

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 12, 2017 @ 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 June 20, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 22, 2017, 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 15-11:** Neil and Terry Foust. To review the use of an existing residence, as a temporary residence, while building a new single-family residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1R (also in Section 7), Block 3, Paha Sapa High Country Tract 2, Section 18, T2N, R6E, BHM, Pennington County, South Dakota.

(Continued from the May 22, 2017, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 15-11, with the applicant's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 99-22:** South Canyon Country Estates Homeowner's Association; Ron Davis - Agent. To review a community recreational area in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot A, Block 7, South Canyon Country Estates, Section 26, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 99-22 with twelve (12) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 96-11:** Donald and Norma Lynde. To review a double-wide mobile home as a caretaker's residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

SE1/4NW1/4, except lot A, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the April 24, 2017, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 96-11 with seven (7) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 96-14:** Mark Hirsch. To review a manufactured home as a caretaker's residence in a Suburban Residential District in accordance with Sections 208-C and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Tract 2 in NW1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota

(Continued from the May 8, 2017, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 96-14 with four (4) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 01-01:** C.E. and Ursula Brackett. To review a mobile home park in a Suburban Residential District in accordance with Section 208-C-2 of the Pennington County Zoning Ordinance.

The West 250' of the North 662.9' of the NW1/4 SE1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 01-01 to the July 24, 2017, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 11-16:** Randy and Viola Scott. To review a single-wide mobile home as a permanent, single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 16, Block 4, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-16 with five (5) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-14:** Ron Toof. To review a Recreational Vehicle to be used as temporary living quarters on the subject property, while the applicant works to replace the single-wide mobile that was destroyed by fire, in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 1, Mesa View Estates Subdivision #1, Section 12, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-14 with nine (9) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 08-48:** Spring Creek Premier Property / Cody Schad. To review accessory structures (garage and pump house) without a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Bighorn Sheep Preserve, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-48 with nine (9) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 92-31:** James Oury. To review an accessory structure prior to a primary structure in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 and Pt of Wild Irishman Rd (A Private Rd) Which Runs Through Lot 1, Wild Irishman Subdivision, Section 29, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 92-31.

12. **CONSTRUCTION PERMIT REVIEW / CP 16-04:** Black Hills Power, Inc. To review the construction of 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 the extension of Construction Permit / CP 16-04 with eight (8) conditions.

13. **CONSTRUCTION PERMIT REVIEW / CP 17-05:** Anthony and Michele Griffith. To review bringing in fill to an area to level, gravel and allow for reclamation of the remaining area.

Balance of Lot 1 of NE1/4SW1/4; Lot 1 of SE1/4SW1/4; E1/2 of Lot A of SE1/4SW1/4; E1/2 of Lot A of NE1/4SW1/4 Adjacent to Lot 1, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 17-05 with seven (7) conditions.

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

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

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

15. **CONDITIONAL USE PERMIT / CU 17-21:** Cricket Lawn Service. To allow for the storage of equipment for a lawn and landscaping business on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1, B and G Subdivision, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 17-21 to the June 26, 2017, Planning Commission meeting.

16. **CONDITIONAL USE PERMIT / CU 17-22:** Pamela Phillips. To allow for a single-wide mobile to be used as a permanent, single-family residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 49A of Lot D, Sweetbriar Heights Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-22 with nine (9) conditions.

17. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-04:** Kelly Development / Ryan Kelly. To amend the existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract B less Sheridan Lake Highlands less ROW, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Major Planned Unit Development / PU 17-04 to the June 26, 2017, Planning Commission meeting.

18. **COMPREHENSIVE PLAN AMENDMENT / CA 17-05:** Kelly Development / Ryan Kelly. To amend the Pennington County Comprehensive Plan to change the Future Land Use from Heavy Industrial District to Planned Unit Development District in accordance with Sections 212, 213, and 508 of the Pennington County Zoning Ordinance.

Tract B less Sheridan Lake Highlands less ROW, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Comprehensive Plan Amendment / CA 17-05 to the June 26, 2017, Planning Commission meeting.

19. **LAYOUT PLAT / PL 17-12:** Chase or Loni Phillips; D.C. Scott Surveyors. To combine three lots to create Lots 1 and 2 of Wicksville Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots A, B, and C of NW1/4NW1/4, Section 32, T2N, R13E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of Wicksville Addition, Section 32, T2N, R13E, BHM, Pennington County, South Dakota.

To recommend approval of Layout Plat / PL 17-12 with twelve (12) conditions.

END OF CONSENT CALENDAR

20. **CONDITIONAL USE PERMIT / CU 17-10:** Maurice and Sonja Crowley. To allow for a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 5, Copper Oaks #2 Subdivision, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the May 22, 2017, Planning Commission meeting.)

21. CONSTRUCTION PERMIT / CP 17-07: Miller Construction. To construct an 800-foot long driveway that will provide access to the subject property located in the SW1/4SW1/4 of Section 9, T2S, R7E, BHM, in accordance with Section 507 of the Pennington County Zoning Ordinance.

SW1/4SW1/4 of Section 9, T2S, R7E, BHM, Pennington County, South Dakota.

22. MINOR PLAT / PL 17-13 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-06: Fred Whiting; Andersen Engineers. To create Lot J and Lot K and Well Easement of Rushmore Ranch Estates Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot H of Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot J and Lot K and Well Easement of Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

23. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 22, 2017, Planning Commission meeting.

The Board of Commissioners, from the April 24, 2017, Planning Commission meeting, continued the below Item to the June 6th Board of Commissioner's meeting and, at this meeting, made a Motion to continue the Item again.

1. PLANNED UNIT DEVELOPMENT REVIEW / PU 09-02: Salvation Army. To review the Salvation Army Camp Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot C of Lot 8 of Lot E; Lot 2 of Lot C of Lot 8 of Lot E; and the unplatted portion of Lot C of Lot 8 of Lot E, Big Bend Placer MS 1442, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

Planning Commission recommend approval of the extension of Planned Unit Development / PU 09-02 with twenty (20) conditions.

24. ITEMS FROM THE PUBLIC

25. ITEMS FROM THE STAFF

- A. Planner II.
- B. Alternative Energy Moratorium.
- C. Mining Ordinance Update.
- D. Building Permit Report.
- E. View to 2040 – Community Workshop #1 Summary.
- F. Planning Commission Open Positions.

26. ITEMS FROM THE MEMBERSHIP

27. 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.