

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF January 3, 2013

REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, January 3, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Julie Stone was introduced as the newest member of the Board, replacing Marty O'Dea.

PRESENT: Rick Tysdal, Bob Ewing, Tom Brady, Travis Schenk, Julie Stone.

ABSENT: Craig Mickelson, Bill Coburn

All motions passed by unanimous vote of all members present unless otherwise noted.

Election of Officers: Moved-Seconded (Ewing-Brady) to elect the same officers for 2013, those being President: Rick Tysdal, Vice-president: Bill Coburn, Secretary: Craig Mickelson. 4 aye, Schenk absent during vote. Motion Carried.

Moved-Seconded (Ewing-Brady) to appoint Julie Stone acting secretary. 4 aye, Schenk absent during vote. Motion Carried.

Moved-Seconded (Brady-Ewing) to approve minutes of the meeting, Dec 6, 2012. 4 aye, Schenk absent during vote. Motion Carried.

Moved-Seconded (Brady-Ewing) to approve the agenda. Motion Carried.

Declaration of Conflicts of Interest: None

PRELIMINARY & FINAL PLAT for Rexco LLC/Jim Christensen to plat two tracts divided by Railroad R-O-W north of Whitewood. Zoned A-1.

Moved-Seconded (Brady-Ewing) to approve the preliminary plat. Motion Carried.

Moved-Seconded (Brady-Ewing) to approve the final plat. Motion Carried.

LAYOUT PLAN for Gene Nelson to subdivide land into 2 parcels-approx. 3 acres and 48 acres, keeping the current residence on the smaller lot. PT of HES 249 off of Erskine Road off of Nemo Road, zoned PF.

Mr. Nelson was asked to increase the acreage of the smaller lot to at least 5 acres. There was also discussion regarding the smaller lot including all the acreage on the north side of the road. Nelson will contact a surveyor to start the platting process.

PUBLIC HEARING: Resolution # 2012-29 to adopt new official printed zoning map.

Vogt explained the Resolution number would change to begin with 2013. There was no public input and the hearing was closed.

Moved-Seconded (Ewing-Schenk) to recommend approval of the resolution adopting a new printed zoning map. Motion Carried.

INFORMATIONAL MEETING: CUP #414 for Velocitel Inc on Darrell Hohn property for a Cell Tower and Equipment Shelter. Off 385 along Merritt Estes road, close to Pennington County Line, zoned PF.

No on-site was scheduled and a public hearing was set for February 7, 2013.

INFORMATIONAL MEETING: CUP #415 for Velocitel Inc on Mystic Hills property for a Cell Tower and Equipment Shelter. Off 385 along Custer Peak road, zoned PF.

No on-site was scheduled and a public hearing was set for February 7, 2013.

INFORMATIONAL MEETING: CUP #416 for Sherrie Anderson for a Temporary 2nd Residence. North of I-90, East of exit 2, zoned A-1.

Vogt explained Mrs. Anderson had included a drawing showing the location of the proposed structure, an explanation letter as well as a Doctors note from her parents.

No on-site was scheduled and a public hearing was set for February 7, 2013.

Items from Planning and Zoning Board Members/Staff:

Vogt reported the County Commission voiced in favor of allowing the Deputy Administrator to take training with the possible appointment as building inspector starting in 2014.

Also discussed what changes need to be made to existing ordinances or proposals for new ordinances.

Opportunity for Public Comment: None

Adjourn: Motion by Ewing to adjourn at 2:35 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION
MINUTES OF February 7, 2013

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, February 7, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Travis Schenk, Julie Stone, Craig Mickelson, Bill Coburn, Richard Sleep
(arrived at

1:34)

Absent: Tom Brady

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Schenk-Mickelson) to approve minutes of the meeting, Jan 2, 2013. 5 aye,
Absent: Brady, Sleep absent during vote. Motion Carried.

Moved-Seconded (Coburn-Schenk) to approve the agenda. 5 aye, Absent: Brady, Sleep absent
during vote. Motion Carried

Declaration of Conflicts of Interest: Schenk abstained from discussion on CUP 416 for
Anderson as he is a neighbor.

Meeting Date Change. The Board changed the March meeting to Tuesday March 5, 2013, to
insure a quorum is present.

FINAL PLAT: Maitland Partners-Lot 70 of Paradise Acres III Subdivision.

Moved-Seconded (Mickelson-Schenk) to approve the final plat. 5 aye, Absent: Brady, Sleep
absent during vote. Motion Carried.

FINAL PLAT: Frawley Ranch East Lot 52.

Moved-Seconded (Coburn-Stone) to approve the final plat. 5 aye, Absent: Brady, Sleep absent
during vote. Motion Carried.

PUBLIC HEARING: CUP #414 - Velocitel on Darrell Hohn property for a Cell Tower and
Shelter.

Hugh Bealka representing Velocitel explained the plan is for a 195' mono-pine tower to improve
phone reception on south Hwy 385. The site is along Merritt Estes road, close to Pennington
County Line, zoned PF. This being one of two requested along Hwy 385 . There was no public
input and the hearing was closed.

Moved-Seconded (Mickelson-Coburn) to recommend approval of CUP #414. Motion Carried.

PUBLIC HEARING: CUP #415 - Velocitel on Mystic Hills Campground property for a Cell
Tower and Shelter. Hugh Bealka representing Velocitel explained the plan is for a 195' mono-
pine tower, off 385 along Custer Peak road, zoned PF, to improve phone reception on south Hwy

385. This being one of two requested along Hwy 385. There was no public input and the hearing was closed.

Moved-Seconded (Coburn-Mickelson) to recommend approval of CUP #415. Motion Carried.

Schenk abstained from discussion on the following public hearing.

PUBLIC HEARING: CUP #416 - Sherrie Anderson for a Temporary Second Residence for her parents on her property described as Lot X, pt lot B of SW1/4 Section 22, T7N, R1E north of I-90 and east of Exit 2.

Vogt explained this request complies with all requirements of the ordinance. There was no public input and the hearing was closed.

Moved-Seconded (Coburn-Stone) to recommend approval of CUP #416. Aye: 5, Absent: Brady, Abstain: Schenk. Motion Carried.

INFORMATIONAL MEETING: CUP #417 for Don & Laura Kissack for a Temporary Second Residence for a family member/Hired Hand on a 40 acre A-1 zoned parcel off the Old Belle Road bordering Butte County, zoned A-1. They own a total of 360 acres, some being in Butte County.

No on-site was scheduled and a public hearing was set for March 5, 2013.

INFORMATIONAL MEETING: CUP #238-13, an amendment to a CUP for Johnny Niehaus to enlarge the building he uses for his business on Barrier Place off W Hwy 14 zoned SRD. This property is being re-platted to allow proper setbacks for the addition. The lot will be called Lot 1, Niehaus Subdivision. It is presently Tract B1-B revised in NE1/4NW1/4 Section 4, T6N, R2E.

No on-site was scheduled and a public hearing was set for March 5, 2013.

DISCUSSION: Amber asked for ideas on proposed ORD 13-02 amending parts of the Zoning Ordinance regarding Setbacks, Allowed and Conditional Uses in the zoning districts. Vogt also suggested an overlay district designating Federal land, and possibility state land. The members will review and add their thoughts to the document. Another discussion will take place on March 5, 2013.

Items from Planning and Zoning Board Members/Staff: Coburn asked for a discussion regarding Forest Service roads used as access to subdivisions be added to the March 5, 2013 agenda.

Opportunity for Public Comment: None

Adjourn: Motion by Coburn to adjourn at 3:11 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____
Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF March 5, 2013

REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Tuesday, March 5, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Travis Schenk, Julie Stone, Bill Coburn.

Absent: Tom Brady, Craig Mickelson, Bob Ewing

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Schenk-Stone) to appoint Bill Coburn acting secretary. Motion Carried.

Moved-Seconded (Schenk-Stone) to approve minutes of the meeting, Feb 7, 2013. Motion Carried.

Moved-Seconded (Schenk-Coburn) to approve the agenda. Motion Carried

Declaration of Conflicts of Interest: None

FINAL PLAT-Greenview Estates-Lot 16

Moved-Seconded (Coburn-Schenk) to approve the Final Plat. Motion Carried.

FINAL PLAT-Smokey Mt. Ranch-Lot 4

Moved-Seconded (Stone, Coburn) to approve the Final Plat. Motion Carried.

LAYOUT PLAN-Steve Nothdurft-Proposal of Subdivision of Lodes

Nothdurfts would like to subdivide Mineral Survey Lodes totaling over 40 acres, into 8 lots of approximately 5 acres each. Access and fire mitigation were discussed. The Board voiced no concern with this proposal.

PUBLIC HEARING: Amendment to CUP # 238-13 Johnny Niehaus

Lot 1 of Niehaus Subdivision formerly Tracts B1-A & B1-B Revised part of NE1/4 NW1/4 Section 4, T6N, R2E, zoned SRD 3.74 +/- acres. This requested amendment to CUP #238 will allow expansion of the existing manufacturing facility building, and change legal description of original. There was no public input and the hearing was closed.

Moved-Seconded (Stone, Schenk) to recommend approval of CUP 238-13. Motion Carried.

PUBLIC HEARING: CUP #417 - Don & Laura Kissack for a Temporary 2nd Residence for a Hired Hand/Daughters on approx. 320 ac +/- (80 in Lawrence County and 240 in Butte County), located off of Creekside Loop/Old Belle Road; NW 1/4 SW 1/4 Section 4, T7N, R2E. There was no public input and the hearing was closed.

Moved-Seconded (Coburn-Schenk) to recommend approval of CUP #417. Motion Carried.

INFORMATIONAL MEETING: CUP #418 for Heavy Constructors for a Concrete Batch Plant at McGuigan Pit, off Old Belle Road on approx 60 +/- acres W 1/2 NW 1/4 SW 1/4 of Sec 29 and NE 1/4 SE 1/4 of Sec 30, T7N, R2E. It was explained that the plan is to operate the Plant intermittently during the next eight months, to be completed by October. No on-site was scheduled and a public hearing will be held April 4, 2013.

INFORMATIONAL MEETING: CUP #419 for Wayne & Melissa Boulllion-ATV Rentals at Nemo Guest Ranch in Nemo, Lot 1, MS 1368, Nemo Guest Ranch S/D. Vogt explained that although the property is zoned commercial, the applicants, for this activity, are not the land owners. The only other option would be a Temporary Use Permit, with a specific time limit, and would be required to be reissued every year. No on-site was scheduled and a public hearing will be held April 4, 2013.

INFORMATIONAL MEETING: COZ 300 for Miles Gifford- from A-1 to C/LI & RR
The property described as Tract A-1B in Sec 21, T6N, R4E, 21.4+- acres near Whitewood is presently zoned A-1. Mile Gifford is the representative for Trudy Hill and Artie Gifford, the present landowners. The Giffords wish to rezone the southerly portion to C/LI which matches the zoning of adjacent property. The northern part of the property would be Rural Residential. No on-site was scheduled and a public hearing will be held on April 4, 2013. Vogt requested an administrative change of zoning from A-1 to RR for the property directly north of this parcel, owned by Jim Christensen, to bring it into compliance. The Board agreed to include that parcel to COZ 300.

INFORMATIONAL MEETING: Proposed ordinance amendment 13-02 regarding Setbacks, Allowed & Conditional Uses in all zoning districts. The board began discussion and review of allowed and conditional uses in each zoning district. The present Uses are very similar in all the districts, and they discussed what was appropriate and not appropriate for the different districts. They will continue with discussion at the next meeting, April 4, 2013.

INFORMATIONAL MEETING: Proposed ordinance amendment 13-03-Addition to SRD list of Allowed Conditional Use of Small Engine Repair for Scott Cleveringa. Cleveringa's were not present to explain the proposal.
Moved-Seconded (Coburn-Schenk) to postpone the informational meeting until the next regular meeting of April 4, 2013.

INFORMATIONAL MEETING: Proposed ordinance 13-04-Adoption of the 2012 International Building Codes.
Moved-Seconded (Coburn-Stone) to set a public hearing for April 4, 2013. Motion Carried.

DISCUSSION: Coburn had requested a discussion be scheduled regarding Forest Service roads used as access when subdividing property. Representatives of the US Forest Service, Hillarie Jackson, Dave Plummer, and Scott Haas were present to explain the land management regulations the Forest Service must follow. Consideration of possible changes to the Subdivision Ordinance may be needed regarding legal access requirements.

Items from Planning and Zoning Board Members/Staff: None

Opportunity for Public Comment: None

Adjourn: Motion by Coburn to adjourn at 4:22 p.m.

APPROVED: _____
Rick Tysdal, CHAIR

Date: _____

ATTEST: _____
Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF April 4, 2013

REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, April 4, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Travis Schenk, Julie Stone, Bill Coburn, Tom Brady, Craig Mickelson, Bob Ewing.

Absent: None

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Schenk-Mickelson) to approve minutes of the meeting, March 5, 2013.
Motion Carried.

Moved-Seconded (Coburn-Brady) to approve the agenda. Motion Carried

Declaration of Conflicts of Interest: None

FINAL PLAT for Dave Leliaert-Lucan/Naomi Sub Area

Final plat for Leliaert Tract formerly the W1/2 SE1/4 NE1/4 NW1/4 of Sect 15, T5N, R4E. Platting a 5 acre lot created by aliquot description in 1991. Located in Lucan/Naomi Sub off Boulder Canyon Road. Vogt explained the zoning ordinance requires any lot less than forty acres be platted when applying for a building permit. This lot was transferred using aliquot parts description, and never platted. She believes this plat should be exempt from the fire plan requirements, as it is not subdivision nor increasing potential density. The Board did not agree that this plat met the exemption requirement.

Moved-Seconded (Brady-Ewing) to table the plat request until a Fire Mitigation Plan is prepared and completed. Motion Carried.

PRELIMINARY PLAT for Steve Nothdurft off Custer Peak Road

Preliminary plat for Tracts 1-5 of M.S. 1748 located in Sec. 1, T3N, R3E. Off Hwy 385 on Custer Peak Road near Mystic Hills Campground. Vogt reminded the Board this proposal was presented as a layout plan at the last meeting for Tracts 1-8., but they have changed the proposal. The Fire Mitigation Plan is being prepared by Rob Mattox who contacted Amber and explained he has not had time to complete the plan. She also explained one Tract of this plat is the Mystic Hills Campground that has a conditional use permit. A sale is pending for the Campground part of this plat, and Mattox sent an email with some concerns regarding the implementation of the fire plan. However he is comfortable with approval of this Preliminary plat.

Moved-Seconded (Brady-Mickelson) to approve the preliminary plat subject to and conditioned upon the County Commission adding a condition to the CUP that the Fire Plan be developed, implemented and completed on or before Sept 1, 2013 or that the Conditional Use Permit on that

lot will expire, and a final plat for the Campground lot be authorized with the condition, and the final plat on the remaining lots be held pending completion of the Fire Plan. Motion Carried.

PUBLIC HEARING: CUP #418 for Heavy Constructors for a Concrete Batch Plant at McGuigan Pit, off Old Belle Road on approx 60 +/- acres W 1/2 NW 1/4 SW 1/4 of Sec 29 and NE 1/4 SE 1/4 of Sec 30, T7N, R2E. Tom Stalley, representing Heavy Constructors, explained the operation would be from mid May to mid June, and then again from about mid September to mid October. Access is to be the Backens road. Gregg Dittman asked if there was some way to keep the dust down. He provided pictures of dust from the pit when in operation. Stalley stated the batch plan does not create as much dust as operation of the gravel pit, and they plan to maintain dust control as a condition of the CUP. No further public input was received and the public hearing was closed.

Moved-Seconded (Brady-Ewing) to recommend approval of CUP #418 with an amendment to the condition regarding dust control. Motion Carried.

PUBLIC HEARING: CUP #419 for Wayne & Melissa Boullion-ATV Rentals at Nemo Guest Ranch in Nemo, Lot 1, MS 1368, Nemo Guest Ranch S/D. Vogt explained that although the property is zoned commercial, the applicants, for this activity, are not the land owners. The Boullions own Mad Mountain Adventures on Hwy 385. They wish to open a satellite location at Nemo Guest Ranch. Wayne explained this request will simplify the procedure of ATV rental between their present location and the Guest Ranch. Bruce Keller expressed concern that Nemo is being over-run with ATV's. He asks that there be a limit of how many are on site for rental, and any not in use be screened from the road. Joan Rech stated concern with ATV congestion and noise and how some ATV riders do not respect property and trails. Lower property values and dust were also stated as a concern. Boullion stated many ruts made are made by larger vehicles than ATV's, and he also does not want to see damage done by some bad ATVers. The Public Hearing was closed.

Moved-Seconded (Schenk-Brady) to recommend approval of CUP 419 with an added condition that all ATV's must be in operable condition. Before vote, the following motion was made.

Moved-Seconded (Coburn-Stone) to amend the motion to include a condition that there be a maximum of six ATVs. Aye-none, Nay-7. Amendment motion Failed.

Original motion recommending approval: All Aye. Motion Carried.

PUBLIC HEARING: COZ #300 for Miles Gifford/Trudy Hill, - from A-1 to C/LI & RR, and Jim Christensen from A-1 to RR.

The property described as Tract A-1B in Sec 21, T6N, R4E, 21.4+- acres near Whitewood is presently zoned A-1. Mile Gifford is the representative for Trudy Hill and Artie Gifford, the present landowners. The Giffords wish to rezone the southerly portion to C/LI which matches the zoning of adjacent property. The northern part of the property would be Rural Residential. Vogt requested an administrative change of zoning from A-1 to RR for the property directly north of this parcel, Lot C-1 in Sec 21, T4N, R4E, owned by Jim Christensen, to bring it into

compliance. The Board agreed to include that parcel to COZ #300. There was no public input and the hearing was closed.

Moved-Seconded (Ewing-Stone) to recommend approval of COZ #300. Motion Carried.

PUBLIC HEARING: Proposed ordinance 13-04-Adoption of the 2012 International Building Codes. Vogt reviewed the changes that would take place with this adoption. Tom Paisley, Spearfish Building Inspector, was present to clarify some of that City's requirements. There was no public input and the hearing was closed.

Moved-Seconded (Mickelson-Schenk) to recommend approval. Motion Carried.

INFORMATIONAL MEETING: Proposed ordinance amendment 13-03-Addition to SRD list of Allowed Conditional Use of Small Engine Repair for Scott Cleveringa. Sandy Cleveringa was present to explain her wish to add this conditional use to the list of uses in the Zoning Ordinance. This addition would be for all SRD zoned property, but was requested to be added by them to enable them to apply for a CUP. A public hearing was set for May 2, 2013.

INFORMATIONAL MEETING- CUP #420 Andy's Trailrides at Wharf Property

Allowing Andy's Trail rides to take place on Wharf Property near Deer Mt. Holmes has had CUPs in several different locations in the past, and is requesting the permit for this location. No on-site viewing was scheduled, and a public hearing was set for May 2, 2013.

INFORMATIONAL MEETING-COZ #301-Doug Lueders from A-1 General Agriculture to RR-Rural Residential

Located off Hillsvie Road near Deer Meadows Subdivision Section 6, T6N, R2E. COZ request to create new lots, 1 existing residence on a lot, create 4 new residential lots and plat the remainder. A public hearing was set for May 2, 2013.

RECOMMENDATION MEETING CUP #421 Bituminous Paving for Asphalt Batch Plant

Located in Section 35, T2N, R5E off Nemo Road at Pete, Lien & Sons existing pit. To be used for Nemo Road SD DOT Project. Vogt explained circumstances surrounding this request being the need to set up a batch plant for a State DOT project which is set to start May 1, 2013. The plant will not be in the pit area as previously thought, but closer to the Nemo Road. It was also explained this project must be finished before the Rally. The applicant's plan is to strip and berm the area to be used, then it will be reclaimed as soon as possible when they are done. Moved-Seconded (Brady-Mickelson) to recommend approval with appropriate conditions. Motion Carried.

INFORMATIONAL MEETING: Proposed ordinance amendment 13-02 regarding Setbacks, Allowed & Conditional Uses in all zoning districts. Vogt asked if the Board wants to take the time now to work on the proposal or schedule time at a later date. The Board will review the material and schedule a work session at a future meeting.

Items from Planning and Zoning Board Members/Staff: None

Opportunity for Public Comment: None

Adjourn: Motion by Ewing to adjourn at 3:38 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF May 2, 2013

REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, May 2, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Julie Stone, Craig Mickelson, Bob Ewing. Tom Brady arrived at 1:34.
Absent: Bill Coburn, Travis Schenk

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Mickelson-Ewing) to approve minutes of the meeting, April 4, 2013. Brady absent during vote. Motion Carried.

Moved-Seconded (Mickelson-Stone) to approve the amended agenda-Postponing the SD Science Authority meeting until a later date. Brady absent during vote. Motion Carried

Declaration of Conflicts of Interest: None

PRELIMINARY AND FINAL PLATS: Lots 1A & 2A of Smokey Mountain Ranch Sub. Owner Brian Bostwick. This plat will change a the lot lines between original Lots 1 & 2, does not increase density in any way.

Moved-Seconded (Ewing-Mickelson) to approve exemption status for this plat. Motion Carried.

Moved-Seconded (Mickelson-Ewing) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Mickelson-Stone) to approve the Final Plat. Motion Carried.

FINAL PLAT: Lot 7 of Estates at Pillar Peak.

Moved-Seconded (Mickelson-Stone) to approve the Final Plat. Motion Carried.

PRELIMINARY AND FINAL PLATS: Lots 4A & 4B of The Pines at Benchmark Sub. Owner Brian Drake.

Randy Deibert explained The Pines at Benchmark subdivision has a fire plan approved in 2000, which was completed and is maintained by the homeowners association. This lot is one of three large lots that was considered allowable to be divided when the total density of the subdivision was approved.

Moved-Seconded (Mickelson-Ewing) to not approve exemption status for this plat as the phase three requirement for survivable space fire plan at time of building permit application will still be in force. Motion Carried.

Moved-Seconded (Brady-Stone) to approve the Preliminary Plat with the condition of compliance of Phase 3 of the current fire plan regulations. Motion Carried.

Moved-Seconded (Brady-Stone) to approve the Final Plat with the condition of compliance of Phase 3 of the current fire plan regulations. Motion Carried.

FINAL PLAT: Lot 17 Blk 5, Whitewood Forest Addition #2

Moved-Seconded (Brady-Mickelson) to approve the Final Plat. Motion Carried.

FINAL PLAT: Lot 25 Blk 5, Whitewood Forest Addition #2

Moved-Seconded (Brady-Mickelson) to approve the Final Plat. Motion Carried.

FINAL PLAT: Lots A & B, a sub of Lot 10 ex Tract A in Section 1, T3N, R4E. Owner James Randall

Amber stated the Fire Mitigation Plan is the first provided by Phillip Grumstrup, a previously approved plan provider.

Moved-Seconded (Brady-Ewing) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Brady-Mickelson) to approve the Final Plat subject to receipt of notification of completion of the Fire Plan. Motion Carried.

FINAL PLAT: Tract 1 of St John and a portion of St John #1-4 of MS 1748. Owner Steve Nothdurft/Mystic Hills Campground. Amber reminded the Board that they previously had agreed to conditional approval of Tract one shown on the Preliminary plat.

Moved-Seconded (Brady-Stone) to approve the Final Plat for Tract 1 only with the requirement that a condition be added to the Conditional Use Permit that the fire plan be completed by September 1, 2013. Motion Carried.

PUBLIC HEARING: CUP #420 Andy's Trailrides at Wharf Property

Andy Holmes presented his business plan for the coming season. Mike Hale asked if any of the trails were in the Lost Camp Valley area. Andy stated nothing was even close. There was no other public input and the hearing was closed.

Moved-Seconded (Ewing-Mickelson) to recommend approval of CUP #420. Motion Carried.

PUBLIC HEARING: Zoning Ordinance Amendment 13-03 Addition of small engine repair to the list of Allowed Conditional Uses in SRD - Suburban Residential district. Sandy Cleveringa requested this ordinance change to allow her family to apply for a CUP for a business on their property on Hwy 385. Amber provided a list of definitions for Small Engine Repair. There was no other public input and the hearing was closed. The appropriateness of any engine repair which would include ATV's, motor cycles and snowmobiles in a suburban zone was questioned.

Moved-Seconded (Brady-Mickelson) to recommend denial to the request and not amend the ordinance. Motion Carried.

PUBLIC HEARING: COZ #301-Doug Lueders from A-1 General Agriculture to RR-Rural Residential. The property is west of Spearfish described as S1/2SE1/4NE1/4, S1/2SW1/4NE1/4 and NW1/4SE1/4 (except platted property) in Section 6, T6N, R2E. Lueders requested this change of zoning to enable platting lots for additional home sights in this 65 +- acre parcel. Vogt

explained this property borders SRD zoned property to the east. There was no public input and the hearing was closed.

Moved-Seconded (Brady-Ewing) to recommend approval of COZ 301. Motion Carried.

RECOMMENDATION MEETING: Powder House Pass (PHP) Final Water and Sewer Plans. Nick Hoffman, Interstate Engineering, presented an overview of Powder House Pass’ plans for water source and treatment, and sewer treatment.

Moved-Seconded (Brady-Ewing) to forward the plans of Powder House Pass to the County Commission with a due pass recommendation in that it complies with the PUD plan already approved. Motion Carried.

INFORMATIONAL MEETING: Zoning Ordinance Amendment 13-02. This amendment was prepared by the Planning & Zoning department as an administrative change, regarding setbacks, allowed & conditional uses. The Board discussed changes needed in the different zoning districts. Additional discussion will continue prior to a public hearing being held.

Items from Planning and Zoning Board Members/Staff: Craig Mickelson voiced concern regarding Denny’s Welding located on Old Hwy 14, Vogt suggested he fill out a complaint form and send to our office for review.

Opportunity for Public Comment: None

Adjourn: Motion by Ewing to adjourn at 4:24 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION
MINUTES OF June 6, 2013 REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, June 6, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Tom Brady, Bill Coburn, Travis Schenk
Absent: Julie Stone, Craig Mickelson, Bob Ewing (due to conflicting meeting)

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Brady-Schenk) to appoint Bill Coburn acting Secretary. Motion Carried.

Moved-Seconded (Coburn-Brady) to approve minutes of the meeting, May 2, 2013. Motion Carried.

Moved-Seconded (Brady-Schenk) to approve the agenda. Motion Carried

Declaration of Conflicts of Interest: None

FINAL PLAT for BH Forest Acres

Plat of Lot 9, Blk 5 of Whitewood Forest Acres #2, located in NE 1/4 NE 1/4 and the NW 1/4 NE 1/4 of Section 20, T6N, R4E. Located near City of Whitewood.

Moved-Seconded (Coburn-Schenk) to approve the Final plat. Motion Carried.

FINAL PLAT for Nancy & Sean Harwager

Plat of Lot 17R, Blk 5 of Whitewood Forest Acres #2, located in NE 1/4 of Section 20, T6N, R4E. Located near City of Whitewood.

Vogt explained this plat would be combining two lots, Lot 16 & Lot 17.

Moved-Seconded (Brady-Schenk) to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT for Emmert Family Trust

Plat of Lots 2A & 6A, formerly Lots 2 & 6 of the Estates at Pillar Peak of Section 20 & 21, T5N, R4E. Located near City of Whitewood.

Vogt explained this plat will allow an addition to the existing structure without having to deal with a variance to the 25' setback.

Moved-Seconded (Brady-Schenk) to approve the Preliminary plat. Motion Carried.

Moved-Seconded (Brady-Schenk) to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT for Margie Ford & Kenneth Biers

Plat of Tract 1A Revised, Tract 6A Revised, Tract 7 Revised, Tract 8 Revised and Ford Tract Revised located in NE 1/4 Section 27, T3N, R5E. Located near Nemo.

Vogt explained these small lots in Nemo are being reconfigured to allow two houses presently on one lot to be split onto separate lots and to vacate an unused easement. There were 3 existing lots and with the changes there will still be 3 lots, which will all be a little larger than the original lots.

Moved-Seconded (Brady-Coburn) to approve the Preliminary plat. Motion Carried.

Moved-Seconded (Brady-Schenk) to approve the Final plat. Motion Carried.

FINAL PLAT for Mattson Inc

Plat of Lot 2 & 9, of Brighter Day Subdivision located in Section 25 & 36, T5N, R3E and Section 30, T5N, R4E. Located in Boulder Canyon.

Moved-Seconded (Brady-Schenk) to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT for Trudy Hill

PRELIMINARY for Lots 1-4 & FINAL PLAT for Lot 2 located in SW 1/4 SW 1/4 Section 16 and N 1/2 NW 1/4 Section 21, T6N, R4E Located near City of Whitewood.

Vogt explained this plat was consistent with the COZ #300 which took effect on June 6, 2013.

Moved-Seconded (Coburn-Schenk) to approve the Preliminary plat for the four lots. Motion Carried.

Moved-Seconded (Coburn Brady) to approve the Final plat for Lot 2. Motion Carried.

PRELIMINARY & FINAL PLAT for Tom Sorenson

Preliminary and Final Plats for Lots 4A, 4B and 5B1 of Wood Estates Subdivision, located in Section 7, T3N, R3E. Along Rochford Road.

Vogt explained this plat had been tabled in October of 2008, until the fire plan, (as required at that time) was presented. Work has been ongoing to comply with the plan, received in the office the next month. A letter was received from Rob Mattox in May, 2013, stating the work was completed per the original plan except for slash piles to be burned.

Moved-Seconded (Coburn Schenk) to approve the Preliminary plat. Motion Carried.

Moved-Seconded (Brady-Coburn) to approve the Final plat.

Brady stated he made the motion with some reservation that five years ago discussion occurred about what needed to be done. The work has now been done subsequent to rule changes and he believes it should have been done and platted in 2008. Vogt stated the difference is that the plat was tabled instead being denied, and she has been contacted every year with a progress report.

Motion Carried.

INFORMATIONAL MEETING FOR ORD 13-05 Agri-Tourism and Misc Changes

ORD 13-05 to change existing zoning districts to add agri-tourism and other misc changes to zoning ordinance. Vogt explained this ordinance amendment was requested by the County Commission to be considered first by the Planning & Zoning Board. It originated with Tanya Merkle's request to sell produce raised on her property which would currently require a conditional use permit. Vogt prepared a proposal keeping this historical use of Upper and Lower Valley areas in mind. No hearing was set at this time and further ideas will be considered.

INFORMATIONAL MEETING-ORD 13-02 (Administrative Change) Setback, Allowed & Conditional Uses Review

Proposed changes in wording and formatting were reviewed. A public hearing is set for the next Planning & Zoning meeting, July 11, 2013.

INFORMATIONAL MEETING-Sanford Lab Update & Review

John Sheetz presented plans for the Long Baseline Neutrino project and extended an invitation to an informational Open House on June 25 at the Days Inn.

Items from Planning & Zoning Board Members: None

Opportunity for Public Comment: None

Adjourn: Motion by Brady to adjourn at 3:40 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION
MINUTES OF July 11, 2013 REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, July 11, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Tom Brady, Bill Coburn, Julie Stone, Craig Mickelson.
Absent: Bob Ewing, Travis Schenk.

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Brady-Coburn) to approve minutes of the meeting, June 6, 2013. Motion Carried.

Moved-Seconded (Mickelson-Stone) to approve the agenda. Two plats were pulled from the agenda by the owners, those being for Aberle-Chandler Dev., and Apple Springs. Motion Carried

Declaration of Conflicts of Interest: None

FINAL PLAT for Dave Leliaert

Description: Plat of Leliaert Tract Formerly W 1/2 SE 1/4 NE 1/4 NW 1/4 of Section 15, T5N, R4E. Located in Boulder Canyon. Vogt explained this preliminary plat had been previously approved and a fire plan has been completed by Andrew Tate of the South Dakota Dept of Ag., who meets the requirements for a Wildfire Mitigation Contractor. With the addition of Tate, there are now three contractors from whom the County will see fire plans.

Moved-Seconded (Mickelson-Stone) to approve the Final Plat. Motion Carried.

FINAL PLAT for Karen Dilts

Description: Final plat for Lot 23 of Country Club Estates-located on Section 36, T4N, R2E and Section 31, T4N, R3E. Located off Rochford Road near Lead Country Club. There are no changes in this final plat from the preliminary.

Moved-Seconded (Brady-Mickelson) to approve the Final Plat. Motion Carried.

FINAL PLAT for Aberle-Chandler Development Co. This plat was pulled from consideration by the property owner. Description: Plat for Lots 29 & 30 of Sugarloaf Village located in Section 19, T4N, R3E and Section 24, T4N, R2E. Off of Hwy 85.

FINAL PLAT for Two Bit Ranch Estates LLC

Description: Final Plat for Lot 19 of Two Bit Ranch Estates all located in Section 30, T5N, R4E. Located off of Two Bit Road. This final plat matches the preliminary plat.

Moved-Seconded (Coburn-Brady) to approve the Final Plat. Motion Carried.

FINAL PLAT for Mattson Inc

Description: Plats Lots 1,2,3,4,6,7 & 8 of Brighter Day Subdivision #2 located in Section 25 and 36, T5N, R3E and Section 30, T5N, R4E. All off of Two Bit Road. These are the last of the remaining lots to be platted in Brighter Day Sub #2.

Moved-Seconded (Brady-Stone) to approve the Final Plat. Motion Carried.

FINAL PLAT for Jon & Barb Mattson

Plat of Lots 1 and 2 of M.S. 1208 located in Section 24, T5N, R3E. Off of Hwy 85/Boulder Canyon. Vogt explained that a portion of the land in lot 2 of this plat is in the city limits of Deadwood, and the remaining portion is in the County. Both entities must consider this plat for the property in their boundaries. Jon Mattson explained the reason for presenting this and the next two plats on the agenda. Much of his property will be going to auction and he is platting in preparation of the sale and eventual transfer.

Moved-Seconded (Mickelson-Stone) to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT for Jon & Barb Mattson

Description: Plat of Lots 1 & 2 of Alice No 2 Placer of M.S. 2070 located in Section 25 and Section 26. T5N, R3E. Off of Spruce Gulch Rd. Vogt explained the fire plan was prepared and completed on this property. Mattson explained that easements will be granted for access to lot 1 as he presently owns all the property to the County road.

Moved-Seconded (Mickelson-Brady) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Brady-Mickelson) to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT for Jon & Barb Mattson

Description: Plats of Lots 2A-1, 2A-2 and 6A, 7A-1, 8A-1 and 9A-1 and Lots 7A & 7B all located in Section 24, T5N, R3E. Near Hwy 85/Boulder Canyon. This plat is reconfiguring some present lot lines, and dividing one large acreage. Easements were discussed and will be prepared for access.

Moved-Seconded (Brady-Mickelson) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Brady-Stone) to approve the Final Plat. Motion Carried.

INFORMATIONAL MEETING FOR ORD 13-05 Agri-Tourism and Misc Changes

Description: ORD 13-05 to change existing zoning districts to add agri-tourism and other misc changes to zoning ordinance. Discussion pertained to fees, the area and acreage considered and annexation plans for Spearfish Valley. A Public Hearing will be held at the next Planning & Zoning meeting August 1st.

PUBLIC HEARING-ORD 13-02 (Administrative Change) Setback, Allowed & Conditional Uses Review

A Public Hearing was held on an ordinance amendment regarding setbacks, allowed & conditional uses in all zoning districts. There was no public input and the hearing was closed. Suggested changes pertained to Exterior Lighting being Shielded Down-throw lighting.

Moved-Seconded (Mickelson-Coburn) to recommend approval to the County Commission of Ord #13-02, with suggested changes. Motion Carried.

RECOMMENDATION MEETING for Apple Springs Wastewater Treatment Plant

Nick Hoffman introduced Mike Short of 4 Bears in the Hills LLC, the new owner of Apple Springs. Hoffman, of Interstate Engineering presented plans for an expandable waste water treatment system, with the first phase large enough to serve 50 residences.

Moved- Seconded (Brady-Mickelson) to recommend the County Commission approve the application to lift the moratorium from the 22 existing structures to allow an additional 28 building permits within the platted developed lots or lots that can be platted with access to completed infrastructure, to be served by the waste water treatment plant system as presented by Interstate Engineering. Motion Carried.

FINAL PLAT for Apple Springs-4 Bears in the Hills LLC - This plat was pulled from consideration at this time.

Description: Lot 1, Blk 14 and Lots 1, 2, 3 of Blk 17 and Dedicated Public ROW, Apple Springs Subdivision, Section 14, T5N, R4E.

Items from Planning & Zoning Board Members: None

Opportunity for Public Comment: None

Adjourn: Motion by Mickelson to adjourn at 3:43 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF August 1, 2013

REGULAR MEETING

Vice-Chair Bill Coburn called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, August 1, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Bill Coburn, Julie Stone, Bob Ewing, Travis Schenk.

Absent: Rick Tysdal, Tom Brady, Craig Mickelson.

Moved-Seconded (Coburn-Schenk) to appoint Bob Ewing as acting secretary. Motion Carried.

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Schenk-Ewing) to approve minutes of the meeting, July 11, 2013. Motion Carried.

Moved-Seconded (Schenk-Stone) to approve the agenda with the addition of a preliminary plat for Mattson/McMahon. Motion Carried.

Declaration of Conflicts of Interest: None

FINAL PLAT for BH Forest Acres

Plat of Lot 3, Blk 4 of Whitewood Forest Addn. #2, located in NE 1/4 NE 1/4 and the NW 1/4 NE 1/4 of Section 20, T6N, R4E. Located near City of Whitewood. This plat matches the preliminary plat.

Moved-Seconded (Ewing-Schenk) to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT for Ken Larsen

Plat of Lots 1A & 3A of Stolen Kiss Ranch in Section 33, T6N, R4E. Located off Crook City Road. This plat is moving the lot line between lots 1 and 3 of Stolen Kiss Ranch.

Moved-Seconded (Ewing-Stone) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Ewing-Schenk) to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT for Mattson/McMahon

Plat of Lot 5A of Brighter Day Subdivision #2 located in Section 25 and 36, T5N, R3E and Section 30, T5N, R4E. All off of Two Bit Road. This plat is adding additional acreage to the McMahon lot allowing the road into the lot to be on the McMahon property instead of requiring an easement document.

Moved-Seconded (Stone-Ewing) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Stone-Ewing) to approve the Final Plat. Motion Carried.

E. FINAL PLAT for Frawley Ranch East

Plat of Lots 30 & 45 of Frawley Ranch East in Section 7&18, T6N, R4E. Located North of I90 and East of Whitewood. This plat matches the preliminary plat.

Moved-Seconded (Ewing-Schenk) to approve the Final Plat. Motion Carried.

F. FINAL PLAT for 4 Bears in the Hills, LLC

Plat of Lot 16, Blk 4; Lot 1, Blk 14; and Lots 1 & 2, Blk 17, Apple Springs Subdivision, Section 14, T5N, R4E, located in Boulder Canyon. Vogt explained the changes made to this final plat from the preliminary because the preliminary included land of the Boulder Canyon Country Club that is no longer in the development. She further explained the waste water treatment plant has been approved by the County Commission and with certain requirements, the building permit moratorium can be lifted in the near future. These lots are requested to be platted as part of an agreement by the new owner.

Moved-Seconded (Stone-Ewing) to approve the Final Plat. Motion Carried.

G. INFORMATIONAL MEETING for ORD 13-05 Agri-Tourism and Misc Changes

ORD 13-05 to change existing zoning districts to add agri-tourism and other misc changes to zoning ordinance. The Board reviewed requested changes and map, with a public hearing to be held at the meeting on September 5, 2013.

H. INFORMATIONAL MEETING for COZ #302 Bruce Isringhausen

Lot 9, NE1/4SE1/4 Section 8, T6N, R3E. On Turtle Lane, off Rainbow Road. Request change from A-1 to SRD to allow one additional building site. This ordinance amendment is requested to allow subdivision of this 6.8 +/- acre lot. A public hearing will be held September 5, 2013.

I. INFORMATIONAL MEETING for COZ #303 Beth Walker

Lot 6A of S/D Lot 5B NE1/4NW1/4 Section 4, T6N, R2E. Located on Upper Valley Road. Requested change from SRD to HSC to bring the existing structure and use into compliance. This ordinance amendment is requested when it came to the attention of the owner that the lot, which has had a commercial building on it for years, is actually zoned SRD. This change would bring the lot into compliance with it's use. A public hearing will be held September 5, 2013.

Items from Planning & Zoning Board Members: None

Opportunity for Public Comment: None

Adjourn: Motion by Ewing to adjourn at 2:10 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF September 5, 2013

REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, September 5, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Tom Brady, Craig Mickelson, Bill Coburn, Julie Stone, and Travis Schenk.

Absent: Bob Ewing

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Coburn-Stone) to approve minutes of the meeting, August 1, 2013. Motion Carried.

Moved-Seconded (Coburn-Stone) to approve the agenda. Motion Carried.

Declaration of Conflicts of Interest: Julie Stone - item M the Change of Zoning application #304.

B. FINAL PLAT for HES 125 LLC

Plat of Lot 10, 12, 24, 25 & 27 of Rochford Ridge Estates in Sections 32 & 33, T4N, R3E Located off Rochford Rd. This final plat of lots matches the preliminary plat.

Moved-Seconded (Mickelson-Stone) to approve the Final Plat. Motion Carried.

C. FINAL PLAT for HES 125 LLC

Plat of Lot 11, 12, 13, Blk 2 of Ironwood Estates in Sections 25 & 36, T4N, R2E & Sections 30 & 31, T4N, R3E. Located near Lead Country Club off of Rochford Road. This final plat of lots matches the preliminary plat.

Moved-Seconded (Coburn-Mickelson) to approve the Final Plat. Motion Carried.

D. FINAL PLAT for Karen Dilts (FKA Hander)

Plat of Lot 4 of Country Club Estates in Section 36, T4N, R2E and Section 31, T4N, R3E. Located near Lead Country Club off of Rochford Road. This final plat matches the preliminary plat.

Moved-Seconded (Coburn-Stone) to approve the Final Plat. Motion Carried.

E. LAYOUT PLAN for Irene Wehner

Layout Plan to break off mothers home on the property, but keep the remainder of the property for use in the ag operation nearby, question regarding platting the remainder as well as the fire plan. Located east of Crook City Townlots on Crook Mountain Road in Section 34, T6N, R4E.

It was explained that the owner of the property wishes to plat the acreage including the home. The remainder of the acreage will continue to be used with surrounding family property as an agricultural unit. The Board requested the "remainder" be platted but stated there is no need for a fire plan to be prepared.

F. PUBLIC HEARING for ORD 13-05 Agri-Tourism and Misc Changes

ORD 13-05 to change existing zoning districts to add agri-tourism and other misc changes to zoning ordinance.

The hearing was opened with Vogt explaining the steps she took to get the information to the public in addition to the legal notice requirements. An article was in the BH Pioneer describing the area and reasoning for the Agri-Tourism amendment, with a map of the area included. Steve Peters asked how it was decided what parcels would be included or excluded. He also questioned if this was a zoning change and asked what an overlay district was. He stated he was in favor of this ordinance amendment.

Vogt explained that access from the boundary roads was the main consideration. She further explained the zoning does not change but this overlay district defines what property would qualify for an application for the Agri-Tourism permits. A letter from the City of Spearfish was discussed (Spearfish is the building permit authority in this area). Building code issues should be considered as the "Ag Products Stand" may be considered a commercial structure, requiring Commercial Code requirements. The intent was not to require all stands to be built as a commercial structure. There was no further public input and the public hearing was closed.

Moved-Seconded (Mickelson-Coburn) to table the recommendation until the next meeting on October 3, 2013 in order to clarify with the City of Spearfish regarding the building code requirements. Motion Carried.

G. PUBLIC HEARING for COZ #302 Bruce Isringhausen

Lot 9, NE1/4SE1/4 Section 8, T6N, R3E (6.8+- acres). Located on Turtle Lane, off Rainbow Road. Request change from A-1 to SRD to allow one additional building site.

The hearing was opened with Vogt reviewing the request and location of the property. Bonnie Manning asked what is the object of this change? It was explained that in order to subdivide the acreage it is necessary to change the zoning. Isringhausen has made this request to enable the division into two lots. With SRD zoning, no more than three lots would be allowed as minimum acreage is two acres. Kurt Hall asked if this change would affect the established Right-of-Way access. Vogt stated no, it would not. There was no further public input and the public hearing was closed.

Moved-Seconded (Brady-Mickelson) to recommend approval of COZ applicaion #302. Motion Carried.

H. PUBLIC HEARING for COZ #303 Beth Walker

Lot 6A of S/D Lot 5B NE1/4NW1/4 Section 4, T6N, R2E (.38+- acre). Located on Upper Valley Road. Requested change from SRD to HSC to bring the existing structure and use into compliance.

The hearing opened with Vogt explaining the use of this property being of a commercial nature since the building was constructed prior to Walker purchasing the property. The lot to the north is zoned commercial and the building sits on both lots. Steve Peters spoke in favor of the change.

Moved-Seconded (Coburn-Stone) to recommend approval of COZ application #303. Motion Carried.

I. RECOMMENDATION MEETING for VAR #137 for Martin Comes

Request for a front setback variance of 24' (leaves a 1' setback) from the front property line. Grouse Hill Lode of MS 1670 in Section 26, T5N, R2E (10.3+- acres) located on Richmond Hill Road. Mr. Comes was present for the discussion. A letter was received this morning from the adjoining property owner in favor of the request. Vogt explained her recommendation of denial as she finds no special circumstances that would apply to this property which would allow granting of the variance. Comes explained his building plans and terrain of the 10 acre parcel. He is also acquiring a 50 foot access from the adjoining neighbor.

Moved-Seconded (Schenk-Brady) to recommend denial of the Variance request #137. Motion Carried.

Discussion continued regarding re-platting the two lots moving the joining lot line to solve the need for an access easement and allowing adequate setback. Further discussion involved whether a fire mitigation

plan for both parcels would be required. The Board reviewed the definition of an exempt plat and the majority agreed this would qualify as exempt from fire plan requirements.

J. INFORMATIONAL MEETING for CUP #422 for Mark Auer

Mark Auer is requesting a CUP for a welding/mechanics shop located along Crook City Road. Tract B of Gov't Lot 3, Section 31, T6N, R4E (7.54+- acres). Auer's property is zoned A-1. No on-site inspection was scheduled and a hearing was set for October 3, 2013.

K. INFORMATIONAL MEETING for CUP #423 for Roger Hines

Roger Hines is requesting a CUP for a Temporary 2nd Residence for Medical Hardship reasons located off of Nemo Road. Lot 3 of Tract I of HES 88 in Section 9, T3N, R5E (1.33+- acres). Vogt explained the circumstances surrounding this request. When a building permit was issued for a new residence, a condition was placed requiring the mobile home to be removed after completion of the requested residence. This was never done, and the office has been dealing with options for the Hines' for some time. The request for a Temporary 2nd Residence does not meet ordinance requirements for acreage. The Board agreed that if formally presented (public hearing) they could not support or recommend approval of this CUP request to the County Commission. It was recommended for Vogt to apply for a refund of the fee to Hines, and convey this discussion to the County Commission for their consideration or suggestions.

L. INFORMATIONAL MEETING for CUP #298-13 for Mystic Hills Hideaway

Mystic Hills Hideaway is requesting an amendment to the original CUP #298 to add 30 new RV sites (6 will be pull thru and seasonal & 24 will be long term sites); change from the original design of the cabins; and extension on the fire plan completion date. MS 1748 Tract 1 of St Johns Lodes in Section 1, T3N, R3E (29.58+- acres). Located off of Hwy 385 on Custer Peak Road. Discussion regarding the fire plan completion date included information from Rob Mattox on progress so far. Mike Herrick, owner, also explained the work being done & plans for completion. Vogt explained the completion date of Sept 1 was suggested by the P&Z Board and the County Commission included it in the conditions of the CUP. A public hearing will be held Oct 3, 2013. The Board made the following motion regarding the completion date.

Moved-Seconded (Brady-Mickelson) to approve the extension of the completion date to May 1, 2014. Motion Carried.

M. INFORMATIONAL MEETING for COZ # 304 Lawrence County/SD Science Authority/MACPAR LLC

Julie Stone abstained from discussion regarding the following agenda item, as she is representing the property owners of this request.

Change parcels along Kirk Road near the power plant from PF to I-1 (General Industry). A portion of the land near this is already zoned Industrial and the use fits with this area and the current use of the land. Tracts A,B & E of Yates Subdivision (outside city) and Tract M of MS 295, all in Section 4, T5N, R3E.(132+- acres). Julie Stone explained the location and use of the property included in this request. A public hearing was set for October 3, 2013.

Items from Planning & Zoning Board Members:

Mickelson inquired about an article in the paper regarding a workout gym in a barn on Higgins Gulch Road with only an outhouse, and wondered if there had been any complaints. None have been received. Forest Service road closure plans were mentioned and the possibility of FRTA easements were discussed. Stone asked for the Boards suggestions regarding platting of some lodes in the Richmond Hill Mine area.

Opportunity for Public Comment: Steve Peters asked if consideration had ever been given to requiring fire mitigation plans at the building permit stage. Vogt explained that a few newer subdivisions

plans include that stage requirement, but enforcement had to be considered. Peters suggested it could be a requirement along the same lines as septic system design requirements or regulations and certifications needed for building in a flood plain.

Adjourn: Motion by Brady to adjourn at 3:42 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF October 3, 2013

REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, October 3, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Tom Brady, Craig Mickelson, Bob Ewing and Julie Stone.

Absent: Bill Coburn, Travis Schenk.

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Stone-Mickelson) to approve minutes of the meeting, September 5, 2013. Motion Carried.

Moved-Seconded (Brady-Mickelson) to approve the agenda. Motion Carried.

Declaration of Conflicts of Interest: Julie Stone - Public Hearing item K the Change of Zoning application #304. Tom Brady - Plat item B. for Gilded Mt.

B. FINAL PLAT for Gilded Mt LLC

Brady abstained from discussion and vote.

Plat of Lot 11 of Gilded Mt S/D in Sections 5 & 6, T4N, R3E. Located between US Hwy 14A & the Terry Gulch Road. The final lot matches the preliminary plat. The fire plan work is progressing according to a letter received from Rob Mattox.

Moved-Seconded (Stone-Ewing) to approve the Final Plat. Aye-4, Abstain-Brady. Motion Carried.

C. FINAL PLAT for Black Hills Forest Acres

Plat of Lot 14, Blk 4 of Whitewood Forest Addition # 2 in Section 20, T6N, R4E. Located West of Whitewood, South of the Interstate. The final lot matches the preliminary plat.

Moved-Seconded (Brady-Stone) to approve the Final Plat. Motion Carried.

D. PRELIMINARY AND FINAL PLAT for Irene Wehner

Plat of Lot 1 and Tract 1, in the W1/2NW1/4, Section 34, T6N, T4E. Located off Crook City Road, on Crook Mt Road and across from the Smokey Mtn S/D.

Moved-Seconded (Brady-Mickelson) to declare that this plat meets exemption criteria per Subdivision Ordinance, Chapter 4. Motion Carried.

Moved-Seconded (Brady-Ewing) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Mickelson-Brady) to approve the Final Plat. Motion Carried.

E. PRELIMINARY AND FINAL PLAT for Comes/Meyer

Plat of Tract A and Lot 1A in Section 26, T5N, R2E. Located along Richmond Hill Road. This plat moves a lot line between lots to allow room for building setback and driveway.

Moved-Seconded (Stone-Ewing) to declare that this plat meets exemption criteria per Subdivision Ordinance, Chapter 4. Aye 4, Nay Brady. Motion Carried.

Moved-Seconded (Stone-Brady) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Stone-Brady) to approve the Final Plat. Motion Carried.

F. PRELIMINARY AND FINAL PLAT for Kirkegaard/Rosenboom/Goebel/ Thurman

Plat of Lots 201 Revised, 202 Revised & 205 Revised, all in Blk 2 of Boulder Canyon Subdivision in Sections 14 & 15, T5N, R4E. Located in Boulder Canyon, North of Hwy 14A. This plat combines four lots into three.

Moved-Seconded (Brady-Stone) to declare that this plat meets exemption criteria per Subdivision Ordinance, Chapter 4. Motion Carried.

Moved-Seconded (Brady-Stone) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Mickelson-Stone) to approve the Final Plat. Motion Carried.

G. PRELIMINARY AND FINAL PLAT for Anderson/Sween/Dronen

Plat of Lot 2A of Wilson Draw S/D and Lot 1A of Wilson Draw S/D #2 in Sections 8 & 9, T3, R5E. Located off Vanocker Canyon Rd, on Keough Lane. This plat combines three lots into two.

Moved-Seconded (Brady-Stone) to declare that this plat meets exemption criteria per Subdivision Ordinance, Chapter 4. Motion Carried.

Moved-Seconded (Mickelson-Ewing) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Ewing-Stone) to approve the Final Plat. Motion Carried.

H. PUBLIC HEARING for ORD 13-05 Agri-Tourism and Misc Changes

ORD 13-05 to change existing zoning districts to add agri-tourism and other misc changes to zoning ordinance. The public hearing was closed, but a decision was tabled at the September meeting.

Moved-Seconded (Mickelson-Stone) to bring consideration for ORD 13-05 back to the table. Motion Carried.

Building size and restrictions were discussed. This area is in the Spearfish building permit jurisdiction.

Moved-Seconded (Brady-Stone) to recommend approval of ORD 13-05. Motion Carried.

I. PUBLIC HEARING for CUP #422 for Mark Auer

Mark Auer is requesting a CUP for a welding/mechanics shop located along Crook City Road. Tract B of Gov't Lot 3, Section 31, T6N, R4E (7.54+- acres). There was no public input and the hearing was closed.

Moved-Seconded (Ewing-Brady) to recommend approval of CUP #422 for Mark Auer with attached conditions. Motion Carried.

J. PUBLIC HEARING for CUP #298-13 for Mystic Hills Hideaway

Mystic Hills Hideaway is requesting an amendment to the original CUP #298 to add 30 new RV sites (6 will be pull thru seasonal & 24 will be long term sites); change from the original design of the cabins. MS 1748 Tract 1 of St Johns Lodes in Section 1, T3N, R3E (29.58+- acres). Located off of Hwy 385 on Custer Peak Road. There was no public input and the hearing was closed.

Moved-Seconded (Ewing-Stone) to recommend approval of the amendment to CUP #298-13 for Mystic Hills Hideaway with attached conditions. Motion Carried.

K. PUBLIC HEARING for COZ # 304 Lawrence County/SD Science Authority/MACPAR LLC/Homestake Mining Co.

Julie Stone abstained from discussion and vote.

The County had requested the zoning change of parcels along Kirk Road near the power plant from PF to I-1 (General Industry). A portion of the land near this is already zoned Industrial and the use fits with this area and the current use of the land. Tracts A, B & E of Yates Subdivision (outside city) and Tract M of MS 295, all in Section 4, T5N, R3E.(132+- acres). Vogt explained there is no plan for a change in use, and that the use has historically been industrial. Ray Ryan asked what the implications to his property were. It was explained that only the zoning of the property described is being changed and there is no zoning or use change to any surrounding property. There was individual notification to surrounding property owners of the hearing, as required by state law. Sheila Graveman voiced concern regarding noise and environmental laws. She questioned how this change might change those laws. Kenny Ommen clarified that this change would not affect his property. He was another property owner who received notification. Robin Gulledge stated concern with changes in the area and thinks that the zoning change is only the first step. The public hearing was closed. Brady stated this property has historically been used as industrial and should be zoned industrial.

Moved-Seconded (Brady-Mickelson) to approve and encourage the County Commission to approve COZ 304 for the SD Science Authority (and others) consistent with the historical plans of that area and the plans of the SD Science Lab and the economic viability of Lawrence County. Aye: 4, Abstain: Stone. Motion Carried.

L. INFORMATIONAL MEETING for CUP #424 for Gary Coe

Mr. Coe (doing business as Stolen Kiss Stables) is requesting a CUP for Boarding horses, a Wedding Venue, and Meeting Place on Lot 3A of Stolen Kiss Ranch in Sections 32 & 33, T6N, R4E. (20.05+- acres). Located on Crook City Road, West of Centennial Estates. Vogt explained this property was previously owned by Ken Larsen and used for horse boarding in the past. She reviewed the application asking for a wedding venue and meeting place in addition to horse boarding. Mr. Coe did not attend the meeting and the Board had questions regarding the plans for the wedding venue portion and questioned if separate CUP's should be considered. More information is needed to prepare conditions. This informational meeting will be continued on the next P&Z meeting, November 7th.

M. Discussion Items

Definitions and Qualifications of residence, guest cabin, vacation homes etc. Vogt explained that the County Commission asked her to have the P&Z Board make suggestions or possible regulations for vacation rentals. She also asked that discussion start regarding definitions of guest cabins, mother-in-law apartments, or any other type of second residence. The Board wondered if Vacation Rentals should be addressed in covenants by property owners. Enforcement of any regulations were also discussed. Brady suggested Homeowner associations and Road Districts be formed to address concerns.

N. Items from Planning & Zoning Board Members: None

O. Opportunity for Public Comment: None

Adjourn: Motion by Ewing to adjourn at 2:53 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF November 7, 2013

REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, November 7, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Tom Brady, Craig Mickelson, Bob Ewing, Julie Stone, Bill Coburn, Travis Schenk.

Absent: None

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Stone-Ewing) to approve minutes of the meeting, October 3, 2013. Motion Carried.

Moved-Seconded (Stone-Coburn) to approve the agenda. Motion Carried.

Declaration of Conflicts of Interest: None

2014 MEETING DATES

Moved-Seconded (Mickelson-Stone) to approve the 2014 meeting dates being the first Thursday of each month except for the months of January, August and October with those set as the 2nd Thursday of the month. Motion Carried.

B. FINAL PLAT for Smokey Mt. Ranch LLC

Plat of Lot 8 of Smokey Mt. Ranch S/D in Sections 28 & 33, T6N, R4E. Located off Crook City Road. This final plat matches the preliminary plat.

Moved-Seconded (Mickelson-Coburn) to approve the Final Plat. Motion Carried.

C. FINAL PLAT for Maitland Partners LLC

Plat of Lot 57 of Paradise Acres II S/D in Sections 7, 8, 17, & 18, T5N, R3E. Located off Maitland road on Morningstar Road. This final plat matches the preliminary plat.

Moved-Seconded (Brady-Stone) to approve the Final Plat. Motion Carried.

D. PRELIMINARY & FINAL PLAT for Steve, Chad, Myron & Joan Van Buskirk

Plat of Lots 18A & 26A, formerly lots 18 & 26 of HES 648 in Sections 3 & 4, T3N, R3E. Located off Brownsville Road on Pahkamaa Road.

Moved-Seconded (Brady-Stone) to declare that this plat meets exemption criteria per Subdivision Ordinance, Chapter 4. Motion Carried.

Moved-Seconded (Mickelson-Brady) to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Mickelson-Stone) to approve the Final Plat. Motion Carried.

E. FINAL PLAT for Karen Dilts

Plat of Lot 22 of Country Club Estates S/D in Section 31, T4N, R3E and Section 36, T4N, R2E. Located South of Lead Country Club. This final plat matches the preliminary plat.

Moved-Seconded (Brady-Schenk) to approve the Final Plat. Motion Carried.

F. FINAL PLAT for Black Hills Forest Acres

Plat of Lot 30, Blk 5 of Whitewood Forest Addition # 2 in Section 20, T6N, R4E. Located West of Whitewood, South of the Interstate. This final plat matches the preliminary plat.

Moved-Seconded (Coburn-Stone) to approve the Final Plat. Motion Carried.

G. INFORMATIONAL MEETING for CUP #424 for Gary Coe

Mr. Coe (doing business as Stolen Kiss Stables) is requesting a CUP for Boarding horses, a Wedding Venue, and Meeting Place on Lot 3A of Stolen Kiss Ranch in Sections 32 & 33, T6N, R4E. (20.05+- acres). Located on Crook City Road, West of Centennial Estates. A public hearing will be held on December 5.

H. INFORMATIONAL MEETING for VAR #138 Clarence & Vicki Koski

The Koski's are requesting a 7' Variance to the 10' side setback to construct a detached garage on Lot 2, Blk 4 of Whitewood Forest Addition #2 in Section 20, T6N, R4E. (1.16 acres). Located near Whitewood. The Koski's explained their reasons for the request. They wish to build a detached garage with a walk-way between it and the house. Because of the topography of the lot, they can't place the garage anywhere else on the lot.

Moved-Seconded (Brady-Mickelson) to recommend denial of this variance request. Motion Carried.

I. INFORMATIONAL MEETING for ORD 13-06 Contractor Licensing and Fees

Vogt explained the ordinance was fashioned after the City of Spearfish regulations. A Public Hearing will be held on December 5.

J. Discussion Items

Definitions and Qualifications of residence, guest cabin, vacation homes etc.

The Board discussed whether there was a need for county wide regulation of vacation rentals. Also considered was the possible need for additional personnel for enforcement. The Board's consensus was that regulation should be by homeowner associations and covenants.

Vogt also asked for the Board's ideas regarding the present ordinance regulation of one residence per lot. There is no allowance for such things as guest cabins or any other named additional structure used for residing that is not attached to the residence. Presently garages with living quarters have been allowed as long as the primary use is the garage with the greater square footage. The Board agreed to consider changes to the "one residence per lot" regulation in the ordinance.

K. Items from Planning & Zoning Board Members

Tysdal asked to clarify the platting requirement for building permits. The ordinance requires platting of any unplatted property of less than 40 acres in order to obtain a building permit.

Property can be purchased and transferred by aliquot description, but if less than 40 acres, and if zoned A-1, can not be platted unless rezoned. Discussion also pertained to 40 acre parcels that have been split by roads and past decisions by the County Commission to allow the platting of a less than 40 acre A-1 zoned parcel in these cases.

Coburn voiced concern regarding subdivisions that have been approved with Forest Service roads being used as emergency access, and now the Forest Service is closing those accesses. The County Commission has been discussing F.R.T.A. easements. He is concerned that present subdivisions approved with secondary, emergency access of Forest Service roads, will be left with no emergency route out.

Moved-Seconded (Coburn-Stone) to recommend to the County Commission that they accept the F.R.T.A. easement on Two Bit Gulch road. Aye: 6, Nay: Ewing. Motion Carried.

L. Opportunity for Public Comment: None

Adjourn: Motion by Ewing to adjourn at 3:05 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____
Craig Mickelson, SECRETARY

LAWRENCE COUNTY PLANNING & ZONING COMMISSION

MINUTES OF December 5, 2013

REGULAR MEETING

Chairman Rick Tysdal called the regular meeting of the Lawrence County Planning & Zoning Commission to order on Thursday, December 5, 2013 at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD, Lawrence County.

Present: Rick Tysdal, Tom Brady, Craig Mickelson, Bob Ewing, Bill Coburn.

Absent: Julie Stone, Travis Schenk.

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Brady-Ewing) to approve minutes of the meeting, November 7, 2013. Motion Carried.

Moved-Seconded (Brady-Ewing) to approve the agenda. Motion Carried.

Declaration of Conflicts of Interest: None

PRELIMINARY PLAT for Black Hills Forest Acres

Preliminary Plat for lots 31-33 Blk 5 of Whitewood Forest Addition # 2 in Section 20, T6N, R4E. Located West of Whitewood, South of the Interstate. Randy Deibert explained the history of WWFA #2 and these lots have been part of the homeowners association and road district, but no record of a preliminary plat that had been submitted in the 1990's could be found.

Moved-Seconded (Brady-Mickelson) to approve the preliminary plat for lots 31 through 33 Blk 5 of Whitewood Forest Addition #2. Motion Carried.

FINAL PLAT for Black Hills Forest Acres

Plat of Lot 33, Blk 5 of Whitewood Forest Addition # 2 in Section 20, T6N, R4E. Located West of Whitewood, South of the Interstate.

Moved-Seconded (Brady-Mickelson) to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT for Wayne & Elizabeth Baye

Plat of Lot 25 Revised, Blk 5 of Whitewood Forest Addition # 2 in Section 20, T6N, R4E. Located West of Whitewood, South of the Interstate. This plat combines two lots into one.

Moved-Seconded (Brady-Ewing) to approve the Preliminary Plat. Motion carried.

Moved-Seconded (Brady-Coburn) to approve the Final Plat. Motion Carried.

FINAL PLAT for Aberle, Chandler Dev. Corp

Final plat for Lots 29 and 30 Sugarloaf Village all located in Section 24, T4N, R2E. Located near off Hwy 14 south of Deer Mt. This final plat matches the preliminary.

Moved-Seconded (Mickelson-Brady) to approve the Final Plat. Motion Carried.

PUBLIC HEARING for CUP #424 for Gary Coe

Mr. Coe (doing business as Stolen Kiss Stables) is requesting a CUP for Boarding horses, a Wedding Venue, and Meeting Place on Lot 3A of Stolen Kiss Ranch in Sections 32 & 33, T6N, R4E. (20.05+- acres). Located on Crook City Road, West of Centennial Estates. Vogt explained the previous owner had a CUP for boarding horses but asked to cancel the permit. This is a new permit request. Mr. Coe explained his family also owns the Homestake Mansion, which they restored, where wedding ceremonies have been held. They have had requests for country setting weddings and this property provides a scenic spot. Since acquiring the property in August, the family has been working on weed control, and spreading the manure piles. Vogt stated she received letters from William & Denice Truella and Ron & Deb Waldner in favor, and from Fred Enning in opposition.

Speaking against the proposal were: Keith Raden, Jeanette Wilkins, Jim Taggart and Truman Goddard. Raden presented a petition with 24 signatures of those opposed. Some of the concerns were the present condition of the property from overgrazing including the presence of noxious weeds. There was also concern that the wedding venue would turn into a “Cadillac Ranch”.

Speaking in favor of the request were: Denice Parker and Jerry Apa. They spoke of the positive contributions the Coe’s have made to the Lead community, including the Homestake Mansion and recently acquired Roundhouse.

Coe family members further explained the on-going clean up and plans for both the horse boarding and “Cowboy Weddings.” He did not foresee more than a dozen or so per year, probably on Saturday afternoons, being held outside, not in the barn. The Boarding facility has 10 stalls with automatic waterers and are cleaned daily.

The public hearing was closed. Proposed conditions were reviewed.

Moved-Seconded (Brady-Ewing) to recommend approval of proposed CUP #424. Motion Carried.

PUBLIC HEARING for ORD 13-06 Contractor Licensing and Fees

There was no public input and the hearing was closed.

Moved-Seconded (Brady-Ewing) to recommend approval of Ordinance amendment #13-06. Motion Carried.

Items from Planning & Zoning Board Members: Coburn reported the County Commission accepted the FRTA agreement for the two-bit road. He thanked the Commission for their consideration. Forest Service road closures affecting emergency routes in a couple other subdivisions were also discussed.

Opportunity for Public Comment: None

Adjourn: Motion by Ewing to adjourn at 2:45 p.m.

APPROVED: _____

Date:

Rick Tysdal, CHAIR

ATTEST: _____

Craig Mickelson, SECRETARY