

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 25, 2016 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

Recommendations of the Planning Commission on items from this agenda will be considered by the Board of Commissioners at their regular meeting on August 2, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JULY 11, 2016, MINUTES
2. APPROVAL OF THE AGENDA

CONSENT CALENDAR

The following items have been placed on the Consent Calendar for action to be taken on all items in accordance with staff's recommendation by a single vote. Any item may be removed from the Consent Calendar, by any Planning Commissioner, staff member, or audience member for separate consideration. The findings of this Planning Commission are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 01-18:** Randy and June Guliuzza. To review a Bed and Breakfast as a home occupation in a Low Density Residential District in accordance with Section 207-C-1 of the Pennington County Zoning Ordinance.

Tract 2 of Shelter in the Hills Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 01-18 with nine (9) conditions.

4. **CONDITIONAL USE PERMIT / CU 16-11:** The Gathering of Eagles; Christopher Lord – Agent. To allow a temporary assembly of people for a five-day spiritual gathering in a General Agriculture District in accordance with Sections 205, 314, and 510 of the Pennington County Zoning Ordinance.

(Continued from the July 11, 2016, Planning Commission meeting.)

S1/2NW1/4 of Section 17, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-11 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT / CU 16-13:** Dennis Hubbard. To allow for a caretaker's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

E1/2E1/2NE1/4NW1/4 LESS ROW, Section 34, T2N, R15E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-13 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT / CU 16-20:** Perry or Vicki Van Newkirk. To allow for an accessory structure, a pole barn, prior to a principal structure on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 48 (includes 48A), Burns Placers #697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-20 to the August 22, 2016, Planning Commission meeting with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT / CU 16-21:** Jeff Liddell / Liddell Family Trust. To allow an accessory structure (barn) prior to a primary structure and to also allow an RV to be used as temporary living quarters during future construction of a single-family residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All of Sunrise Fraction Lode MS 531, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-21 to the August 8, 2016, Planning Commission meeting with the applicant's concurrence.

8. **CONDITIONAL USE PERMIT / CU 16-22:** BH Power, Inc. / BH Electric Cooperative; Michael Pogany - Agent. To allow a contractor's storage yard for the Teckla-Osage-Rapid City 230kV Transmission Line Project located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract A less Lot H1, Substation Subdivision, Section 27, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-22 with eleven (11) conditions.

9. **CONDITIONAL USE PERMIT / CU 16-24:** BH Power, Inc. / BH Electric Cooperative; Michael Pogany - Agent. To allow a contractor's storage yard for the Teckla-Osage-Rapid City 230kV Transmission Line Project located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4SE1/4, Section 20, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-24 with twelve (12) conditions.

10. **CONSTRUCTION PERMIT REVIEW / CP 05-11:** Pete Lien & Sons. To review the extension of a Construction Permit for reclamation of the quarry located on the subject property in a General Agriculture District in accordance with Section 507 of the Pennington County Zoning Ordinance.

A portion of the NE1/4 of Section 20 and a portion of the NW1/4 of Section 21, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 05-11 with ten (10) conditions.

11. **CONSTRUCTION PERMIT REVIEW / CP 15-11:** Pennington County Highway Department. To review the construction work to improve and realign 2,500 feet of Cheney Road, which is located about 25 miles north of Wall.

SE1/4 of Section 29, S1/2 of Section 28, NE1/4 of Section 32, and NW1/4 of Section 33, all located in T5N, R15E, BHM, Pennington County, South Dakota.

To recommend end Construction Permit / CP 15-11.

12. **CONSTRUCTION PERMIT REVIEW / CP 15-13:** Davis Engineering / Ron Davis. To develop 38 lots in the Murphy Ranch Estates Subdivision. The review the construction work includes mass grading, sewer and water line installation, curb and gutter, and pavement installation.

Balance of Tract A, Lot 11 of Block 12; Lot 14 of Block 3; Lot 1 of Block 13; Lot 6 of Block 11, all located in Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County.

To recommend to end Construction Permit / CP 15-13 on August 24, 2016, with the applicant's concurrence.

13. **CONSTRUCTION PERMIT / CP 16-04:** Black Hills Power, Inc. To construct a 230 kV transmission line to connect the Teckla Substation in Campbell County, Wyoming, to the Osage Substation in Weston County, Wyoming, and the Lange Substation located in Pennington County, near Rapid City, South Dakota.

The 144 mile project traverses through 36.3 miles of the Black Hills National Forest, 4.7 miles of Thunder Basin National Grassland, 2.6 miles of BLM Land, 10.3 miles of State of Wyoming land, and 90 miles of private land in SD and WY.

To recommend approval of Construction Permit / CP 16-04 with eight (8) conditions.

14. **CONSTRUCTION PERMIT / CP 16-05:** Pennington County Highway Department. To reconstruct a slide area along Kelly Hill Road.

NE1/4, Section 30, T2N, R17E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-05 with ten (10) conditions.

15. **PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 06-03:** Prairie Valley Development Company, LLC. To review a Planned Unit Development Amendment to allow for 75 residential lots, 1 well lot, and 1 detention lot with a minimum lot size of 1/2 acre in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5; Lot 1, Block 6, all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW; and SE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development Amendment Review / PU 06-03 with eleven (11) conditions.

END OF CONSENT CALENDAR

16. **VACATION OF EASEMENT / VE 16-01:** Brad and Colleen Kurtz; Fisk Land Surveying – Agent. To vacate six (6) foot Utility Easements in Lot 8R, Block 2, Norris Peak Subdivision in accordance with the Pennington County Zoning Ordinance.

Lot 8R, Block 2, Norris Peak Subdivision, Section 29, T2N, R6E, BHM, Pennington County, South Dakota.

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 11, 2016, Planning Commission meeting.

The below items were Appealed and were heard at the July 19, 2016, Board of Commissioner's meeting:

1. CONDITIONAL USE PERMIT / CU 16-12: TC Enterprises, Inc.; Todd Schuetzle – Agent. To allow bicycle rentals, ATV rentals, and a retail shop as neighborhood commercial in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

This item was approved and Condition #1 was amended to allow only two (2) atvs.

2. CONDITIONAL USE PERMIT / CU 16-16: Carey or Deborah Kassube. To allow a commercial storage rental and painting business in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

This item was continued in order for the applicant and neighbors to meet and to come back with a plan no later than the November 1, 2016, Board of Commissioners' meeting.

3. CONDITIONAL USE PERMIT / CU 16-18: Steve and Kathryn Venteicher. To allow for a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207-C-18, 319, and 510 of the Pennington County Zoning Ordinance

This item was continued to the August 16, 2016, Board of Commissioner's meeting to obtain information from DENR regarding public water systems.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

20. ITEMS FROM THE MEMBERSHIP

21. ADJOURNMENT

ADA Compliance: Pennington County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Planning Department so that appropriate auxiliary aids and services are available.