

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 22, 2018 @ 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 February 6, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JANUARY 8, 2018, MINUTES
2. APPROVAL OF THE JANUARY 17, 2018, MINUTES
3. APPROVAL OF AGENDA

CONSENT AGENDA

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

4. **CONSTRUCTION PERMIT REVIEW / CP 16-14:** John and Kaye Duffield. To review placed fill on a sloped area to create a level, buildable area.

Lot 25R, Block 3, Moon Meadow Estates, Section 34, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 16-14 with the applicant's concurrence.

5. **CONSTRUCTION PERMIT REVIEW / CP 17-01:** City of Rapid City; Banner Associates – Agent. To review open cut and bore installation of PVC pipe for water main extension for the City of Rapid City, Winton Street north to Southside Drive, east to Redemption Road.

Sections 25 and 26, T1N, R8E, BHM, Pennington County, South Dakota

To recommend to end Construction Permit / CP 17-01.

6. **CONSTRUCTION PERMIT REVIEW / CP 17-02:** Professional Excavation. To review installation of new water and sewer lines from Country Road (west end) to Kyle Street (north end) across existing agriculture land.

Unplatted Balance of N1/2NW1/4NW1/4 Lying Outside Rapid City Corp Boundary, Section 24, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 17-02 with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-37:** Peaceful Valley Hideaway, LLC (William and Valerie Landis). To review a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 15-37, per the applicant's request.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-43:** Stephen and Kristine Gullikson. To review a home occupation to allow for an internet firearm sales and distribution business on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2N1/2S1/2SE1/4SW1/4, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-43 with fourteen (14) conditions.

9. **CONSTRUCTION PERMIT / CP 17-15:** City of Rapid City; Banner Associates – Agent. To install 6-inch, 8-inch, and 12-inch water main to provide Rapid City potable water to the Mesa View Subdivision and Morris Lane.

Section 12, T1N, R8E, and Sections 18 and 19, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-15 with nine (9) conditions.

10. **CONSTRUCTION PERMIT / CP 17-16:** Site Work Specialist, Inc. To develop a resident lot, including grading, utility installation, and road construction on the subject property.

Lot 4A, Hill City Heights, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-16 with eight (8) conditions.

11. **ORDINANCE AMENDMENT / OA 17-03:** Pennington County. To amend Section 312 “Signs, Billboards and Other Advertising Structures” of the Pennington County Zoning Ordinance.

To recommend to continue Ordinance Amendment / OA 17-03 to the April 23, 2018, Planning Commission meeting.

12. **CONDITIONAL USE PERMIT / CU 17-49:** Carol Marso. To allow for two accessory structures 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.

S1/2 of SE1/4 of SW1/4 Less Lot 1 of Maewest Subdivision; C A Anderson Tract in SE1/4SW1/4, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 17-49 to the February 12, 2018, Planning Commission meeting.

13. **CONDITIONAL USE PERMIT / CU 17-50:** Benjamin Shilling. To allow for a gunsmithing business on the subject property in a Limited Agriculture District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Hidden Springs Ranchettes #2, Section 31, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-50 with fourteen (14) conditions.

14. **CONDITIONAL USE PERMIT / CU 17-48:** Vaco Vacation Rentals/Carson Goodwin; Alvin and Sharon Gullickson - Owner. To allow a Vacation Home Rental on the subject property in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 12 less E100 feet and all of 13; Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

(Continued from the January 8, 2018, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 17-48 to the February 12, 2018, Planning Commission meeting with four (4) conditions.

END OF CONSENT AGENDA

15. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-12: Jeremy Cummings. To amend the existing Planned Unit Development to allow a gunsmithing business on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1, Block 3, Prairiefire Subdivision, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the December 18, 2017, Planning Commission meeting.)

16. LAYOUT PLAT / PL 17-49: Eric and Heidi Henriksen. To create Lots 1-10 of Bromegrass Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Gov't Lot 1 less .73 ac Platted into Hook J Subdivision; Gov't Lot 2; SE1/4; SE1/4SW1/4; less ROW; Section 2, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL Lots 1-10, Bromegrass Subdivision, Section 2, T1S, R9E, BHM, Pennington County, South Dakota.

17. ORDINANCE AMENDMENT / OA 17-02: Pennington County. To amend Section 103 "Definitions"; Section 205-B-17 "General Agriculture District"; Section 212-B-12 "Heavy Industrial District"; Section 507-B "Mining Permits"; Section 511 "Fees" and to add Section 320 "Mining Operation" of the Pennington County Zoning Ordinance.

(Continued from the January 17, 2018, Planning Commission meeting.)

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 18, 2017, and January 8, 2018, Planning Commission meetings.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

21. ITEMS FROM THE MEMBERSHIP

22. 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.