

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
December 4, 2017 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Kathryn Johnson, Lori Litzen, Sonny Rivers, Ron Buskerud, and Deb Hadcock.

STAFF PRESENT: PJ Conover, Frank Waisath, Amy Riddering, Michaele Hoffmann (SAO), and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 27, 2017, MINUTES
Moved by Litzen and seconded by Rivers to approve the Minutes of the November 27, 2017, Planning Commission meeting. Vote: unanimous 5 to 0.

2. APPROVAL OF THE AGENDA
Moved by Buskerud and seconded by Rivers to approve the Agenda of the December 4, 2017, Planning Commission meeting. Vote: unanimous 5 to 0.

Moved by Rivers and seconded by Litzen to approve the Consent Calendar of the December 4, 2017, Planning Commission meeting. Vote: unanimous 5 to 0.

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 12-31:** Nina McBride / Sandra Varney. To review a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Chase Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To approve the extension of Conditional Use Permit / CU 12-31 with the following six (6) conditions:

1. **That the property be kept free of debris and junk vehicles;**

2. That the lot address (10000 Nemo Road) continue to be posted so it is clearly visible from both directions of travel along Nemo Road at all times in accordance with Pennington County's Ordinance #20;
3. That the mobile home have a continually maintained peaked non-reflective type roof, wood or simulated wood-type siding, and skirting;
4. That an approved Building Permit be obtained for the caretaker's residence and any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
5. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 17-40, which is available at the Planning Office; and
6. That this Conditional Use Permit be reviewed in five (5) years or on a complaint basis or by Planning Commission or Board of Commissioners to verify that all conditions of approval are being met.

Vote: unanimous 5 to 0.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-41:** Robert and Glenda Frank. To review a Recreational Vehicle to be used as temporary living quarters while building a single-family residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To approve the extension of Conditional Use Permit / CU 16-41 with the following fourteen (14) conditions:

1. That no more than one (1) Recreational Vehicle (RV) be allowed to be utilized as living quarters on the subject property during construction of the 32' x 40' garage with living quarters;
2. That the address (24424 Milo Lane) be posted near the RV during the construction of the 32' x 40' garage with living quarters and on the living quarters once it is completed so that it is visible from Milo Lane in accordance with Pennington County's Ordinance #20;
3. That the RV being used as a temporary residence be hooked into the On-Site Wastewater Treatment system until 32' x 40' garage with living quarters is habitable;

4. That upon completion of the 32' x 40' garage with living quarters on the subject property or expiration of COBP16-0391, whichever comes first, the RV will either be removed from the subject property or may only be allowed to be stored on the property, must be disconnected from all utilities and may no longer be utilized as living quarters on the subject property;
5. That the applicant notifies the Planning Department when the 32' x 40' garage with living quarters is habitable, so that this Conditional Use Permit may be ended;
6. That prior to the applicants applying a Building Permit for a single-family residence on the subject property in the future, the living quarters in the 32' x 40' garage be removed or the necessary permits obtained, and the applicants notify the Planning Department of such;
7. That an approved Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
8. That COBP16-0391 be amend or an additional approved Building Permit be obtained to include the to include the second story space;
9. That the minimum setback requirements of a Low Density Residential District and Section Line be maintained on the subject property, or a Setback Variance be obtained;
10. That the subject property remains free of debris and junk vehicles;
11. That the applicants contact the County Fire Administrator for information on fire mitigation, fire sprinklers, and the use of non-combustible building materials;
12. That at least two (2) off-street parking spaces be provided on the subject property, in accordance with the Pennington County Zoning Ordinance Section 310;
13. That the applicant is aware of and adheres to the above-mentioned comments provided by the U.S. Forest Service at all times; and,
14. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 5 to 0.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-42:** Chase Gravatt. To allow for a single-wide mobile home to be used as 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.

NW1/4NW1/4SW1/4, Section 13, T2N, R9E, BHM, Pennington County, South Dakota.

To approve the extension of Conditional Use Permit / CU 16-42 with the following nine (9) conditions:

1. That an Approach Permit application be approved by the Pennington County Highway Department for access approval from the 225th Street Right-of-Way, prior to submittal of a Building Permit for the proposed single-wide mobile home;
2. That a Building Permit be obtained for the proposed single-wide mobile home prior to any work being done to install it on the subject property;
3. That the minimum setback requirements of a General Agriculture District be continually maintained on the property, or an appropriate setback variance be obtained;
4. That the subject property remains free of debris and junk vehicles;
5. That the single-wide mobile home installed on the property have a peaked, non-reflective type roof and wood or simulated wood-type siding that is continually maintained;
6. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
7. That the address assigned to the property be clearly posted on the residence and at the driveway so that it is visible from both directions of travel on 225th Street, in accordance with Pennington County's Ordinance #20;
8. That the Conditional Use Permit will automatically expire, per Section 510-E and the applicant signs a Statement of Understanding at the Planning Department within ten (10) business days of the approval of the extension of Conditional Use Permit / CU 16-42; and,
9. That this Conditional Use Permit be reviewed in eight (8) months, on a complaint basis, or as directed by the Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 5 to 0.

6. **MINOR PLAT / PL 17-45 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-15:** Josh and Lindsay Richardson. To reconfigure lot lines to create Tract 52 Revised and Tract 53 Revised of Spring Creek Acres Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: That Part of Tract 53 in Section 3; That Part of Tract 52 in Section 3; That Part of Tract 52 in Section 10; and That Part of Tract 53 in Section 10, all located in Spring Creek Acres Subdivision, Sections 3 and 10, T2S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 52 Revised and Tract 53 Revised of Spring Creek Acres Subdivision, Sections 3 and 10, T2S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 17-15 to waive submittal of percolation tests and soil profile hole information for proposed Tract 52 Revised and proposed Tract 53 Revised; and approval of Minor Plat / PL 17-45 with the following six (6) conditions:

1. **That prior to filing the Plat with the Register of Deeds, the applicant submits percolation tests and soil profile information for proposed Tract 52 Revised and proposed Tract 53 Revised to be reviewed and approved by the County Environmental Planner, or an approved Subdivision Regulations Variance be obtained waiving this requirement;**
2. **That upon filing the Plat with the Register of Deeds, the plat meets all the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;**
3. **That the Certifications on the plat be in accordance with Section 400.3.1.n of the Pennington County Subdivision Regulations;**
4. **That the applicant ensures that all natural drainage ways are maintained and are not blocked;**
5. **That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of Section 204-J of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit; and,**
6. **That the applicant signs the Statement of Understanding within ten (10) business days of approval of Minor Plat / PL 17-45 and Subdivision Regulations Variance / SV 17-15, which is available at the Planning Office.**

Vote: unanimous 5 to 0.

END OF CONSENT CALENDAR

7. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-09: Big Horn Canyon Ministries, Inc. / Perry Lewis. To amend the existing Planned Unit Development to change the use of the subject property to allow a church/place of worship in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 6 of Tract A, Knights Acres Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

Waisath reviewed the Staff Report indicating the applicants have applied for a Major Planned Unit Development Amendment to amend the existing Planned Unit Development to change the use of the subject property to allow a church / place of worship.

Staff recommended approval of Major Planned Unit Development Amendment / PU 17-09 with the following twenty-two (22) conditions:

1. That the purpose of this Planned Unit Development be, as requested by the applicant, to allow traditional Christian meetings and events, such as weddings funerals, conferences, youth and children's activities, seminars, Bible teaching and discipleship;
2. That the pond may be used for activities such as kayaking, swimming, skating, fishing, and ice fishing by occupants of the property and their guests;
3. That the pond be lined with a geomembrane/bentonite composite liner and be walled or fenced to prevent uncontrolled access, in accordance with Section 307-F of the Pennington County Zoning Ordinance;
4. That a minimum of 200 parking spaces be provided on the property;
5. That the parking areas be maintained in a dust free manner;
6. That the internal driveway be a minimum of 24-foot-wide gravel driving surface, maintained in a dust free manner;
7. That recreational fields/sites for volleyball, soccer, softball, basketball, football, and picnics for fellowship and community outreach be allowed on the property;
8. That the setbacks from property lines be the same as required in a Limited Agriculture District;

9. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;
10. That the Planning Director may allow additional development or construction, which is consistent with the existing development on this property. Significant changes in the use or impacts on adjacent land, uses as determined by the Planning Director, shall require an amendment to this Planned Unit Development;
11. That the applicant ensure the residential character of the property is maintained;
12. That all music being provided for outdoor activities be shut down by 10:00 p.m. and quiet hours be observed from 10:00 p.m. to 7:00 a.m.;
13. That a portable fire extinguisher with a minimum 2 A-BC rating shall be placed on each floor level and shall be inspected and tagged annually;
14. That all primary exits that lead to the exterior of the structure shall be unlocked, free from obstruction and clearly marked;
15. That the applicant ensures that all natural drainage ways must be maintained and are not blocked;
16. That any land disturbance which equals or exceeds 10,000 square feet and is not associated with an approved Building Permit, will require a Construction Permit;
17. That the physical address for both existing residences and any future addresses that are assigned, be posted in accordance with Pennington County Ordinance #20;
18. That tents be erected only when needed and not on a permanent basis and temporary Building Permits be obtained when necessary;
19. That all exterior lighting be directed away from neighboring property owners, which does not result in excessive glare upon surrounding property;
20. That prior to the placement of any on-premise sign, the applicant must obtain a Sign Permit;
21. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Planned Unit Development / PU 17-09, which is available at the Planning Office; and,
22. That the Planned Unit Development be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by Hadcock and seconded by Litzen to approve of Major Planned Unit Development Amendment / PU 17-09 with the following twenty-two (22) conditions:

- 1. That the purpose of this Planned Unit Development be, as requested by the applicant, to allow traditional Christian meetings and events, such as weddings funerals, conferences, youth and children's activities, seminars, Bible teaching and discipleship;**
- 2. That the pond may be used for activities such as kayaking, swimming, skating, fishing, and ice fishing by occupants of the property and their guests;**
- 3. That the pond be lined with a geomembrane/bentonite composite liner and be walled or fenced to prevent uncontrolled access, in accordance with Section 307-F of the Pennington County Zoning Ordinance;**
- 4. That a minimum of 200 parking spaces be provided on the property;**
- 5. That the parking areas be maintained in a dust free manner;**
- 6. That the internal driveway be a minimum of 24-foot-wide gravel driving surface, maintained in a dust free manner;**
- 7. That recreational fields/sites for volleyball, soccer, softball, basketball, football, and picnics for fellowship and community outreach be allowed on the property;**
- 8. That the setbacks from property lines be the same as required in a Limited Agriculture District;**
- 9. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;**
- 10. That the Planning Director may allow additional development or construction, which is consistent with the existing development on this property. Significant changes in the use or impacts on adjacent land, uses as determined by the Planning Director, shall require an amendment to this Planned Unit Development;**
- 11. That the applicant ensure the residential character of the property is maintained;**
- 12. That all music being provided for outdoor activities be shut down by 10:00 p.m. and quiet hours be observed from 10:00 p.m. to 7:00 a.m.;**

13. That a portable fire extinguisher with a minimum 2 A-BC rating shall be placed on each floor level and shall be inspected and tagged annually;
14. That all primary exits that lead to the exterior of the structure shall be unlocked, free from obstruction and clearly marked;
15. That the applicant ensures that all natural drainage ways must be maintained and are not blocked;
16. That any land disturbance which equals or exceeds 10,000 square feet and is not associated with an approved Building Permit, will require a Construction Permit;
17. That the physical address for both existing residences and any future addresses that are assigned, be posted in accordance with Pennington County Ordinance #20;
18. That tents be erected only when needed and not on a permanent basis and temporary Building Permits be obtained when necessary;
19. That all exterior lighting be directed away from neighboring property owners, which does not result in excessive glare upon surrounding property;
20. That prior to the placement of any on-premise sign, the applicant must obtain a Sign Permit;
21. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Planned Unit Development / PU 17-09, which is available at the Planning Office; and,
22. That the Planned Unit Development be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

All voting aye, the Motion carried 5 to 0.

8. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-10: Cliff Janis. To amend the existing Planned Unit Development to allow a single-wide mobile home as a dwelling unit on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract 2, KWA Subdivision, Section 1, T1N, R8E, BHM, Pennington County, South Dakota.

Riddering reviewed the Staff Report indicating the applicant has applied for a Minor Planned Unit Development Amendment to amend the existing Planned Unit Development to allow a single-wide mobile home as a dwelling unit on the subject property.

Staff recommended approval of Minor Planned Unit Development Amendment / PU 17-10 with the following eleven (11) conditions:

1. That prior to County Board approval of the Planned Unit Development, a comprehensive drainage plan showing the post development flows be submitted to the County Drainage Engineer for review and approval;
2. That prior to County Board approval of the Planned Unit Development, the sight distance be measured for all approaches onto Radar Hill Road to insure adequacy;
3. That two means of ingress/egress be provided to the residential development and the neighborhood commercial area;
4. That prior to County Board approval of the Planned Unit Development, a plan indicating a central water system with fire hydrants and gallon per minute flows in accordance with the Uniform Fire Code for the residential and commercial areas be submitted to the Fire Coordinator for review and approval;
5. That a maximum of fifty-one (51) dwelling units be constructed on the forty acre parcel;
6. That a maximum of ten (10) acres be utilized for neighborhood commercial uses;
7. Neighborhood commercial uses shall be limited to: convenience store with gas facilities, screened outdoor storage, enclosed storage units, food markets including bakery goods and delicatessen goods, meat market, drug store, book store, tobacco store, vanity goods store, pharmacy, banks, barber shops and beauty shops, dry cleaning business, gift shops, self-service laundries, shoe repair, professional and business offices, veterinary clinic, package liquor sales (to be consumed off premise), hardware or home improvement retail establishments, video rentals, child care facility, restaurant with a bar and casino, clothing stores and postal substation;
8. That each residential lot shall be a minimum of 24,000 square feet in size exclusive of any access easements;
9. That each new residence either be provided with a minimum 1,500 gallon septic tank or connected to a municipal sewer system;
10. That a drainfield reserve area be provided for each residential or commercial lot. This reserve area can be shown on a building permit or on the plat of the lot; and,

11. That a single-wide mobile home be allowed as a dwelling unit for Tract 2 of KWA Subdivision provided that approved Building Permits are obtained and the addressing regulations of Ordinance #20 are followed.

Moved by Litzen and seconded by Hadcock to approve of Minor Planned Unit Development Amendment / PU 17-10 with eleven (11) conditions.

Discussion followed.

Substitute Motion. Moved by Litzen and seconded by Hadcock to approve of Minor Planned Unit Development Amendment / PU 17-10 with 12 conditions.

Discussion further followed.

SECOND SUBSTITUTE MOTION: Moved by Litzen and seconded by Buskerud to continue Minor Planned Unit Development Amendment / PU 17-10 to the December 18, 2017, Planning Commission meeting to allow staff time to meet with the applicant to address fire suppression for the existing structure, as indicated by the original Conditions of Approval of Planned Unit Development / PU 01-05.

All voting aye, the Motion carried 5 to 0.

9. PRELIMINARY PLAT / PL 17-44 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-14: Laredo Holdings, LLC; Ryan Kaski. To reconfigure lot lines to create Lots 9A, 9B, 12A, 12B, 13A, 13B, 16R Common, 17A, 17B, 18A, and 18B, Block 6, Sunset Ranch and to waive platting requirements in accordance with Sections 400.2 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 9, 12, 13, 17, 18, Block 6, Sunset Ranch, Section 33, T2N, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 9A, 9B, 12A, 12B, 13A, 13B, 16R Common, 17A, 17B, 18A, and 18B, Block 6, Sunset Ranch, Section 33, T2N, R10E, BHM, Pennington County, South Dakota.

Conover reviewed the Staff Report indicating the applicant has applied for a Preliminary Plat and Subdivision Regulations Variance to reconfigure lot lines to create Lots 9A, 9B, 12A, 12B, 13A, 13B, 16 R Common, 17A, 17B, 18A, and 18B, Block 6, Sunset Ranch.

Staff recommended approval of Subdivision Regulations Variance / SV 17-14 to waive the submittal of percolation tests and soil profile information for proposed lots 9A, 9B, 12A, 12B, 13A, 13B, 16R Common, 17A, 17B, 18A, and 18B, of Block 6 of Sunset Ranch; and approval of Preliminary Plat / PL 17-44 with the following nineteen (19) conditions:

1. That prior to applying for a Building Permit, a Residential Sprinkler System design and Fire Mitigation Plan need to be submitted to the Planning Department after review and approval by the County Fire Administrator or jurisdictional entity; the system may need approval after installation;
2. That Fire Sprinkler Systems Suppression Systems be installed in all new residential structures;
3. That the current landowner provide any new landowner with a copy of the approved Fire Mitigation Plan for Sunset Ranch;
4. That prior to submittal of a Final Plat, the applicant make corrections and additions to the Plat, per comments received by the Register of Deeds, Department of Equalization, Addressing Coordinator, and 9-1-1 Emergency Services;
5. That prior to submittal of a Final Plat, the landowner signs a Noxious Weed Plan to control noxious weeds located on the proposed Lots;
6. That at the time of Final Plat submittal, the newly dedicated public right-of-way be named and noted on the Plat;
7. That at the time of Final Plat submittal, eight (8) foot minor drainage and utility easements continue to be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
8. That at the time of Final Plat submittal, the applicant submits percolation tests and soil profile information for all the proposed lots to be reviewed and approved by the County Environmental Planner, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
9. That at the time of Final Plat submittal, the plat meets all the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
10. That the Certifications on the plat be in accordance with Section 400.3.1.n of the Pennington County Subdivision Regulations;
11. That at the time of Final Plat submittal, the plat meet the scaling requirement of one (1) inch equals one hundred (100) feet or an approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements;
12. That at the time of Final Plat submittal, the plat continues to meet all necessary requirements of Section 500 of the Pennington County Subdivision Regulations,

or an approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements;

13. That addresses be properly posted on any future residence(s) constructed on the proposed lots and that the addresses are posted, in accordance with Pennington County's Ordinance #20;
14. That the applicant ensures that all natural drainage ways are maintained and are not blocked and that all necessary drainage ways continue to be properly noted on plats;
15. That an approved Floodplain Development Permit be obtained *prior* to any work within the Special Flood Hazard Area of Sunset Ranch;
16. That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of Section 204-J of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit;
17. That prior to Final Plat submittal, the following note continue to be on the plat: "All persons applying for a Pennington County Building Permit will need to provide an engineered septic system plan to be reviewed and approved by the Pennington County Environmental Planner. A reserve drainfield area will be shown when a Building Permit is applied for on any of the lots.";
18. That the applicant signs the Statement of Understanding (SOU) within ten (10) business days of Board of Commissioner approval of Preliminary Plat / PL 17-44 and Subdivision Regulations Variance / SV 17-14. The SOU is available at the Planning Office.
19. That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

Moved by Buskerud and seconded by Rivers to approve of Subdivision Regulations Variance / SV 17-14 to waive the submittal of percolation tests and soil profile information for proposed lots 9A, 9B, 12A, 12B, 13A, 13B, 16R Common, 17A, 17B, 18A, and 18B, of Block 6 of Sunset Ranch.

All voting aye, the Motion carried 5 to 0.

Moved by Litzen and seconded by Rivers to approve of Preliminary Plat / PL 17-44 with the following nineteen (19) conditions:

- 1. That prior to applying for a Building Permit, a Residential Sprinkler System design and Fire Mitigation Plan need to be submitted to the Planning Department after review and approval by the County Fire Administrator or jurisdictional entity; the system may need approval after installation;**
- 2. That Fire Sprinkler Systems Suppression Systems be installed in all new residential structures;**
- 3. That the current landowner provide any new landowner with a copy of the approved Fire Mitigation Plan for Sunset Ranch;**
- 4. That prior to submittal of a Final Plat, the applicant make corrections and additions to the Plat, per comments received by the Register of Deeds, Department of Equalization, Addressing Coordinator, and 9-1-1 Emergency Services;**
- 5. That prior to submittal of a Final Plat, the landowner signs a Noxious Weed Plan to control noxious weeds located on the proposed Lots;**
- 6. That at the time of Final Plat submittal, the newly dedicated public right-of-way be named and noted on the Plat;**
- 7. That at the time of Final Plat submittal, eight (8) foot minor drainage and utility easements continue to be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;**
- 8. That at the time of Final Plat submittal, the applicant submits percolation tests and soil profile information for all the proposed lots to be reviewed and approved by the County Environmental Planner, or an approved Subdivision Regulations Variance be obtained waiving this requirement;**
- 9. That at the time of Final Plat submittal, the plat meets all the requirements of Section 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;**
- 10. That the Certifications on the plat be in accordance with Section 400.3.1.n of the Pennington County Subdivision Regulations;**
- 11. That at the time of Final Plat submittal, the plat meet the scaling requirement of one (1) inch equals one hundred (100) feet or an approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements;**

12. That at the time of Final Plat submittal, the plat continues to meet all necessary requirements of Section 500 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements;
13. That addresses be properly posted on any future residence(s) constructed on the proposed lots and that the addresses are posted, in accordance with Pennington County's Ordinance #20;
14. That the applicant ensures that all natural drainage ways are maintained and are not blocked and that all necessary drainage ways continue to be properly noted on plats;
15. That an approved Floodplain Development Permit be obtained *prior* to any work within the Special Flood Hazard Area of Sunset Ranch;
16. That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of Section 204-J of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit;
17. That prior to Final Plat submittal, the following note continue to be on the plat: "All persons applying for a Pennington County Building Permit will need to provide an engineered septic system plan to be reviewed and approved by the Pennington County Environmental Planner. A reserve drainfield area will be shown when a Building Permit is applied for on any of the lots.";
18. That the applicant signs the Statement of Understanding (SOU) within ten (10) business days of Board of Commissioner approval of Preliminary Plat / PL 17-44 and Subdivision Regulations Variance / SV 17-14. The SOU is available at the Planning Office.
19. That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described property.

All voting aye, the Motion carried 5 to 0.

10. COUNTY BOARD REPORT

The Board of Commissioners will hear today's recommendations from the Planning Commission at their Tuesday, December 19th Board meeting.

11. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

12. ITEMS FROM THE STAFF

- A. Building Permit Report. Conover reviewed the Building Permit Report for November 2017.
- B. Holiday Luncheon. Conover reminded the Planning Commission of the Holiday Luncheon at the Planning Department.

13. ITEMS FROM THE MEMBERSHIP

Commissioner Litzen stated that she will be appearing by Skype for the January and February 2018 meetings.

14. ADJOURNMENT

Moved by Rivers and seconded by Litzen to adjourn.

All voting aye, the Motion carried 5 to 0.

The meeting adjourned at 10:03 a.m.

Kathryn Johnson, Second Vice-Chairperson