

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
August 27, 2018 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Travis Lasseter, Kathy Johnson, Rich Marsh, Jim Coleman, Sonny Rivers, Sandra Runde, and Ron Buskerud.

STAFF PRESENT: PJ Conover, Brittney Molitor, Cassie Bolstad, Michael Hoffmann (SAO) and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE AUGUST 13, 2018, MINUTES
Moved by Runde and seconded by Johnson to approve the Minutes of the August 13, 2018, Planning Commission meeting. Vote: unanimous 6 to 0.

2. APPROVAL OF THE AGENDA
Moved by Johnson and seconded by Rivers to approve the Agenda of the August 27, 2018, Planning Commission meeting. Vote: unanimous 6 to 0.

Moved by Runde and seconded by Rivers to approve the Consent Calendar of the August 27, 2018, Planning Commission meeting, with the removal of Items #9, and #10. Vote: unanimous 6 to 0.

Commissioner Marsh appeared at the meeting at 9:06 a.m.

Moved by Marsh and seconded by Rivers to hear Item #13 first after the Consent Agenda. All voting aye, the Motion carried 7 to 0.

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.

3. **CONDITIONAL USE PERMIT REVIEW / CU 10-38:** Robert Mills. To review a home occupation, an auto restoration shop, in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The N1/2 Lot E of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To continue the review of Conditional Use Permit / CU 10-38 to the September 24, 2018, Planning Commission meeting.

Vote: unanimous 6 to 0.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-21:** Jeff Liddell / Liddell Family Trust. To review 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 the barn and 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 end Conditional Use Permit / CU 16-21 with the applicant's concurrence.

Vote: unanimous 6 to 0.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-23:** Harlan and Carol Hoffman. To review a Recreational Vehicle to be used as temporary living quarters during the summer months on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract 6, Slate Creek Subdivision, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 16-23 with the following eleven (11) conditions:

1. **That the Recreational Vehicle (RV) may be utilized as living quarters on the property only during the summer months of each calendar year;**
2. **That the RV shall not be used as a temporary living quarters on the subject property for more than 180 days per calendar year, per Pennington County Zoning Ordinance Section 207-C-15; otherwise, it shall result in automatic revocation of Conditional Use Permit / CU 16-23;**
3. **That if the RV is stored on the property at any time when not in use, it must be disconnected from all utilities, including the On-Site Wastewater Treatment System, water, and electricity;**
4. **That the RV continually utilize an approved On-Site Wastewater Treatment System, while being used as temporary living quarters, per Pennington County Zoning Ordinance Section 207-C-15;**

5. That an approved On-Site Wastewater Construction Permit be obtained prior to the installation of a new On-Site Wastewater Treatment System on the subject property, if necessary;
6. That the address (11759 Prospect Road) continue to be clearly posted on the RV, when in use, and at the end of the driveway off of Prospect Road, so as to be visible from both directions on Prospect Road, in accordance with Pennington County's Ordinance #20;
7. That the property continues to remain free of excess debris and junk, in accordance with Pennington County's Ordinance #106;
8. That the proper permit(s) be obtained, prior to the applicant adding to or altering the existing structure;
9. That a 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;
10. That this Conditional Use Permit be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met; and
11. That the new landowners sign a Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 16-23, which is available at the Planning Office.

Vote: unanimous 6 to 0.

6. **CONDITIONAL USE PERMIT / CU 18-04:** Shelby Johnson and Jakob Woodland. To allow for a Specialty/Recreational Resort and event venue to include: music events, weddings, markets, seasonal festivities, community events, festivals, rental space, tent rental, bed and breakfast, vacation rental, and art retail store in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

S1/2SW1/4; Section 21, T2N, R17E, BHM, Pennington County, South Dakota.

To end Conditional Use Permit / CU 18-04, per the applicant's request, with one (1) condition.

Vote: unanimous 6 to 0.

7. **CONSTRUCTION PERMIT REVIEW / CP 16-10:** City of Rapid City. To review the installation of a new sewer main for the City of Rapid City from Cobalt Drive (east end) to Auburn Drive (west end) across existing pasture land.

W1/2NE1/4; That PT of SE1/4NW1/4 lying N and E of Haines Ave; That PT of NE1/4SW1/4 lying N and E of Haines Ave; NW1/4SE1/4, Section 13, T2N, R7E, BHM, Pennington County, South Dakota.

To end Construction Permit / CP 16-10.

Vote: unanimous 6to 0.

8. **CONSTRUCTION PERMIT REVIEW / CP 17-10:** Site Work Specialist, Inc. To review excavating and stockpiling of 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 approve of the extension of Construction Permit / CP 17-10 with the following ten (10) conditions:

1. **That the conditions of approval of the South Dakota Department of Environment and Natural Resources General Permit for Storm Water Discharges Associated with Construction Activities be continually met;**
2. **That the applicant continually maintains and adheres to the Storm Water Pollution Prevention Plan during the period of construction;**
3. **That erosion control measures, such as seeding and mulching the disturbed area, shall be implemented immediately after the work is completed in the area, but in no case later than 14 days after the Construction Activity has stopped. All erosion control methods (mulch and seed) need to be certified noxious weed-free;**
4. **That the requirements, guidelines, and criteria for storm water and erosion control in the Pennington County Storm Water Manual, or equivalent, shall be followed during construction;**
5. **That the disturbed areas be re-vegetated as required in Section 507-(A)(5)(c);**
6. **That a temporary address be assigned, in accordance with Pennington County's Ordinance #20;**
7. **That the applicant obtain a Road Haul Agreement from Pennington County Highway Department for Covington Street;**

8. That the applicant obtains a Rapid City Air Quality Permit prior to commencement of construction activity;
9. That work must commence and/or be completed prior to August 27, 2019 or this Construction Permit will automatically end; and,
10. That this Construction Permit be reviewed in one (1) year, or on a complaint basis or as directed by the Planning Commission on and/or the Board of Commissioners to ensure that all required permits have been obtained.

Vote: unanimous 6 to 0.

11. **MINOR PLAT / PL 18-23**: Dan Wharton. To reconfigure lot lines to create Lots 1R and Lot 2R of Forty Oaks Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1 and Lot 2, Forty Oaks Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1R and Lot 2R, Forty Oaks Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 18-23 with the following five (5) conditions:

1. That upon filing the Plat with the Register of Deeds, 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;
2. That upon filing the Plat with the Register of Deeds, the plat meets all requirements of § 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 § 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; and,
5. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Minor Plat / PL 18-23, which is available at the Planning Office.

Vote: unanimous 6 to 0.

12. **CONDITIONAL USE PERMIT REVIEW / CU 17-22:** Pamela Phillips. To review 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.

(Continued from the June 25, 2018, Planning Commission meeting.)

To continue the review of Conditional Use Permit / CU 17-22 to the October 8, 2018, Planning Commission meeting.

Vote: unanimous 6 to 0.

END OF CONSENT AGENDA

13. **CONDITIONAL USE PERMIT REVIEW / CU 17-20:** Melissa Masters. To review a mobile large animal / home veterinary practice on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW/14, Section 13, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the July 23, 2018, Planning Commission meeting.)

Molitor stated this Item was continued from the July 23, 2018, Planning Commission meeting.

Staff recommended approval of the extension of Conditional Use Permit / CU 17-20 with the following ten (10) conditions:

1. That a 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;
2. That no more than four (4) employees are employed at any given time;
3. That one (1) business sign be allowed. A Sign Permit is required and must be issued in accordance with Section 312 of the Zoning Ordinance;

4. That the applicant continually disposes of animal waste in a timely manner and any waste be handled in accordance with ARSD §74:27:13:17;
5. That a minimum of five (5) off-street parking spaces continue to be provided. Each parking space shall measure at least nine (9) feet by eighteen (18) feet and shall be kept in a dust free manner;
6. That the secondary use on the subject property continue to be limited to a veterinarian practice only. Any expansion beyond this will require the Conditional Use Permit to be reviewed;
7. That all outside lighting be continually directed towards the ground and must be of low level intensity, which does not result in excessive glare upon surrounding neighbors;
8. That no deceased animals shall be kept or stored in any structures or on the property;
9. That the property is continually kept free of junk and debris; and,
10. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by Rivers and seconded by Coleman to approve of the extension of Conditional Use Permit / CU 17-20 with the following ten (10) conditions:

- 1. That a 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;**
- 2. That no more than four (4) employees are employed at any given time;**
- 3. That one (1) business sign be allowed. A Sign Permit is required and must be issued in accordance with Section 312 of the Zoning Ordinance;**
- 4. That the applicant continually disposes of animal waste in a timely manner and any waste be handled in accordance with ARSD §74:27:13:17;**
- 5. That a minimum of five (5) off-street parking spaces continue to be provided. Each parking space shall measure at least nine (9) feet by eighteen (18) feet and shall be kept in a dust free manner;**

6. That the secondary use on the subject property continue to be limited to a veterinarian practice only. Any expansion beyond this will require the Conditional Use Permit to be reviewed;
7. That all outside lighting be continually directed towards the ground and must be of low level intensity, which does not result in excessive glare upon surrounding neighbors;
8. That no deceased animals shall be kept or stored in any structures or on the property;
9. That the property is continually kept free of junk and debris; and,
10. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

All voting, the Motion carried 6 to 1. Commissioner Runde voted no.

9. CONSTRUCTION PERMIT / CP 18-09: Don and Karen Weber. To place fill and level an area for an existing project.

Lot 2, Block 2, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

Molitor asked to have this Item removed from the Consent Agenda, per the request of the applicant, as the applicant has requested the Item be continued to the September 10, 2018, Planning Commission meeting.

Moved by Coleman and seconded by Buskerud to continue Construction Permit / CP 18-09 to the September 10, 2018, Planning Commission meeting.

All voting aye, the Motion carried 7 to 0.

10. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-06: Coyote Blues Vintage Bed and Breakfast. To review the existing Planned Unit Development to allow the road to be constructed with a 12-foot-wide minimum surface area width and 4 inches of gravel; that a maximum of 10 bedrooms be utilized in the bed and breakfast establishment with a maximum occupancy of 24 persons at any one time; to remove Condition #13; and that the specific uses of this Planned Unit Development be for a resort development consisting of a 10 bedroom bed and breakfast and a residential development not exceeding 1 residence per 10 acres in accordance with Section 213 of the Pennington County Zoning Ordinance.

N1/2NW1/4SE1/4; SW1/4NW1/4SE1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

(Continued from the August 13, 2018, Planning Commission meeting.)

Commissioner Coleman asked to have this Item removed from the Consent Agenda for discussion.

Staff recommended approval of the extension of Minor Planned Unit Development Amendment / PU 17-06 with twelve (12) conditions.

Discussion followed.

Commissioner Runde stated she would be abstaining from voting on this Item.

Moved by Coleman and seconded by Johnson to approve of the extension of Minor Planned Unit Development Amendment / PU 17-06 with the following twelve (12) conditions:

- 1. That the proposed roads (driveways) within the Planned Unit Development be constructed to a minimum twelve (12) foot-wide minimum surface width and four (4) inches of gravel;**
- 2. That a Floodplain Development Permit be obtained for any existing or proposed construction or development within the area on the property located in a federally designated floodplain (Special Flood Hazard Area);**
- 3. That a Sales Tax License from the South Dakota Department of Revenue be obtained prior to operating the proposed bed and breakfast;**
- 4. That a Specialty Resort License from the South Dakota Department of Health be obtained prior to operating the proposed bed and breakfast;**
- 5. That the “Coyote Blues Village Bed and Breakfast” be registered with the Department of Health prior to operation;**
- 6. That a minimum of ten (10) off-street parking spaces be provided for guest parking, and two (2) parking spaces be provided for the owners personal use. Each parking space shall not be less than one hundred sixty-two square feet, or nine feet by eighteen feet. The parking area shall be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;**
- 7. That a maximum of ten (10) bedrooms be utilized in the bed and breakfast establishment and a 2-bedroom residential owner suite, with a maximum occupancy of twenty-four (24) persons at any one time;**

8. That no wood shake shingles be allowed as requested by the Pennington County Fire Coordinator;
9. That the specific uses of this Planned Unit Development be for a resort development consisting of a ten (10) bedroom bed and breakfast and a residential development, not exceeding one residence per ten acres;
10. That the required setbacks for all structures be a minimum of 25 feet from the property lines;
11. That the owner(s) notify the Planning Director prior to transferring ownership of the property so that the Planned Unit Development / PUD 17-06, may be brought forth for review; and
12. That this Planned Unit Development be reviewed in one (1) year, on 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, the Motion carried 6 to 0. Commissioner Runde abstained from voting.

14. CONDITIONAL USE PERMIT / CU 18-25: Scott Widvey. To allow for a single-family residence in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 1, Rohrer Subdivision, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.

(Continued from the August 13, 2018, Planning Commission meeting.)

Molitor stated the applicant would like his Item continued to the September 10, 2018, Planning Commission meeting.

Discussion followed.

Moved by Marsh and seconded by Coleman to continue Conditional Use Permit / CU 18-25 to the September 10, 2018, Planning Commission meeting.

All voting aye, the Motion carried 7 to 0.

15. REZONE / RZ 18-06 AND COMPREHENSIVE PLAN AMENDMENT / CA 18-05: TDG Real Estate, LLC; Michael Gennaro – Agent. To rezone 9.20 acres from General Agriculture District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Planned Unit

Development Sensitive to Low Density Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

All (also in Section 14) of Hermosa Lode MS 1111 and All (also in Section 14) of Glendale #3 Lode MS 1111, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied to rezone 9.20 acres and amend the Comprehensive Plan.

Staff recommended approval of Rezone / RZ 18-06 and Comprehensive Plan Amendment / CA 18-05.

Discussion followed.

Moved by Marsh and seconded Coleman to approve of Rezone / RZ 18-06 and Comprehensive Plan Amendment / CA 18-05.

All voting aye, the Motion carried 7 to 0.

16. CONDITIONAL USE PERMIT / CU 18-33: Fatter Boys, Inc. / Bob Fuchs. To allow for three (3) internally illuminated signs within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 9, Spring Creek Palisades Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied for a Conditional Use Permit / CU 18-33 to allow for three (3) illuminated signs within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District.

Staff recommended approval of Conditional Use Permit / CU 18-33 with the following seven (7) conditions:

1. That all lighting be installed and maintained so as to minimize spillage of light outside of each sign face so as not to create a nuisance and the signs must be effectively shielded to prevent beams or rays from being directed toward any portion of the roadways, and must not be of such intensity or brilliance to cause glare or impair the vision of the driver of any motor vehicle, or otherwise interfere with any driver's operation of a motor vehicle;
2. That an approved Floodplain Development Permit is obtained *prior* to any disturbance within the Special Flood Hazard Area located on the subject property;

3. That the applicant update the approved Sign Permits from “unlighted” to “lighted” *prior* to any work being done to illuminate the signs;
4. That the signs continually conform to all regulations in § 312 of the Pennington County Zoning Ordinance;
5. That the signs be maintained so as to have an aesthetically pleasing appearance at all times and not appear dilapidated;
6. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 18-33, which is available at the Planning Office; and,
7. That this Conditional Use Permit 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 Conditionals of Approval are being met.

Discussion followed.

Moved by Coleman and seconded by Runde to approve of Conditional Use Permit / CU 18-33 with the following seven (7) conditions:

- 1. That all lighting be installed and maintained so as to minimize spillage of light outside of each sign face so as not to create a nuisance and the signs must be effectively shielded to prevent beams or rays from being directed toward any portion of the roadways, and must not be of such intensity or brilliance to cause glare or impair the vision of the driver of any motor vehicle, or otherwise interfere with any driver’s operation of a motor vehicle;**
- 2. That an approved Floodplain Development Permit is obtained *prior* to any disturbance within the Special Flood Hazard Area located on the subject property;**
- 3. That the applicant update the approved Sign Permits from “unlighted” to “lighted” *prior* to any work being done to illuminate the signs;**
- 4. That the signs continually conform to all regulations in § 312 of the Pennington County Zoning Ordinance;**
- 5. That the signs be maintained so as to have an aesthetically pleasing appearance at all times and not appear dilapidated;**
- 6. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 18-33, which is available at the Planning Office; and,**

7. **That this Conditional Use Permit 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 Conditionals of Approval are being met.**

All voting aye, the Motion carried 7 to 0.

17. CONDITIONAL USE PERMIT / CU 18-31: A&O Enterprises; David Finneman. To allow an existing Recreational Vehicle to be used as temporary living quarters to allow the applicant time to place a governor's home on the property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NW1/4, S1/2 less ROW, Section 20, T2N, R17E, BHM, Pennington County, South Dakota.

(Continued from the August 13, 2018, Planning Commission meeting.)

Bolstad stated this Item was continued from the August 13, 2018, Planning Commission meeting.

Staff recommended to continue Conditional Use Permit / CU 18-31 to the September 10, 2018, Planning Commission meeting.

Moved by Coleman and seconded by Johnson to continue Conditional Use Permit / CU 18-31 to the September 10, 2018, Planning Commission meeting.

All voting aye, the Motion carried 7 to 0.

18. CONDITIONAL USE PERMIT / CU 18-32: Katrena Roseland. To allow for a caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 4, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

Conover reviewed the Staff Report indicating the applicant has applied for a Conditional Use Permit to allow for a caretaker's residence on the subject property in a Suburban Residential District.

Staff recommended approval of Conditional Use Permit / CU 18-32 with the following eight (8) conditions:

1. That the addresses for both the existing single-wide mobile home and the proposed caretaker's residence be posted, in accordance with Pennington County's Ordinance #20;
2. That an approved Building Permit be obtained for the new 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;
3. That the minimum setback requirements of a Suburban Residential District be continually maintained on the property;
4. That the subject property remains free of debris and junk vehicles;
5. That an updated doctor's note be provided prior to each review of Conditional Use Permit / CU 18-32;
6. That once care is no longer needed for Katrena Roseland, either the existing residence or the caretaker's residence be removed from the subject property or the subject property be subdivided so that each residence is on a separate lot;
7. That the landowner sign the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 18-32, which is available at the Planning Office; and
8. That this Conditional Use Permit 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 Marsh and seconded by River to approve of Conditional Use Permit / CU 18-32 with the following eight (8) conditions:

- 1. That the addresses for both the existing single-wide mobile home and the proposed caretaker's residence be posted, in accordance with Pennington County's Ordinance #20;**
- 2. That an approved Building Permit be obtained for the new 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;**
- 3. That the minimum setback requirements of a Suburban Residential District be continually maintained on the property;**

4. **That the subject property remains free of debris and junk vehicles;**
5. **That an updated doctor's note be provided prior to each review of Conditional Use Permit / CU 18-32;**
6. **That once care is no longer needed for Katrena Roseland, either the existing residence or the caretaker's residence be removed from the subject property or the subject property be subdivided so that each residence is on a separate lot;**
7. **That the landowner sign the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 18-32, which is available at the Planning Office; and**
8. **That this Conditional Use Permit 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 7 to 0.

19. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 13, 2018, Planning Commission meeting.

Dan and Nancy Evangelisto's Review of their Planned Unit Development was continued to the September 4th BOC Meeting.

20. ITEMS FROM THE PUBLIC

No motions or actions were taken.

21. ITEMS FROM THE STAFF

- A. 2018 SD Planner's Conference (October 17th - 18th in Huron). Conover spoke of the SD Planner's Conference in Huron scheduled for October 17th-18th.
- B. On-Site Wastewater Installer Training (October 5th – Rapid City). Conover spoke of the upcoming Installer's Training, which is scheduled for Friday, October 5th at the Journey Museum from 7:30 a.m. to 5:00 p.m.
- C. Comprehensive Plan Update. Conover explained that the consultants, Matrix Design Group, have prepared a draft of the Comprehensive Plan, which will soon be available on the Planning Department's website and also distributed to PC and CB members.

22. ITEMS FROM THE MEMBERSHIP

There were no Items from the membership.

23. ADJOURNMENT

Moved by Marsh and seconded by Johnson to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at 9:38 a.m.

Travis Lasseter, Chairperson