AVE
195 AVE
196 AVE
197 AVE
201 AVE
160 AVE
785 AVE

Legend

- Historical Fire Burn Areas (1985-2015)
- **Wildfire Hazard Potential**
- Moderate to Very High
- National Park
- Pennington County
- State Border
- Other County Boundary
- Incorporated Community
- Pe'Sla Land
- County Populated Place
- Interstate
- Highway
- Main Road
- Local Road
- Unpaved Road
- Railroad
- Waterbody
- Stream / River
- US Military Installation
- Mount Rushmore National Memorial

Pennington County Comprehensive Plan
VIEW TO 2040

Matrix DESIGN GROUP

0 2 4 6 8 10 Miles

Source: Monitoring Trends in Burn Severity (MTBS), 2017.
USDA Forest Service, Fire Modeling Institute, 2014.

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Search and Rescue

Pennington County Search and Rescue (PCSAR) is a non-profit, all volunteer organization formed in 1972. PCSAR members are trained in vehicle and machinery extrication, vertical rescue, search, wilderness rescue, mass casualty, trench rescue, emergency building shoring, winter rescue and diver support. The PCSAR is on call 24-hours a day, every day and averages approximately 100 calls annually.

Emergency Management

The Emergency Management Department serves as the County agency responsible for planning, response, recovery and mitigation of any disasters or emergencies that occur within Pennington County. The department operates out of the Emergency Operation Center (EOC) located in the Pennington County Administrative Building in Rapid City.

The Emergency Management Department prepares a Pre-Disaster Mitigation Plan (PDM) that identifies hazards and vulnerabilities in the region. The PDM helps determine solutions to reduce the potential threats to life and property. The plan supports informed decision-making directed towards avoiding future risks and implementing activities or projects that will reduce the risks associated with natural hazards.

Pennington County's Emergency Management Department employs methods to provide public warnings and hazard information as follows:

- Public warning messages including severe weather warnings, civil disturbances, hazardous chemical leaks, and evacuation notices.
- Outdoor warning sirens used for all hazardous emergencies.
- Weather radio including National Oceanic and Atmospheric Administration (NOAA) broadcasts tracking hazardous weather systems.
- Wireless emergency alerts providing text messages warning of public hazards.
- Emergency Alert System (EAS) providing federal communication during national public hazard emergencies.

In addition to the Emergency Management Department in Pennington County, there are emergency services that are provided by other entities. The following provide emergency services in Pennington County:

- Black Hills Life Flight: Black Hills Life Flight is an emergency air medical transport service through Air Methods
- 82nd Civil Support Team South Dakota National Guard: The 82nd Civil Support Team (CST) is a hazard response team through the South Dakota National Guard. The 82nd CST responds to natural and man-made disasters.
- South Dakota Wildland Fire Division: The South Dakota Wildland Fire Division hosts up to five Single Engine Air Tankers in South Dakota, some of which are located or co-located, at the Rapid City Heavy Air Tanker Base and the Rapid City Regional Airport, among other locations in the state, to support wildland fires in the Black Hills.

Hazardous Materials/Solid Waste Disposal

Efficient and safe collection, management, reduction and disposal of hazardous/solid wastes protects the public health and safety, conserves energy and protects natural resources. Proper and safe handling of hazardous/solid wastes is essential for promoting the health and safety of County residents.

Hazardous materials include substances that are corrosive, poisonous, flammable, reactive and have the potential to threaten human health or the environment. Threats to human health and the environment occur when these materials are improperly stored, treated, transported, or disposed. Hazardous materials are found in various products and can be used during the production of goods.

The Pennington County Local Emergency Planning Committee addresses hazardous material planning with assistance from Pennington County Emergency Management. The committee was created through the Superfund Amendment and Reauthorization Act of 1986 (SARA), which planning for emergencies, including the release of hazardous chemicals.

At present, there are 177 hazardous waste sites in the county, the majority located in Rapid City. There is only one Superfund site, which is Ellsworth Air Force Base. While hazardous materials can be found in commercial and industrial sites, they are also prevalent in households. Common hazardous waste items include: aerosol cans, antifreeze, bleach, car batteries, gasoline, oil-based paint, pesticides and herbicides, pharmaceuticals, and pool chemicals.

Due to hazards found at home, the County educates residents on proper hazardous waste storage and disposal. The County also hosts Household Hazardous Waste events where household hazardous waste is collected and safely disposed.

Military Compatibility

Pennington County is the proud home to Ellsworth Air Force Base (AFB), a B-1 bomber training base under the 28th Bomb Wing and an important national defense asset. As with other airports, military operations can create health and safety impacts to the larger community if incompatible development is allowed to occur near the base. Development decisions by Pennington County can impact the installation, creating land use conflicts which can negatively impact community safety, economic development and sustainment of the mission at Ellsworth AFB.

The County, South Dakota Ellsworth Development Authority (SDEDA), Ellsworth AFB, and other partner jurisdictions participated in a Joint land Use Study (JLUS), a compatibility planning process intended to identify existing and future compatibility issues between the base and the surrounding community. The Ellsworth AFB JLUS, completed in 2016, contained a discussion of compatibility issues and a set of actions that can be taken to mitigate or avoid compatibility issues.

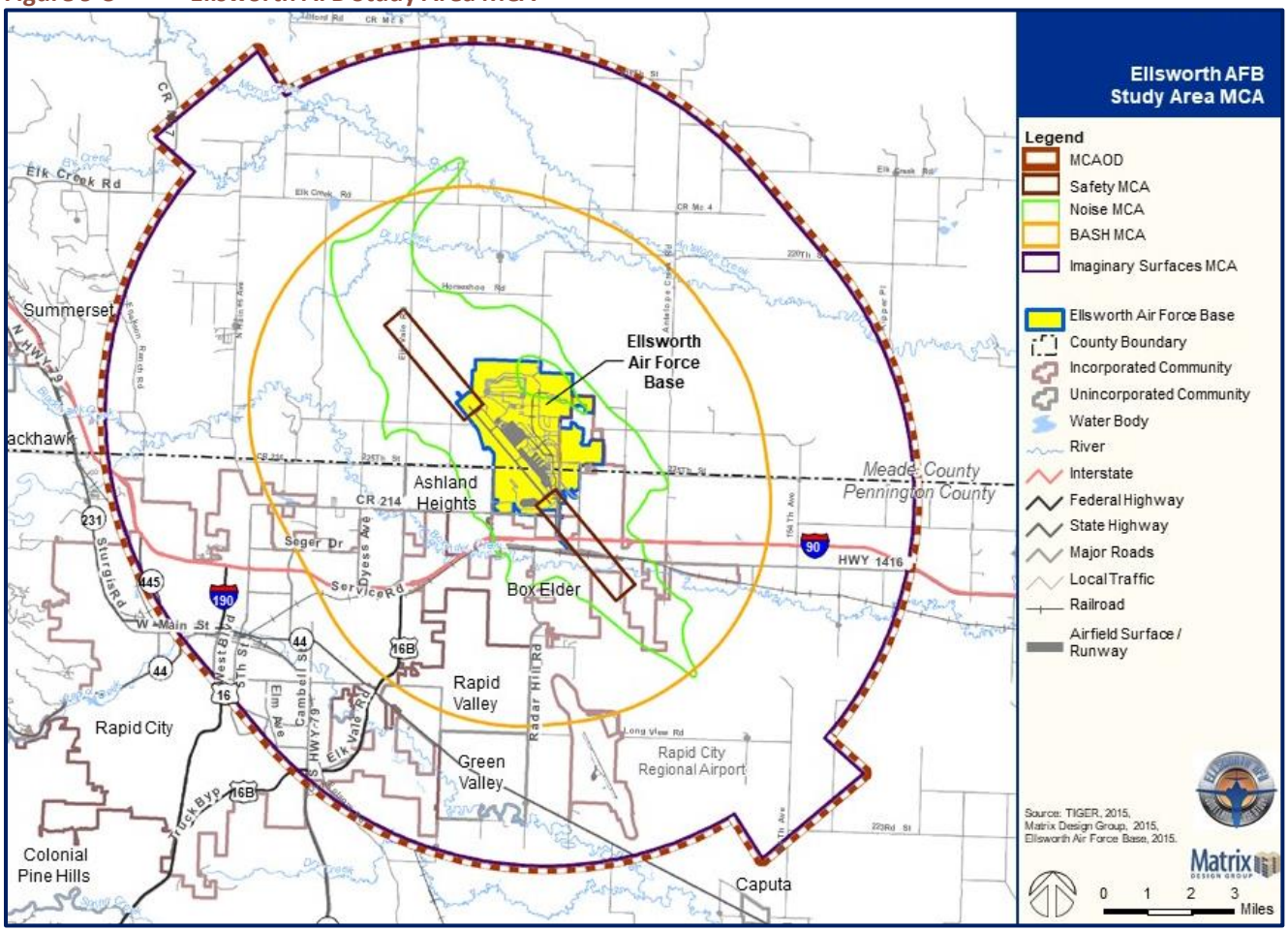
Key issues addressed in the JLUS typically are associated with one of seven Military Compatibility Areas (MCA):

- Airfield Approach and Departure Flight Tracks
- Imaginary Surfaces
- Airfield Accident Potential Zones
- Aircraft Noise Contours

- Airspace Control
- Part 77 Vertical Obstruction Compliance
- Bird / Wildlife Aircraft Strike Hazard (BASH) Relevancy Area

These areas are shown on Figure 9-3.

Figure 9-3 Ellsworth AFB Study Area MCA



In addition to Ellsworth AFB, Camp Rapid is also located in Pennington County. Camp Rapid is part of the South Dakota National Guard. In addition to Camp Rapid, the South Dakota National Guard also includes West Camp Firing Range and the Aviation Support Facility, which is located at the Rapid City Regional Airport. The National Guard has low level flying areas in the Black Hills and southeast of Rapid City. Due to the operations and training at Camp Rapid and other South Dakota National Guard ranges and facilities, it is important to ensure that land uses are compatible with the mission.

9.2 Goals and Policies

Goal HS-1	The county has a safe and efficient stormwater management system.

HS-1.1	The County should maintain its eligibility in the National Flood Insurance Program (NFIP) through enforcement of the Flood Damage Prevention Ordinance, resulting in discounted flood insurance.
HS-1.2	The County should ensure new development includes appropriate stormwater runoff control measures to minimize discharge of urban pollutants (such as automotive oil and grease) into area drainage ways.
HS-1.3	The County shall continue to administer and implement the Stormwater Management Plan and provide for an updated plan, when warranted.
HS-1.4	The County should ensure stormwater detention basins are designed in a manner which promotes public safety and to provide for recreational use where feasible.
HS-1.5	The County should coordinate stormwater drainage and flood management with the Federal Emergency Management Agency (FEMA) and other appropriate South Dakota and local agencies.
HS-1.6	The County should updates its Zoning Ordinance to include a flood hazard overlay to provide use and development guidance on properties potentially subject to flood hazards.
HS-1.7	The County should require adequate provision of erosion control measures as part of new development to minimize sedimentation of streams and drainage channels.
HS-1.8	The County should encourage stormwater designs that minimize drainage concentrations, impervious coverage, and avoidance of floodplain areas, where feasible, and are designed to provide a natural water course appearance.
HS-1.9	The County should ensure that the siting of critical emergency response facilities, such as hospitals, public safety facilities, emergency operations centers and other emergency service facilities have minimal exposure to flooding or other site specific hazards and risks.
HS-1.10	The County should evaluate methods of and encourage the use of sustainable stormwater management, such as cisterns, pervious pavements, vegetative roofs, and the utilization of natural waterways.

Goal HS-2	**The County has reduced wildfire risk potential through construction programs and partnerships with other agencies.**

HS-2.1 The County should consider codifying the Fire Resistive Building Material Requirements and Firewise Landscape Guidelines from the Community Wildfire Protection Plan.

HS-2.2 The County should regularly update the Community Wildfire Protection Plan with updated guidelines and methods for educating the public of wildfire hazards.

HS-2.3 The County should work with the federal government to better manage fuel loads on federally-owned land.

HS-2.4 The County should update the House Number Placement Ordinance (Ordinance #20) to ensure that the design and placement of building numbers are visible to assist with emergency response.

HS-2.5 The County should evaluate the need for additional equipment and volunteer firefighters within Pennington County.

HS-2.6 The County should continue to coordinate wildfire and other emergency response services with other jurisdictions, service agencies, voluntary organizations, and state and federal agencies.

HS-2.7 The County shall promote fire prevention programs and increase overall public awareness of wildfire hazards.

HS-2.8 The County should identify and promote public awareness of emergency evacuation routes.

HS-2.9 The County shall work to enhance and increase enrollment in the Community Emergency Response TEAM (CERT) program.

Goal HS-3	The county has proper storage and disposal of hazardous wastes and reduction of the overall risks associated with hazardous materials.

HS-3.1	The County shall continue emergency planning for hazardous materials through the Pennington County Local Emergency Planning Committee with assistance from Pennington County Emergency Management.
HS-3.2	The County should monitor and cooperate as appropriate with the remediation actions of federal, state, and private entities of hazardous waste sites in the county.
HS-3.3	The County shall continue to educate residents on how to properly store and dispose of hazardous wastes, including the County website and publicly available education materials.
HS-3.4	The County shall continue to support Household Hazardous Waste collection events in which household hazardous waste is collected from residents for proper disposal at a frequency commensurate with community need.
HS-3.5	The County should work with solid waste providers to provide an educational program promoting the reduction and recycling of solid wastes.
HS-3.6	The County should encourage the recycling of construction debris.
HS-3.7	The County should use recycled materials and products where economically feasible.
HS-3.8	The County should conduct safety inspections for fire and hazardous material violations in commercial, industrial, and residential buildings.
HS-3.9	The County should expand and keep current safety-related information and update the County's safety and emergency plans as new information becomes available.
HS-3.10	The County should obtain information about the location, type and nature of fire and toxic hazards and use the information in its preparedness and response actions.

Goal HS-4	Improve and maintain air quality in the County through enhanced monitoring and updated standards.

HS-4.1 The County should work with and support the South Dakota Department of Environment and Natural Resources (DENR) to update the South Dakota Ambient Air Monitoring Plan to incorporate performance metrics for achieving and maintaining attainment in Rapid City and throughout the county.

HS-4.2 The County should update its Fugitive Dust Control Plan to reflect current technology in dust control measures and incorporate coordination with Ellsworth AFB.

HS-4.3 The County should work with other JLUS Study Area communities and Ellsworth AFB to develop an air quality working group to enhance partnerships on air quality issues and develop training programs for reducing emissions and maintaining levels of attainment.

Goal HS-5	To facilitate effective communication, information sharing, planning, and coordination between Pennington County, Ellsworth AFB, other JLUS partners.

HS-5.1 In conjunction with Ellsworth AFB and other JLUS partners, establish and participate in the JLUS Coordination Committee to oversee the implementation of JLUS recommendations and enhance long-term coordination on military compatibility issues.

HS-5.2 The County should participate through the JLUS Coordination Committee to develop and maintain a GIS clearinghouse to share GIS data to enable long-term compatibility planning.

HS-5.3 The County should work with Ellsworth AFB and JLUS partners to develop procedures for project and plan review and coordination.

HS-5.4 The County should work with Ellsworth AFB and JLUS partners to better inform the public on the protection of Ellsworth AFB and compatibility planning efforts.

Goal HS-6	The County provides a regulatory framework that supports military compatibility.

HS-6.1 The County should consider implementing the findings and recommendations of the Ellsworth AFB JLUS through adoption of new ordinances, policies and other regulations specified in the JLUS.

Goal HS-7	To ensure new development is compatible with the continued function and operation of Ellsworth AFB and protecting public safety.

HS-7.1 The County shall ensure that all proposed land uses and development are consistent with the land use compatibility policies and criteria of the Ellsworth AFB JLUS.

HS-7.2 The County should not allow development in areas where risks to potential health and safety cannot be mitigated.

HS-7.3 Future development near the Ellsworth AFB Commercial Gate shall incorporate additional landscaping screening materials to reduce visibility of sensitive areas north and west of the base.

Goal HS-8	To provide for infrastructure planning and resources to address compatibility issues impacting the mission and operations at Ellsworth AFB.

HS-8.1 The County should work with Ellsworth AFB to facilitate the expansion of County Road 214, including possible participation with the base through a Public-Public Private-Public (P4 initiative) to fund remediation of the contaminated site.

HS-8.2 The County should coordinate studies, design and construction of infrastructure improvements in order to leverage resources, reduce development and promote compatible development with the base.

HS-8.3 In conjunction with Ellsworth AFB and other partner JLUS jurisdictions, explore funding for acquisition or placing easement(s) over land that is part of the Primary Surface and located outside the Ellsworth AFB fence line.

HS-8.4 The County should work with the utility provider to develop a feasibility study to determine the potential to relocate or underground the facilities in the base Accident Potential Zones.

Goal HS-9	To promote community safety through education, programs and initiatives.

HS-9.1 The County should encourage crime prevention and defensible space through design principles (such as those employed through Crime Prevention Through Environmental Design – CPTED), Neighborhood Watch Programs, and other appropriate methods to enhance public safety.

HS-9.2 The County shall continue to ensure the safety of citizens through enforcement of codes and ordinances.

HS-9.3 The County shall continue to have new development applications to be reviewed by the Sherriff's Office to provide recommendations to enhance public safety.

HS-9.4 The County should continue to promote public awareness and prevention of fire hazards through fire and life safety education within elementary and secondary education facilities.

HS-9.5 The County should promote fire prevention and life safety practices through the Zoning Ordinance, community relations, and special events such as the annual Fire Prevention Week activities.

HS-9.6 The County shall review new development applications to assess potential impacts to fire protection services and the need for additional or expanded services.

HS-9.7 The County shall review new development applications to ensure adequate access for emergency vehicles, particularly evacuation routes, as appropriate.

HS-9.8 The County shall maintain and update the Emergency Operations Plan at established regular intervals.

HS-9.9 The County should prepare a disaster response plan to enhance readiness in the event of a major disaster.

HS-9.10 The County should identify emergency evacuation routes and effectively communicate the information to the public.

HS-9.11 The County should continue to evaluate, develop, and practice emergency response plans in light of changing natural and man-made risks and hazards, in coordination with other counties, organizations, state and federal agencies.

HS-9.12 The County should identify any vulnerable populations, such as the elderly or people with special needs, for priority evacuation assistance.

HS-9.13 The County should encourage and participate in voluntary inspections of residential homes, particularly those occupied by the elderly or handicapped, including education on the proper use of residential smoke detectors and carbon monoxide detectors.

Please see the next page.

Natural & Cultural Resources Element

10

10.1 Natural & Cultural Resources Overview

Pennington County is home to an abundance of iconic natural and cultural resources, including the Mount Rushmore National Memorial, Black Hills National Forest, Badlands National Park, Cheyenne River, and Pe' Sla along with many others. Conserving these vital natural and cultural resources is critical to support a scenic, high-quality environment for residents and visitors.

Pennington County contains over 772,000 acres, or approximately 43% of the county area, of federally protected lands. These lands provide open space and recreational resources as well as management and protection of a range of natural resources, including habitat for various animal and plant species, including two United States Fish and Wildlife Services federally listed endangered species—the Whooping Crane and Least Tern. Table 10-1 summarizes the various federally-managed lands in Pennington County.

Table 10-1. Federal Land in Pennington County

Federal Land	Agency	Acres
Badlands National Park	US National Park Service	95,931
Black Hills National Forest	US Forest Service	451,361
Mount Rushmore National Park		*1,278*
Buffalo Gap National Grassland	US Forest Service	207,233
Ellsworth Air Force Base	Department of Defense	1,458
Other	Bureau of Land Management	16,341

Source: U.S. Geological Survey, 2017; Pennington County, 2017.

The Cheyenne River is the only major waterway that flows through Pennington County. Rapid Creek and Spring Creek are both minor waterways that flow through the County. Rapid Creek travels through Rapid City and is used for recreation, such as fishing. Spring Creek is contaminated with an exceedance of fecal coliform and E. coli, rendering it unsafe for immersion recreation. However, the County launched the Spring Creek 319 Project with the goal of bringing the creek into compliance with both bacteria.

Pennington County contains five groundwater aquifers that provide an estimated total of 254 million acre-feet of stored recoverable water. These five aquifers are the Deadwood, Madison, Minnelusa, Minnekahta, and Inyan Kara aquifers.

The geology of Pennington County also provides valuable natural resources. The County contains 189 mining sites of which 105 are currently active, comprising over 16,000 acres. The primary mined materials are sand, gravel, and limestone.

The history and culture of Pennington County has been influenced by diverse cultures from the original Native American tribes, through American settlers, to current residents. There are two culturally significant Native American sites and four federally listed historical sites on the National Register of Historic Places (NRHP) that reflect this history.

The two culturally significant Native American sites are the Pine Ridge Reservation (partially in the southern edge of Pennington County) and Pe' Sla. Pe' Sla consists of approximately 2,000 acres in the Black Hills National Forest and is known as the "heart of everything" by the Oceti Sakowin, the traditional name for the Great Sioux Nation. The four sites on the NRHP are the Mount Rushmore National Memorial, Josef and Marie Kudrna Homestead and Ranch, Sitting Bull Crystal Cavern Dance Pavilion, and Bridge No. 52-575-383. Mount Rushmore is a major national asset located within the Black Hills National Forest. For more information about the Mount Rushmore National Memorial, see Section 8, Recreation, Open Space, and Tourism Element. The Josef and Marie Kudrna Homestead and Ranch is a homestead and ranch from 1910 in eastern Pennington County, which was listed on the National Register for its significance in homesteading and agriculture.

Noxious Weeds, Pests and Invasive Species

South Dakota codified laws under chapter 38-22 and Administrative Rule 12:62 outline the state laws that protect the state's natural resources and agricultural lands from non-native and native invasive species. The Pennington County Weed & Pest Board is authorized by state statute to implement state laws and develop programs to protect Pennington County from these threats.

Currently the state declared noxious weeds are Leafy spurge (Euphorbia esula), Canada Thistle (Cirsium arvense), Perennial sow thistle (Sonchus arvensis), Hoary cress (Cardaria draba), Russian knapweed (Centaurea repens), Purple loosestrife (Lythrum salicaria), Salt cedar (Tamarix aphylla, T. chinensis, T. parviflora and T. ramosissima) and Gypsy moth (Lymantria dispar) is currently the only state declared pest. Prairie dogs can be considered a pest if they meet the conditions outlined in state statute 38-22-1.2.

In addition to the state declared noxious weed and pest list, counties are able to list 8 additional locally declared noxious weeds and or pests. The current noxious weeds on Pennington County's list are Absinth wormwood (Artemisia absinthium), Common tansy (Tanacetum vulgare), Houndstongue (Cynoglossum officinale), Oxeye daisy (Leucanthemum vulgare), Puncturevine (Tribulus terrestris), Spotted knapweed (Centaurea maculosa), Sulfur cinquefoil (Potentilla recta) and Japanese beetle (Popillia japonica) is currently the only locally declared pest. It is a class-2 misdemeanor in South Dakota if your land is infested with state or local declared noxious weeds or pests.

To protect waterways and lakes, South Dakota Administrative Rule 41:10:04:01. lists the declared aquatic invasive species in the state. The current aquatic invasive species declared in South Dakota for fish species are Black carp, Bighead carp, Blotched snakehead, Common carp, European rudd, Giant snakehead, Grass carp, Northern snakehead, Silver carp, and Western mosquitofish. Plant species are Brittle naiad, Common reed, Curly pondweed, Didymo, Eurasian water-milfoil, Flowering rush, Purple loosestrife, and Starry stonewort. Invertebrates species are Asian clam, New Zealand mudsnail, Quagga mussel, Red rimmed melania, Red swamp crayfish, Rusty crayfish, and Zebra mussel.

10.2 Goals and Policies

Goal NCR-1	**Pennington County maintains a close working relationship with the federal agencies that maintain the national park and forest lands within Pennington County.**

NCR-1.1 The County should regularly contact the US Forest Service and US National Parks Service to receive updates on the natural resource management and other plans within the county.

Goal NCR-2	**Pennington County's natural and cultural resources are conserved and enhanced to ensure a continued high-quality environment for both residents and visitors well into the future.**

NCR-2.1 The County shall ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by the Federal and/or South Dakota state government, through compatible land use development and enforcement of state and local invasive species laws.

NCR-2.2 When reviewing development proposals, the County shall encourage cluster development in areas with moderate to high potential for sensitive habitats.

NCR-2.3 The County should coordinate with local municipalities to ensure future growth plans do not impact the natural environment nor contribute to unplanned urban sprawl.

NCR-2.4 The County shall support the preservation and management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats.

NCR-2.5 The County should require buffer setbacks from natural waterways, wetlands, riparian areas and other critical natural resources within the county. These buffers should be sufficient to assure the continued existence of the resource in their natural state.

NCR-2.6 The County shall encourage the planting a diversity of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation and wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.

Goal NCR-3

Wildlife corridors through Pennington County are protected and preserved to enhance wildlife movement throughout the County.

NCR-3.1 The County should identify and protect wildlife corridors through Pennington County, and encourage development to preserve and buffer such corridors.

NCR-3.2 The County should promote greenways and linear open spaces within floodplain areas to support wildlife movement through riparian habitats.

Goal NCR-4

Pennington County's aquifers continue to provide clean drinking water to its current and future residents and visitors.

NCR-4.1 The County shall provide educational materials on best practices for developing within and near aquifer recharge areas.

NCR-4.2 In areas over aquifers, the County shall encourage the reduction of impervious surfaces approved with new developments and encourage the use of techniques to enhance infiltration and protect water quality, such as use of bio-swales.

NCR-4.3 The County shall carefully review development over the aquifers area to determine that soils are adequate for on-site wastewater disposal system.

Goal NCR-5

Mining operations in Pennington County will be reclaimed in a legally permissible, financially feasible and maximally productive manner, according to best practices designed to restore the site to an appropriate land use.

NCR-5.1 As part of permit review process, the County shall work with applicants to minimize the adverse effects on environmental features such as water quality and quantity, air quality, flood plains, biological resources, archaeological and cultural resources, viewsheds and aesthetic factors.

NCR-5.2 As part of permit review process, the County shall work with applicants to minimize potential hazards and nuisances of mining activities to persons and properties in the area during extraction, processing, and reclamation operations.

NCR-5.3 The County shall encourage the development of mineral deposits in a manner compatible with surrounding land uses.

NCR-5.4 All surface mines in the County, unless otherwise exempted, shall be subject to reclamation plans that meet Surface Mining Control and Reclamation Act of 1977 (SMCRA) requirements. Reclamation procedures shall restore the site for future beneficial use of the land consistent with the Pennington County Comprehensive Plan, subsequent to the completion of surface mining activities. Mine reclamation

costs shall be borne by the mine operator, and guaranteed by financial assurances set aside for restoration procedures.

NCR-5.5 All mining operations in the County shall be required to take precautions to avoid contamination from wastes or incidents related to the storage and disposal of hazardous materials, or general operating activities at the site.

Goal NCR-6

Pennington County's natural and agricultural resources are protected from invasive species

NCR-6.1 Any gravel, timber, hay, or any other earthen material removed from the property should be free of noxious weed plant material and/or seeds.

NCR-6.2 Any equipment used in disturbing the ground on the property should be cleaned of any soil or earthen material before leaving the property.

NCR-6.3 Any disturbed ground should be re-seeded with a native, agricultural producing or ornamental lawn grass mix seed.

NCR-6.4 All landowners should use an intergraded noxious weed plan for controlling existing noxious weeds on the property to prevent the spread onto neighboring properties.

NCR-6.5 Any watercraft leaving the water should be drained and free of any vegetation.

Implementation Program

11

To help ensure that necessary actions are taken to implement the Comprehensive Plan, a set of implementation actions are provided. An implementation action is a specific measure, program, procedure, or technique that carries out the goals and policies contained in the Pennington County Comprehensive Plan.

The following pages contain the implementation actions. Each item describes the action to be taken and the timeline in which the action is expected to be initiated. Timelines are:

- **Short-Term** (start 1-3 years after adoption),
- **Mid-Term** (start 4 – 7 years after adoption),
- **Long-Term** (start 8 or more years after adoption), and
- **On-Going** items that will require work by the County over the duration of the Comprehensive Plan.

Each implementation action also describes the goal that the action supports. Some implementation actions may support multiple goals within the Comprehensive Plan.

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
1	The County will work to update the Pennington County Zoning Ordinance to add a Planned Unit Development (PUD) overlay that will allow development flexibility on sites or for developments with unique needs or circumstances. The types of land uses allowed under a PUD Overlay would be limited to those allowed by the underlying zoning designation on the properties involved.	LUH-1	■			
2	The County should amend the Zoning Ordinance to be consistent with the residential densities set forth in the Comprehensive Plan.	LUH-2	■			
3	The County should consider including alternative homes, such as tiny homes into the Zoning Ordinance.	LUH-2	■			
4	The County should develop standards in the Zoning Ordinance for accessory dwelling units designed to encourage the development of housing that is affordable. Adding provisions for "by right" development should be considered.	LUH-2	■			
5	The County should update the Zoning Ordinance relative to non-domestic animal keeping on residential designations. This should include standards for: ▶ Definition of non-domestic animals, ▶ Classifications of animals, and ▶ Limits on number of animals based on zoning district, lot size, and type of animal.	LUH-3	■			
6	The County should adopt a current version of the International Building Code, International Residential Code, and inspection program and implement its use in new construction.	LUH-5		■		
7	The County shall update the Zoning Ordinance to include restrictions/specifications on the placement and size of signage and the use of digital/LED billboards in areas with scenic resources.	LUH-6 TC-4	■			
8	The County should amend the Zoning Ordinance to allow a range of value-added agricultural uses in the A-1 and A-2 zoning districts.	AG-1	■			

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
9	The County should develop a Right-to-Farm ordinance, which seeks to protect farmers and ranchers from lawsuits related to nuisances. The Right-to-Farm ordinance will be designed to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help purchasers and residents understand the inconveniences that may occur as the natural result of living in or near agricultural areas.	AG-1		■		
10	The County should evaluate another Wheel Tax ballot for voter approval.	TC-1	■			
11	The County shall ensure Americans with Disabilities Act compliance along all pedestrian paths.	TC-1				■
12	The County should provide, at minimum, four-foot-width paved shoulders along all arterial and collector streets, particularly along the entire length of US Highway 385, US Highway 16, and SD 44 where there are no proposed off-road trails or side paths.	TC-1				■
13	The County should update their Master Transportation Plan every five years.	TC-1				■
14	The County shall continue to update and implement its Stormwater Management Plan.	PSF-2				■
15	The County, in coordination with other agencies, should assess air quality on a continual basis and prevention of air quality degradation through the enactment of long term preventative measures and maintaining awareness of the different categories of pollutants.	HS-4				■
16	The County should develop a Memorandum of Understanding with Ellsworth AFB formalizing the development notification and review process to facilitate identification and resolution of potential conflicts early in the development review process.	HS-5	■			
17	The County should develop a Memorandum of Understanding through the Rapid City Area Metropolitan Planning Organization to delineate roles and responsibilities of the JLUS Coordination Committee member agencies.	HS-5	■			

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
18	In conjunction with the JLUS Coordination Committee, the County should develop procedures to facilitate the review and comment on planning documents from Ellsworth AFB.	HS-5	■			
19	In conjunction with the JLUS Coordination Committee, the County should establish notification and communication procedures relative to changes in operations which warrant public notification.	HS-5	■			
20	In conjunction with the JLUS Coordination Committee, the County should consider a Memorandum of Understanding with Ellsworth AFB to define the roles and responsibilities of the County and Ellsworth AFB relative to addressing compatibility issues and coordination and communication on infrastructure planning, water resources planning and economic development.	HS-5	■			
21	The County should develop and disseminate through appropriate methods, information which enhances public awareness and understanding of federal regulations regarding the private use and operation of unmanned drones near the base.	HS-5	■			■
22	The County should consider developing a program that provides guidance on sound attenuation standards for retrofitting existing residential and commercial buildings, including identification of possible grant opportunities available to residents.	HS-5	■			■
23	The County should develop and implement an awareness and educational program to inform residents and land owners on compatible solutions and techniques to reduce bird air strike hazards.	HS-5	■			■
24	The County should work with Ellsworth AFB in the development and dissemination of public awareness and educational material on vibrations caused by air flight operations.	HS-5	■			■
25	The County should amend the Zoning Ordinance and Zoning Map to incorporate Military Compatibility Areas with subzones and land use regulations addressing noise, safety, bird air strikes and imaginary surfaces.	HS-6	■			

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
26	The County should develop standards to restrict/prevent new mobile homes or manufactured homes in the noise subzone of the Military Compatibility Area (MCA).	HS-6	■			
27	The County should amend the Zoning Ordinance to include the recommended guidelines from the Air Compatible Use Zone (AICUZ) Report for noise sensitive land uses, including guidance for recommended land uses in the Clear Zones (CZ) and Accident Potential Zones (APZ).	HS-6	■			
28	The County should amend the Zoning Ordinance to provide an overlay zoning district to reflect avigation easements which result in compatible development and reduction in the risk profile for impacted properties.	HS-6	■			
29	The County should amend the Zoning Ordinance to incorporate the VOAA and establish height restrictions in compliance with FAA and DoD guidance for imaginary surfaces.	HS-6	■			
30	The County should develop and enact a Comprehensive Plan and Zoning Ordinance amendment to incorporate new AICUZ studies that are released to the public. This shall include modifications to: ▶ The Military Influence Area (MIA) on the Comprehensive Plan and Zoning map. ▶ Modifications to land use designations and zoning regulations to reflect land use and safety guidance in the current AICUZ study. ▶ Modification of other planning tools and procedures to reflect changes in the new AICUZ studies.	HS-6				■
31	The County should develop and enact a Zoning Ordinance amendment to incorporate military compatibility guidelines for renewable energy development.	HS-7	■			

Action Number	Implementation Action	Relevant Goal	Short-Term	Mid-Term	Long-Term	On-Going
32	The County should identify and map wildlife corridors in Pennington County by working with USFS, USFWS, state universities, and other available resources.	NCR-3				■
33	The County, in coordination with the Department of Environment and Natural Resources, should regularly monitor water quality within its five aquifers.	NCR-5				■
34	The County should ensure that Ordinances includes requirement for financial assurance for remediation and restoration where appropriate.	NCR-6				■

Pennington County Comprehensive Plan

VIEW TO 2040

Pennington County Comprehensive Plan

VIEW TO 2040

Lars Plougmann; *View of the Ranch from the East at Sunset*; CC BY SA 2.0; Flickr.com

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