



Pennington County Comprehensive Plan

View to 2040: *Goals and Policies*

June 2018 Update

Thank you to all who have participated in the update to the Pennington County Comprehensive Plan. The Draft Plan will be available online for review and comment after June 15, 2018. Please visit <http://www.viewto2040.com> for more information.

Purpose of a Comprehensive Plan

The purpose of the Pennington County Comprehensive Plan is to guide government officials, residents, and developers in sound decision-making about current and future development of Pennington.

Community Engagement Process

One of the most important components of a Comprehensive Plan update is public engagement. The Vision 2040 update process included an extensive public engagement process which included various forms of outreach including: Board of Commissioners / Planning Commission Updates, Public Workshops, Stakeholder Interviews., Informational Brochures and a Project Website.

Vision Statement

A vision statement describes a future ideal state and articulates the shared aspirations of the county including residents, property owners, leadership, and other stakeholders. The vision statement for the Comprehensive Plan is as follows:

Pennington County is a unique part of South Dakota that is built on a sense of community and a frontier spirit. We pride ourselves on protecting the natural, cultural, and historic resources that help define our social identity and values. The County continues to grow in a manner that maintains water and air quality, improves career and housing opportunities, and retains our excellent schools and quality of life.

Goals and Policies

The following pages provide a sample of the Goals and Policies from the Pennington County Vision 2040 Comprehensive Plan. The Goals and Policies shown here are in response to specific issues, concerns or recommendation provided by stakeholders throughout the public engagement process.



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#	Issue/Concern	Proposed Policy
1.	Include Military and LU Category. Combine Native American Lands with Open Space	<p>LUH-4 The County has a diverse and strong local economy that sustains long-term prosperity for residents and businesses.</p> <p>LUH-4.1 The County should define and maintain a Military Influence Area (MIA) overlay on the FLUM and Zoning map, which will be defined based on noise and safety guidance from the current Air Installation Compatible Use Zone (AICUZ) study and Ellsworth AFB Joint Land Use Study (JLUS).ED-1.5 The County should work cooperatively with cities, Meade County, and other local and regional economic development entities, such as SDEDA, to expand and improve the economic base of the Pennington County.</p>
2.	The Rapid City Regional Airport is an important asset to the Region. It is critical to ensure the area around the airport is zones and protected from improper development. The 2010 Zoning Plan, written by KLS should be formally adopted.	<p>LUH-4 Land uses in Pennington County are compatible with Ellsworth AFB and Rapid City Regional Airport operations.</p> <p>LUH-4.2 The County should ensure that land use density / intensity within the MIA remains consistent with the land use guidance contained in the current AICUZ and JLUS.</p> <p>LUH-4.3 The County should promote opportunities to attract industries that support military or aviation. This could be done through public-private partnerships, incubators, or other similar processes.</p>
3.	Lack of building codes relates to lack of affordable housing. Building energy efficiency is very low, with SD ranking as one of the lowest efficiency states in the nation, raising the cost of living especially in older homes. Therefore, the adoption of building standards is important for the future of Affordable Housing.	<p>LUH-5 The County has a diverse and strong local economy that sustains long-term prosperity for residents and businesses.</p> <p>LUH-5.1 The County should establish a comprehensive building code.</p> <p>LUH-5.2 The County should require building inspections for all new residential, commercial, and industrial structures. Structures for agricultural use associated with property that qualifies for a property tax reduction are exempted.</p> <p>LUH-5.3 The County will require that all mobile homes or modular homes placed in the county must meet International Residential Code requirements.</p>
4.	Expand notification reach for all proposed zoning changes in the county, 500' to 1,000' , 1,000' to 2,000', etc. - Double proximity of adjacent property.	<p>LUH- 7.7 The County will encourage extended notification areas for amendments to the comprehensive plan and zoning map atlas.</p>
5.	Expanding job opportunities relates to attracting new business. Supporting incubators and lower costs for starting new businesses is a need for the county.	<p>ED-1 Land uses in Pennington County are compatible with Ellsworth AFB and Rapid City Regional Airport operations.</p> <p>ED-1.4 The County should consider developing a business retention programs.</p> <p>ED-1.5 The County should work cooperatively with cities, Meade County, and other local and regional economic development entities, such as SDEDA, to expand and improve the economic base of the Pennington County.</p>
6.	Create incentives for drawing in new industry.	<p>ED-3.2 The County should provide incentives to attract clean, environmentally-friendly businesses.</p> <p>ED-4.3 The County should seek value-added agriculture opportunities in</p>

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		the Eastern Plains. ED-4.4 The County should work with other adjacent counties and other regional economic development entities, to expand and improve the economic base of Pennington County, especially related to Ellsworth AFB, National Parks, and agriculture.
7.	Enhance Tourism Tourism is already a significant part of Pennington County's economy, but there may be other opportunities to pursue.	ED-4.2 The County should research and pursue grant funding to increase tourism and other business opportunities.
8.	The airport currently lacks a large volume of cargo, however, with the increase in online shopping, there will continue to be an increase in cargo by air. In an effort to make sure RAP can be a future western SD cargo hub. The land between the City and airport should be annexed into the City. Sewer connections to the east need to be established.	ED-5 Pennington County supports Ellsworth AFB and the Rapid City Regional Airport. ED-5.1 The County should continue to support Ellsworth AFB and Rapid City Regional Airport as economic drivers by creating a five-mile planning notification area. ED-5.2 The County should require disclosure statements for any residential development within airport noise contours. ED-5.3 The County should support the development of compatible industries around Rapid City Regional Airport, such as technology-oriented companies, warehousing, and limited manufacturing. ED-5.4 The County should partner with Ellsworth AFB to develop aerospace and incubator industries that could support the installation.
9.	There needs to be a corridor roadway identified to the interstate for better eastbound traffic flow for the airport.	TC-3.2 The County should work with Rapid City to ensure sufficient roadway access and circulation is provided to and from the Rapid City Regional Airport in order to support expanded operations.
10.	Option 5 - Many existing structures not previously in a flood zone are now so designated by the newest FEMA panels. The county should work with these landownersto mitigate their respective hazards and eliminate the burden of expensive flood insurance.	HS-1 The county has a safe and efficient stormwater management system. HS-1.1 The County should maintain its eligibility in the National Flood Insurance Program (NFIP) through enforcement of the Flood Damage Prevention Ordinance, resulting in discounted flood insurance.
11.	Firewise protection is a valid issue. Care should be taken so that requirements do not increase cost of starter homes. Firewise requirements should be enforced in areas where wildfires are likely, i.e. forested and thick grassy areas.	HS-2.1 The County should consider codifying the Fire Resistive Building Material Requirements and Firewise Landscape Guidelines from the Community Wildfire Protection Plan. HS-2.2 The County should regularly update the Community Wildfire Protection Plan with updated guidelines and methods for educating the public of wildfire hazards. HS-2.3 The County should work with the federal government to better manage fuel loads on federally-owned land. HS-2.9 The County should identify and promote public awareness of emergency evacuation routes.
12.	Consider "overlay" protective zone along "scenic" highways. Example: Hwy 16/Gateway to Mt. Rushmore and Black	TC-5 The County offers scenic views for travelers along the county's roads and highways. TC-5.1 The County shall protect views of natural and working landscapes



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	Hills.	<p>along the county's highways and roads by maintaining a designated system of County Scenic Routes and State Scenic Byways.</p> <p>TC-5.2 The County shall use the county's scenic roads and highways to connect cultural landscapes, historic landmarks and communities, and points of interest.</p> <p>TC-5.3 The County shall work with SDDOT and property owners to limit billboards and other forms of off-site advertising along State Scenic Byways and County Scenic Routes.</p> <p>TC-5.4 The County shall seek to reduce the number of billboards along State Scenic Byways and County Scenic Routes.</p>
13.	F. Insure water quality is maintained, proper reclamation.	<p>PSF-1 The County protects its water resources.</p> <p>PSF-1.1 The County should coordinate with state, federal, and local resource management agencies to preserve and improve the quality of surface water and groundwater.</p> <p>PSF-1.2 The County should require wells and water sources to be buffered from high pollution sources, such as mining and other heavy industrial activities.</p> <p>PSF-1.4 The County should educate the public about water quality, sources, scarcity, and conservation methods.</p>
14.	The air quality is bad, young families have children - this is an environmental justice issue.	<p>HS-4 Improve and maintain air quality in the County through enhanced monitoring and updated standards.</p> <p>HS-4.1 The County should work with and support the South Dakota Department of Environment and Natural Resources (DENR) to update the South Dakota Ambient Air Monitoring Plan to incorporate performance metrics for achieving and maintaining attainment in Rapid City and throughout the county.</p>
15.	Require an overlay district for specific mining uses in the Zoning Ordinance.	<p>NCR-6 Mining operations throughout Pennington County are returned to a public asset following excavation, and do not detract from the County's natural environment.</p> <p>NCR-6.2 As part of permit review process, the County will work with applicants to minimize the hazards and nuisances of mining activities to persons and properties in the area during extraction, processing, and reclamation operations.</p> <p>NCR-6.4 All surface mines in the County, unless otherwise exempted, shall be subject to reclamation plans that meet SMARA requirements. Reclamation procedures shall restore the site for future beneficial use of the land consistent with the Pennington County Comprehensive Plan, subsequent to the completion of surface mining activities. Mine reclamation costs shall be borne by the mine operator, and guaranteed by financial assurances set aside for restoration procedures.</p>