

1. 10:00 A.M. Lawrence County P & Z Agenda- January 5, 2023

Documents:

[JAN 5, 2023 .PDF](#)



Meeting Location: Administrative Annex Building, 90 Sherman St, Deadwood SD
GoToMeeting Link: <https://meet.goto.com/lawrencecountypz> **Website:** www.lawrence.sd.us
Email: planning.zoning@lawrence.sd.us **Ph:** 605-578-3871

1. GENERAL PENDING BUSINESS

- a. Call Meeting to Order
- b. Election of Officers
- c. Set Meeting Dates (First Thursday of every Month, unless noted otherwise)
- d. Approve minutes of Dec 1, 2022
- e. Approve Agenda
- f. Declare Conflicts of Interest

2. PUBLIC HEARING: COZ #356 OWNER/APPLICANT: Isaac Almanza/Joe Noble, Ae2s

LEGAL DESCRIPTION: S1/2 NW1/4 SW1/4 ex Tract A – NW1/4 NW1/4 SW1/4 ex Tract A – W1/2 SW1/4 ex Tract A – W1/2 SW1/4 SW1/4 ex Tract A – W1/2 E1/2 SW1/4 SW1/4 and SW1/4 SE1/4 NW1/4 SE1/4 – E1/2 SE1/4 NW1/4 SE1/4 – E1/2 NE1/4 NW1/4 SE1/4 – NE1/4 SE1/4 – NE1/4 SW1/4 SE1/4 – N1/2 SE1/4 – N1/2 N1/2 SE1/4 SW1/4 SE1/4 – N1/2 SE1/4 – N1/2 N1/2 SE1/4 SW1/4 SE1/4 – N1/2 N1/2 S1/2 SE1/4 SE1/4 – SE1/4 NE1/4 all located in Section 10, T6N, R3E. **VICINITY LOCATION:** St. Onge Road/Steinmeyer Farms
SUMMARY: Rezone from A-1 to RR in order to subdivide **ZONING:** A-1 **ACREAGE:** 176.72 acres **PARCEL ID:** 21000-00603-104-10 and 21000-00603-103-10 **ACTION REQUIRED:** Approval/Denial (PZ PH Scheduled for Jan 24, 2023 at 9:00 a.m.)

3. PUBLIC HEARING: COZ #357 OWNER/APPLICANT: 4 Bears in the Hills LLC/All Aspects Inc Land

Surveying **LEGAL DESCRIPTION:** TO BE PLATTED: Commercial Tract 1 of Apple Springs Subdivision; being a part of the Apple Springs Tracys lying in the NW ¼ and NE ¼ of Section 14, T5N, R4E. **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** Rezone from SRD to RC in order to allow an RV Park **ZONING:** SRD **ACREAGE:** 14.04 acres **PARCEL ID:** 18010-00000-000-00 **ACTION REQUIRED:** Approval/Denial (CC PH Scheduled for Jan 24, 2023 at 9:15 a.m.)

4. INFORMATIONAL MEETING: CUP #300-23 OWNER/APPLICANT: Hay Creek Ranch LLC/Cindy Kroebele

LEGAL DESCRIPTION: Lot 2 of HES 471 located in Section 3, T3N, R4E. **VICINITY LOCATION:** Nemo Rd/Penny Lane **SUMMARY:** Add living quarters in pole barn **ZONING:** PFD **ACREAGE:** 20.09 acres **PARCEL ID:** 09000-00304-030-15 **ACTION REQUIRED:** Discussion/Schedule Public Hearing (PZ PH Scheduled for Feb 2, 2023 at 1:30 p.m.)

5. LAYOUT PLAN ~ APPLICANT: White Buffalo Properties LLC

LEGAL DESCRIPTION: Layout Plan for Lots 6A and 7A of HES 537 in Section 24, T3N, R4E. **VICINITY LOCATION:** Nemo Rd/Penny Ln **SUMMARY:** Change of lot lines **ZONING:** PF **PARCEL ID:** 09000-00304-020-32 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

6. PRELIMINARY & FINAL PLAT ~ APPLICANT: Jimmy Jordan

LEGAL DESCRIPTION: Plat of Lots 1-4 of M.S. 1741 Alpha Lode Subdivision of Section 34, T4N, R3E. **VICINITY LOCATION:** Brownsville Rd/Pahkamma Rd **SUMMARY:** New lot/Fire Plan has been received and implemented/USFA has issued a private road special use permit **ZONING:** PF **PARCEL ID:** 26680-01741-000-76 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

<p>7. FINAL PLAT ~ APPLICANT: David Winter LEGAL DESCRIPTION: Plat of Lot 2H of Majestic Heights in Section 13, 23, 24, 25, T5N, R3E. VICINITY LOCATION: Boulder Canyon SUMMARY: New lots/bonding is in place ZONING: PF PARCEL ID: 26046-00503-020-00 ACTION REQUIRED: Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)</p>
<p>8. PRELIMINARY & FINAL PLAT ~ APPLICANT: David Winter LEGAL DESCRIPTION: Plat of Lot 2H-1 and 2H-2 of Majestic Heights in Section 13, 23, 24, 25, T5N, R3E. VICINITY LOCATION: Boulder Canyon SUMMARY: New lots/bonding is in place ZONING: PF PARCEL ID: 26046-00503-020-00 ACTION REQUIRED: Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)</p>
<p>9. FINAL PLAT ~ APPLICANT: David Winter LEGAL DESCRIPTION: Lot 24 of Tract A4 of Majestic Estates in Section 23, 24, 25, T5N, R3E. VICINITY LOCATION: Boulder Canyon SUMMARY: New lots/bonding is in place/fire plan is in process ZONING: PF PARCEL ID: 26450-00200-000-00 ACTION REQUIRED: Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)</p>
<p>10. FINAL PLAT ~ APPLICANT: BH Properties LLC LEGAL DESCRIPTION: Lots 4 Blk 11; 14, Blk 3; 4, Blk 5 of Southridge Estates being a sub of a portion of Tract 2 of Powder House Pass located in the SE ¼ of Section 19, SW ¼ of Section 20, T4N, R3E. VICINITY LOCATION: Hwy 85 SUMMARY: New lots/bonding is in place/fire plan is in process ZONING: PUD PARCEL ID: 26450-00200-000-00 ACTION REQUIRED: Approval/Denial (CC no meeting required as it meets preliminary)</p>
<p>11. FINAL PLAT ~ APPLICANT: BH Properties LLC LEGAL DESCRIPTION: Lots 1 Blk 1; 8-9, Blk 4; 12 Blk 5 and dedicated public row of Auburn Acres being a sub of a portion of Tract 2 of Powder House Pass located in the SE ¼ of Section 18, SW ¼ of Section 17 and the NE ¼ of Section 19, T4N, R3E. VICINITY LOCATION: Hwy 85 SUMMARY: New lots/bonding is in place/fire plan is in process ZONING: PUD PARCEL ID: 26450-00200-000-00 ACTION REQUIRED: Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)</p>
<p>12. PRELIMINARY & FINAL PLAT ~ APPLICANT: Duffy Croft and Stacey Sanders LEGAL DESCRIPTION: Plat of Lot 35 of Sugarloaf Village of Section 19, T4N, R3E and Section 24, T4N, R2E. (legal shortened). VICINITY LOCATION: Hwy 85 SUMMARY: New lots/sub is built out and infrastructure is completed ZONING: PF PARCEL ID: 26470-01200-000-00 ACTION REQUIRED: Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)</p>
<p>13. WORK SESSION: a. Review of Proposed Ordinance Revisions and Examples from other places</p>
<p>14. ITEMS FROM PLANNING & ZONING BOARD MEMBERS</p>
<p>15. OPPORTUNITY FOR PUBLIC COMMENT: a. Anyone wishing to have their views heard on matters is urged to attend a meeting and voice concerns. There will be a 2-minute time limit per person to talk unless otherwise approved by the board.</p>
<p>16. SET DATE AND TIME FOR NEXT MEETING: February 2, 2023 at 1:30 p.m.</p>
<p>17. ADJOURN</p>