

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 23, 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 November 7, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 9, 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 01-01:** 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 North 175 feet and the West 250 feet of Lot D, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Conditional Use Permit / CU 01-01 with nineteen (19) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-22:** Steve and Dorothy Wilkison. To review multiple RV sites to be used on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW1/4 less DW Hansen Tract, less Tract Sires and less ROW, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

(Continued from the September 25, 2017, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 12-22 with fourteen (14) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-25:** Rushmore Shadows, LLC; Gene Addink – Agent. To review a Recreational Resort with the addition of 45 RV sites to the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Tract A Less E350 feet of N900 feet and Tract 3A of Lot 3 of SW1/4SE1/4, located in Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the September 11, 2017, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 15-25 with seventeen (17) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-05:** Spring Creek Hideaway, LLC / Brent and Pam Veurink. To review a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4, Peterson Subdivision MS 622, Section 11, T2S, R4E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Conditional Use Permit / CU 16-05 with sixteen (16) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-25:** Alvin or Sharon Gullickson; Carson Goodwin & VACO Vacation Rentals – Agent. To review 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.

Tract 4, Annie Lode MS 1721, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-25 with fifteen (15) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-31:** Black Hills Raptor Center; Maggie Engler - Agent. To review a bird education and health facility on a portion of the subject property located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

PT NW1/4SE1/4 less RTY, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-31 with fourteen (14) conditions.

9. **CONSTRUCTION PERMIT REVIEW / CP 15-18:** Dennis Zandstra Real Estate Holdings; Steve Zandstra. To review placing fill in an area south of the Project Area on the subject property; in conjunction with the Grading Plan for Elks Country Estates, Phase IV-VIII (City of Rapid City).

NW1/4 LESS N1/2N1/2NE1/4NW1/4; W1/2NE1/4 LESS N1/2N1/2NW1/4NE1/4; W1/2SW1/4 LESS ROW, Section 21, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 15-18 with six (6) conditions.

10. **CONSTRUCTION PERMIT REVIEW / CP 16-11:** Talley Construction, Inc. To review a stockpile rock site for future use.

E1/2E1/2SW1/4SW1/4; SE1/4SW1/4NE1/4SW1/4; S1/2SE1/4NE1/4SW1/4; SE1/4 SW1/4; SW1/4SW1/4NW1/4SE1/4; W1/2W1/2SW1/4SE1/4; GL 1; GL 2, Section 23, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend end Construction Permit / CP 16-11 with applicant's concurrence.

11. **CONSTRUCTION PERMIT / CP 17-10:** Site Work Specialist, Inc. To strip, excavate, and stockpile material for off-site use for South Valley Drive property.

Lot 3 of Lot B, Block 16, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-10 with ten (10) conditions.

12. **VACATION OF EASEMENT / VE 17-04:** Dana Rogers. To vacate an existing 66-foot-wide access easement and to add a 40-foot-wide private access easement.

Tract 6 (also in Section 32), Summit Peak Estates Subdivision, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the September 11, 2017, Planning Commission meeting.)

To recommend approval of Vacation of Easement / VE 17-04 with three (3) conditions.

13. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 15-04:** Voorhees Hospitality; Charles "Chuck" Voorhees. To review an existing Planned Unit Development to add five new cabins, a new residence, a new garage, a low water bridge, and a central pavilion on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1, Whispering Wind Subdivision, Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Major Planned Unit Development Amendment / PUD 15-04 with twenty-five (25) conditions.

14. **MINOR PLAT / PL 17-32 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-11:** Tom or Stephanie Hill. To create Lots A and B of Lot 1 of Becher Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1, Becher Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Lot 1, Becher Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 17-11 and approval of Minor Plat / PL 17-32 with ten (10) conditions.

15. **MINOR PLAT / PL 17-34:** Chase and Loni Phillips; D.C. Scott Surveyors – Agent. To combine three lots to create Lots 1 and 2 of Wicksville Addition in accordance with Section 400.3 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 Minor Plat / PL 17-34 with twelve (12) conditions.

16. **PLANNED UNIT DEVELOPMENT REVIEW / PU 08-01:** Clair Voshall. To review a Planned Unit Development to allow three existing mobile homes, a home occupation, and outbuildings in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1, Voshall Addition, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PUD 08-01 with nine (9) conditions.

END OF CONSENT CALENDAR

17. LAYOUT PLAT / PL 17-31: Perry and Vicki Van Newkirk. To combine two lots to create Lot 47 Revised of Burns Placer MS 697 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 47 and Lot 48, Burns Placers MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 47 Revised, Burns Placers MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

18. CONDITIONAL USE PERMIT / CU 17-38: Daniel Johnson, Highmark Properties, LLC; Charles Johnson – Agent. To allow for a multi-family dwelling in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 1 less of Highway 385, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

19. LAYOUT PLAT / PL 17-35: Tom and Ann Slaughter. To reconfigure lots lines in order to create Tracts 30 Revised-A, Tract 32 Revised-A, and Tract 40 Revised-A of Rushmore Ranch Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 30 Revised, Tract 32 Revised, Tract 39, and Tract 40 Revised, Rushmore Ranch Estates Subdivision, located in Sections 7 and 8, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tracts 30 Revised-A, Tract 32 Revised-A, and Tract 40 Revised-A of Rushmore Ranch Estates Subdivision, located in Sections 7 and 8, T2S, R7E, BHM, Pennington County, South Dakota.

20. CONDITIONAL USE PERMIT AMENDMENT / CU 04-35: Chris Peterson. To amend an existing Conditional Use Permit to allow for 13 storage units in lieu of the approved 10 storage units and to allow them to be larger than the approved 30 foot x 150 foot, to allow a single-family residence to be used as the caretaker's residence for the storage units; and to allow an office / shop building in a Highway Service District in accordance with Sections 209-C and 510 of the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

21. PLANNED UNIT DEVELOPMENT REVIEW / PU 16-03: Dan and Nancy Evangelisto / Century Home Crafters, LLC; Century Land Holdings, LLC; and Summer Creek Inn, LLC. To review a Planned Unit Development to allow for a Specialty Resort Development to include uses, such as vacation home rentals, weddings, receptions, picnics, family reunions, single-family residences, bed and breakfast, storage gift shop, spa, cabana, bistro, detached accessory structure with living quarters, duplex, etc., on the

subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 3 and that 1/2 of private drive adjacent to said lot; Lot 4; Lot 7 and that 1/2 of private drive adjacent to said lot; Lot 10 and that 1/2 of private drive adjacent to said lot; Lot 11 and that 1/2 of private drive adjacent to said lot; Lot 12 and that 1/2 of private drive adjacent to said lot; Lot 13 and that 1/2 of private drive adjacent to said lot; Lot 14 and that 1/2 of private drive adjacent to said lot; Lot 15 and that 1/2 of private drive adjacent to said lot; Lot 16 and that 1/2 of private drive adjacent to said lot; Lot 17 and that 1/2 of private drive adjacent to said lot; Lot 18 and that 1/2 of private drive adjacent to said lot; Lot 19 and that 1/2 of private drive adjacent to said lot; Lot 20 and that 1/2 of private drive adjacent to said lot; Lot 21, Lot 22 and that part of private drive adjacent to said lot; Lot 23B and that 1/2 of private drive adjacent to said lot; Lot 27 and that 1/2 of private drive adjacent to said lot; Lot 28 and that 1/2 of private drive adjacent to said lot; Lot 29 and that 1/2 of private drive adjacent to said lot; Lot 30 and that 1/2 of private drive adjacent to said lot; Lot 31 and that 1/2 of private drive adjacent to said lot, Lot 32 and that 1/2 of private drive adjacent to said lot; Lot 33 and that 1/2 of private drive adjacent to said lot; Lot 34 and that 1/2 of private drive adjacent to said lot; Lot 35 and that 1/2 of private drive adjacent to said lot; Lot 36 and that 1/2 of private drive adjacent to said lot; Lot 37 and that 1/2 of private drive adjacent to said lot; Lot 41 and that 1/2 of private drive adjacent to said lot; Lot 42 and that 1/2 of private drive adjacent to said lot; Lot 43 and that 1/2 of private drive adjacent to said lot; Lot 44, Lot 45 and that 1/2 of private drive adjacent to said lot; all located in Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their October 9, 2017, Planning Commission meeting, with the exception of Conditional Use Permit 17-36 (Garrett and Katelyn Shields). This Item was Appealed and will be heard at the November 7th Board of Commissioner's meeting.

23. ITEMS FROM THE PUBLIC

24. ITEMS FROM THE STAFF

- A. Section 204-G "Special Animal Keeping Regulations" Committee.
- B. Section 507 "Construction Permits and Mining Permits."
- C. Staff Evaluations.
- D. Department Head Evaluations.

25. ITEMS FROM THE MEMBERSHIP

26. 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.