

**PENNINGTON COUNTY BOARD OF COMMISSIONERS
PROPOSED MEETING AGENDA
FEBRUARY 20, 2024
9:00 A.M.
COMMISSION CHAMBERS
COUNTY ADMINISTRATION BUILDING**



*Lloyd LaCroix, Chair, District 2
Ron Rossknecht, Vice Chair, District 1*

*Deb Hadcock, District 3
Travis Lasseter, District 4
Gary Drewes, District 5*

Agenda disclaimer: The preferred practice of the Board is to proceed thru the agenda in the order it is published. From time to time, agenda items may be disposed of quickly leaving a gap in the meeting agenda prior to the next advertised agenda item start time. To utilize time effectively in those circumstances, the Board may move items up on the agenda to fill those gaps.

*Welcome to the February 20th, 2024 Board of Commissioners Meeting.
Please silence cell phones, pagers and other electronic communication devices.
Agendas and speaker request forms are located at the back of the Chambers.*

1. Call to Order
2. Moment of Silent Reflection
3. Pledge of Allegiance
4. Review and Approve Agenda

The Board of Commissioners uses a **Consent Agenda** to act on non-controversial and routine items. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or a Citizen. The consent agenda contains the following items:

5. Minutes of the special meeting – January 31, 2024
6. Minutes of the regular meeting – February 6, 2024
7. Approve the Permit to Occupy Right-Of-Way and road closure/traffic control for the 2024 Deadwood Mickelson Trail Marathon (*HWY*)
8. Recognize and thank the volunteers for the month of January 2024 (*HR*)(*Fire Admin*)

End of Consent Agenda

Regular Agenda Items:

9. 900 Concourse Remodel – TSP Design Development Presentation
10. Items From Equalization
 - a. Abatement Applications – Tax year 2023:
Heathershaw, Mike, Parcel #54293, \$17.28
DeLong, Thomas, Parcel #8002415, \$109.76
Johnson, Betty, Parcel #8010753, \$215.78

Pennington County fully subscribes to the Americans with Disabilities Act. If you desire to attend this public meeting and need accommodations, please notify the Commissioners' Office at (605) 394-2171 at least 24 hours prior to the meeting so that appropriate services and auxiliary aids are available.



Scan the code to access the agenda packet online.

City of Rapid City, Parcels #21084, 21085, 21086, 21087, 21088, 21089, 21090, 21091, 21092, 21093; \$21.10 each (Total \$211.00)
 City of Rapid City, Parcel #45369, \$3,309.22
 Aspen Meadows LLC, Parcel #66224, \$1,787.66
 Muldoon, Katherine, Parcel #22529, \$1,022.78
 Haveman, Catherine, Parcel #34924, \$3,924.46
 Kuhl, Timothy, Parcel #30145, \$1,700.86
 Diggins, Jean, Parcel #20598, \$2,815.50
 Ronnie, Roger, Parcel #31100, \$1,299.70
 Nelson, Katherine, Parcel #33031, \$290.28
 Beck, David, Parcel #30033, \$953.26
 Great Plains Tribal Leaders Health, Parcel #70017, \$60,739.72
 Czywczynski, Jessica, Parcel #8010229, \$95.70
 State of South Dakota, Parcel #17655, \$99.80
 CCATT, LLC, Parcel #73353, \$1,537.40
 Mata-Diaz, Jorge, Parcel #1017, \$2,930.38
 Kirchhevel, Nicholas & April, Parcel #8008254, \$23.78
 Leberknight, Wayne, Parcel #44809, \$697.92
 Hansen, Eric, Parcel #8180, \$540.25
 Ellsworth Development, Parcel #49550, \$1,233.64
 Bradstream, George, Parcel #8012268, \$1,074.54
 Whitcher, Julian, Parcel #62645, \$1,143.13

11. RAISE Grant Application – Request for letter of support from the City of Rapid City
12. Items From Highway Department
 - a. RAISE Planning Grant Application – Bombing Range Road Safety Improvements
13. Items From Commission Manager
 - a. Method of Compensation of County Commissioners (*Cont. from 2/6/24 BOC mtg*)
14. 2024 Legislative Session
 - a. Update on proposed bills/session activity
 1. Any other legislation as deemed necessary
15. Items From Chair/Commission Members
 (A time for individual members to bring forth ideas or concerns to the full Board. Official action will not be taken on any items brought forth at this time. Direction may be given to bring items back before the Board for future consideration.)
16. Meetings/Committee Reports – Scheduled meetings by Commissioner
 TL – No committee meetings scheduled
 GD – RC Public Library Board of Trustees, MPO Executive Policy Committee
 RR – Building Committee
 DH – Planning Commission, LEPC
 LL – Compensation Committee, MPO Executive Policy Committee, Central States Fair
 ALL – Legislative Crackerbarrel

17. Approval of the Vouchers - \$2,164,180.13
18. Items from the Public per SDCL § 1-25-1 (Speaker request form is required)
(A time for the members of the public to discuss or express concerns to the Board of Commissioners on policies and issues affecting County government and its function. Action will not be taken during this item on any issues brought forth that are not properly noticed. Speakers under this item will be recorded in the minutes by name and area of interest.)
19. Items From Planning & Zoning – 10:30 a.m.
BOARD OF ADJUSTMENT HEARING(S):
- a. Variance / VA 23-17: Keith and Jan Hauge (*Cont. from the 1/16/24 BOC mtg*)
 - b. Subdivision Regulations Variance / SV 24-01: Adrian Ranch, LLC; Neal Adrian

CONTESTED HEARING(S):

- c. Tax Increment Finance District No. 5 - Amendment: To amend the existing Tax Increment Finance District No. 5 for Liberty Plaza – Revised Assignment Agreement
- d. Tax Increment Finance District No. 6 - Amendment: To amend the existing Tax Increment Finance District No. 6 for the Apple Valley / Meadow Valley Affordable Housing Development – Revised Assignment Agreement
- e. Preliminary Plan / PPL 24-01: Adrian Ranch, LLC; Neal Adrian. To subdivide and create Tract A of Thovson Subdivision No. 2
- f. Public Hearing Comprehensive Plan Amendment / CA 24-01: Charles and Jenny Hanson. To amend Comprehensive Plan to change the Future Land Use from Ranchette District to Rural Residential District
- g. Public Hearing of Rezone / RZ 24-01: Charles and Jenny Hanson. To rezone three (3) acres from Agriculture District to Rural Residential District
- h. Public Hearing of Comprehensive Plan Amendment / CA 24-02: Keystone Adventures. To establish the Future Land Use of a vacated Right-of-Way with no zone to Highway Service District and to change the Future Land Use from a portion of the property from Commercial District to Highway Service District
- i. Public Hearing of Rezone / RZ 24-02: Keystone Adventures. To rezone a vacated Right-of-Way with no zone to Highway Service District and to rezone a portion from Commercial District to Highway Service District
- j. Preliminary Plan / PPL 24-02: Pactola Heights, LLC / Ben Folsland. To reconfigure lot lines to create Lot 4 Revised, Lot 7 Revised, Lot 10 Revised, Lot 13 Revised, Lot 15 Revised, and Lot 18 Revised of Block 1 and Lot 1 Revised and Lot 3 Revised of Block 2 in Pactola Heights Subdivision.
- k. Vacation of Plat / VP 24-01: Pactola Heights, LLC / Ben Folsland. To vacate a portion of platted right-of-way along Chaparral Drive
- l. Vacation of Plat / VP 24-02: Pactola Heights, LLC / Ben Folsland. To vacate the road name of Chaparral Drive on the plat
- m. Public Hearing of Comprehensive Plan Amendment / CA 24-03: Pactola Heights, LLC / Ben Folsland. To establish the Future Land Use of a Right-of-Way with no zone to Rural Residential District in accordance with the Pennington County Zoning Ordinance
- n. Public Hearing of Rezone / RZ 24-03: Pactola Heights, LLC / Ben Folsland. To rezone a Right-of-Way with no zone to Rural Residential District

- o. Public Hearing of Comprehensive Plan Amendment / CA 23-11: Pactola Heights, LLC / Ben Folsland. To amend Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District
 - p. Public Hearing of Rezone / RZ 23-16: Pactola Heights, LLC / Ben Folsland. To rezone from Rural Residential District to Low Density Residential District
20. Executive Session per SDCL 1-25-2
- a. Personnel Issue per SDCL 1-25-2(1)
 - b. Contractual/Pending Litigation per SDCL 1-25-2(3)
21. Adjourn