

1. 1:30 P.M. Lawrence County P & Z Agenda - June 2, 2022  
Agenda is posted first and the packet information will not be posted until Tuesday prior to the meeting.

Documents:

[JUNE 2, 2022 \(1\).PDF](#)

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**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Approve minutes of May 5, 2022
- Approve Agenda
- Declare Conflicts of Interest

**\*\*\*Meeting will start promptly at 1:30 p.m. all items will be reviewed in order\*\*\*\***

**B. PUBLIC HEARING:** CUP 473 *APPLICANT:* SDN Communication and Mike Anderson *LEGAL DESCRIPTION:* Lot 3 of tract G of the Subdivision of Tract 0165 and HES 54, located in Section 25, T4N, R3E *VICINITY LOCATION:* Hwy 385 *SUMMARY:* Location for a new 120' broadband tower *ZONING:* PF *ACREAGE:* 4.605 *PARCEL ID:* 13000-00403-250-10 *ACTION REQUIRED:* **Approval/Denial (CC PH: June 28, 2022 @ 9:15 a.m.)**

**C. PUBLIC HEARING:** CUP 474 *APPLICANT:* Dean Meyer *LEGAL DESCRIPTION:* Lot C-1 of Gilded Mountain Subdivision in Section 6, T4N, R3E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Specialty Resort *ZONING:* HSC *ACREAGE:* 2.11 *PARCEL ID:* 26730-01755-000-30 *ACTION REQUIRED:* **Approval/Denial (CC PH: June 28, 2022 @ 9:30 a.m.)**

**D. PUBLIC HEARING:** CUP 465-22 *APPLICANT:* McGuigan Family Inc *LEGAL DESCRIPTION:* E ½ NE ¼ E ½ SE ¼ NW ¼ SE ¼ & SW ¼ NE ¼ & S ½ NW ¼ AND A PORTION OF W ½ SE ¼ (EX LOT 1 DAIRY LANE ADDN), SECTION 29 & 30, T7N, R2E *VICINITY LOCATION:* Old Belle Road *SUMMARY:* Amend existing CUP 465 to add 7 campsites and storage area *ZONING:* A-1 *ACREAGE:* 560 +/- *PARCEL ID:* 24000-00702-294-44 *ACTION REQUIRED:* **Approval/Denial (CC PH: June 28, 2022 @ 9:45 a.m.)**

**E. PUBLIC HEARING:** COZ 350 *APPLICANT:* James & Tina Startz/Red Barn Property Management LLC *LEGAL DESCRIPTION:* Tract B2 revised, a sub of Tract B1B and Tract B2 located in SE ¼ SE 1/4 of Section 32, T7N, R2E *VICINITY LOCATION:* Off Exit 8 *SUMMARY:* COZ from SRD to C/LI to allow for rental of home and apartment in garage plus landscaping business *ZONING:* SRD to C/LI *ACREAGE:* 1.62 *PARCEL ID:* 24500-00702-322-15 *ACTION REQUIRED:* **Approval/Denial (CC PH& 1st Reading: June 28, 2022 @ 10:00 a.m.)**

**F. PUBLIC HEARING:** COZ 351 *APPLICANT:* Jeff & Trisha Messmer/JCJ LLC *LEGAL DESCRIPTION:* TBD Majestic Heights, located in Section 24, T5N, R3E *VICINITY LOCATION:* Hwy 85/Boulder Canyon *SUMMARY:* COZ from HSC/PF to C/LI in order to have proper zoning for a Medical Cannabis dispensary *ZONING:* HSC/PF *ACREAGE:* TBD *PARCEL ID:* 26046-00503-010-00 *ACTION REQUIRED:* **Approval/Denial (CC PH & 1st Reading: June 28, 2022 @ 10:15 a.m.)**

**G. PUBLIC HEARING: Community Wildfire Mitigation Plan (CWPP) Revised**

**H. RECOMMENDATION MEETING:** VAR 199 *APPLICANT:* Paul Rezich *LEGAL DESCRIPTION:* Lot 1, Blk 7 of Lost Camp Valley in Sections 2 & 11, T4N, R2E *VICINITY LOCATION:* Terry Peak *SUMMARY:* Allow a 8' variance to the 25' NE Front setback to allow a detached garage *ZONING:* SRD *ACREAGE:* .37 *PARCEL ID:* 26920-0001-007-01 *ACTION REQUIRED:* **Approval/Denial (CC PH: June 14, 2022 @ 9:45 am)**

**I. RECOMMENDATION MEETING:** VAR 200 *APPLICANT:* M & M Sisk Farms LLC/Diversified Construction



## Planning & Zoning Regular Meeting Agenda

Administrative Annex Building

90 Sherman St, Deadwood SD

June 2, 2022 @ 1:30 p.m.

Ph: 605-578-3871

[www.lawrence.sd.us](http://www.lawrence.sd.us)

[planning.zoning@lawrence.sd.us](mailto:planning.zoning@lawrence.sd.us)

*LEGAL DESCRIPTION:* Lot 7, Blk 8 of Wilderness Estates 2nd Addition in Section 8, T4N, R3E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Requesting a 1.9' variance to the 10' SW side setback for an already built residence *ZONING:* PUD *ACREAGE:*.558 *PARCEL ID:* 26455-00403-080-07 ***ACTION REQUIRED:***  
**Approval/Denial (CC PH: June 14, 2022, @ 10:00 am)**

**J. INFORMATIONAL MEETING:** CUP 475 *APPLICANT:* Terry Neubaum *LEGAL DESCRIPTION:* Lot 3 of tract G of the Subdivision of Tract 0165 and HES 54, located in Section 25, T4N, R3E *VICINITY LOCATION:* Hwy 385 *SUMMARY:* Campground *ZONING:* PF *ACREAGE:*4.605 *PARCEL ID:* 13000-00403-250-10 ***ACTION REQUIRED:*** Discussion/Set onSite/Set Public Hearing (PZ PH:July 7, 2022 @ 1:30 p.m.)

**K. INFORMATIONAL MEETING:** CUP 476 *APPLICANT:* Misti Anderson *LEGAL DESCRIPTION:* Lot 3 of tract G of the Subdivision of Tract 0165 and HES 54, located in Section 25, T4N, R3E *VICINITY LOCATION:* Hwy 385 *SUMMARY:*Campground *ZONING:* PF *ACREAGE:*4.605 *PARCEL ID:* 13000-00403-250-10 ***ACTION REQUIRED:*** Discussion/Set onSite/Set Public Hearing (PZ PH:July 7, 2022 @ 1:30 p.m.)

**L. INFORMATIONAL MEETING:** CUP 477 *APPLICANT:* Jody & Richard McKee *LEGAL DESCRIPTION:* Lot 3 of tract G of the Subdivision of Tract 0165 and HES 54, located in Section 25, T4N, R3E *VICINITY LOCATION:* Hwy 385 *SUMMARY:* Bed & Breakfast *ZONING:* PF *ACREAGE:*4.605 *PARCEL ID:* 13000-00403-250-10 ***ACTION REQUIRED:*** Discussion/Set onSite/Set Public Hearing (PZ PH:July 7, 2022 @ 1:30 p.m.)

**M. INFORMATIONAL MEETING:** CUP 478 *APPLICANT:* Donna & Steve Moe *LEGAL DESCRIPTION:* Lot 3 of tract G of the Subdivision of Tract 0165 and HES 54, located in Section 25, T4N, R3E *VICINITY LOCATION:* Hwy 385 *SUMMARY:* Horses/Livestock *ZONING:* SRD *ACREAGE:*4.605 *PARCEL ID:* 13000-00403-250-10 ***ACTION REQUIRED:*** Discussion/Set onSite/Set Public Hearing (PZ PH:July 7, 2022 @ 1:30 p.m.)

**\*\*\*Plats submitted at the Plat Submittal deadline does not guarantee a place on the agenda. Staff will determine placement of a plat on an agenda once final review and compliance is reached.\*\*\***

**N. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Richard & Jody McKee *LEGAL DESCRIPTION:* Lot of Lot 1 & 2 of McKee Estates formerly HES 123 located in the SE ¼ SW ¼ of Section 24 and N ½ NW ¼ of Section 25 and NE ¼ NE ¼ of Section 26, T3N, R4E. *VICINITY LOCATION:* Misty Meadows Rd *SUMMARY:* New lot *ZONING:* PF *PARCEL ID:*09000-00304-250-00 ***ACTION REQUIRED:*** Approval/Denial (CC Meeting: June 14, 2022 @ 9:30 am)

**O. PRELIMINARY ~ APPLICANT:** Dakota Energy & Resources Inc *LEGAL DESCRIPTION:* Lot of Lots 1 & 2 of Jack Redden Sub, formerly M.S. 2206, Alsop Lode 7 in Section 27, T3N, R5E (legal shortened) *VICINITY LOCATION:* Nemo Rd *SUMMARY:* New Lot for donation to SD Board of Regents *ZONING:* PF *PARCEL ID:* 26910-02206-000-10 ***ACTION REQUIRED:*** Approval/Denial (CC Meeting: June 14, 2022 @ 9:30 am)

**P. PRELIMINARY AND FINAL PLAT ~ APPLICANT:** Richard and Patti Peterson *LEGAL DESCRIPTION:* Lot 41A of Frawley Ranch East, Section 7 & 18, T6N, R4E (legal shortened) *VICINITY LOCATION:* Acorn Ridge Rd *SUMMARY:* Lot line revision *ZONING:* A-1 *PARCEL ID:* 22650-00604-420-00 and 22650-00604-410-00 ***ACTION REQUIRED:*** Approval/Denial (CC Meeting: June 14, 2022 @ 9:30 am)

**Q. FINAL PLAT ~ APPLICANT:** David Winter *LEGAL DESCRIPTION:* Lot 5 & 6 of Tract A4 of Majestic Estates; located in Section 23 and 24, T5N, R3E and Section 24, T4N, R2E (legal shortened) *VICINITY LOCATION:*



## Planning & Zoning Regular Meeting Agenda

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Boulder Canyon/Mattson Lane *SUMMARY*: Matches preliminary plat *ZONING*: PF *PARCEL ID*: 26045-00503-400-00 ***ACTION REQUIRED***: Approval/Denial

- R. PRELIMINARY PLAT ~ APPLICANT**: Canyon LLC *LEGAL DESCRIPTION*: Lots 1-8 of Rimrock Canyon Subdivision, being a sub of the NE ¼ NE ¼ of Section 35, T3N, R1E *VICINITY LOCATION*: Hwy 85/Boles Canyon Rd *SUMMARY*: New subdivision *ZONING*: PF *PARCEL ID*: 06000-00301-354-10 ***ACTION REQUIRED***: Approval/Denial (CC Meeting: June 14, 2022 @ 9:30 am)
- S. PRELIMINARY & FINAL PLAT ~ APPLICANT**: Myrun & Judy Rue and Lonni & Vicki Kracht LLC *LEGAL DESCRIPTION*: Lots 35A and 36A-1 of Block 1 of Boulder park Sub; all located in Section 15, T5N, R4E (legal shortened) *VICINITY LOCATION*: Boulder Canyon *SUMMARY*: Lot line revision *ZONING*: SRD *PARCEL ID*: 18600-00504-150-36 and 18600-00504-150-35 ***ACTION REQUIRED***: Approval/Denial (CC Meeting: June 14, 2022 @ 9:30 am)
- T. PRELIMINARY & FINAL PLAT ~ APPLICANT**: Ernest & Kimberley Rupp and Emmert Family Trust *LEGAL DESCRIPTION*: Plat of Lots 1A-1 and 6A-1 of Estates at Pillar Peak in Section 20 & 21, T5N, R4E *VICINITY LOCATION*: Boulder Canyon *SUMMARY*: Lot line revision *ZONING*: PF *PARCEL ID*: 18130-00000-010-10 and 18130-00000-060-00 ***ACTION REQUIRED***: Approval/Denial (CC Meeting: June 14, 2022 @ 9:30 am)
- U. PRELIMINARY & FINAL PLAT ~ APPLICANT**: Maryann Eddy Trust and Michael & Marsha Nichols *LEGAL DESCRIPTION*: Plat of Tract 1A Revised, Tract 1B Revised and Tract C of M.S. 1881 Section 25 & 36, T4N, R3E (legal shortened) *VICINITY LOCATION*: Brownsville Rd *SUMMARY*: Lot line revision *ZONING*: PF *PARCEL ID*: 26760-01881-000-15 and 26760-01881-000-45 and 26760-01881-000-10 ***ACTION REQUIRED***: Approval/Denial (CC Meeting: June 14, 2022 @ 9:30 am)
- V. PRELIMINARY & FINAL PLAT ~ APPLICANT**: BH Development LLC *LEGAL DESCRIPTION*: Plat of Lot 1-3 of Dancing Sky Addition of Powder House Pass in Section 7, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: New lots *ZONING*: PF *PARCEL ID*: 26454-00403-000-00 ***ACTION REQUIRED***: Approval/Denial (CC Meeting: June 14, 2022 @ 9:30 am)
- W. FINAL PLAT ~ APPLICANT**: BH Development LLC *LEGAL DESCRIPTION*: Plat of Lot 6, 7, 11 & 12, Blk 3 of of Southridge Estates of Powder House Pass in Section 19 & 20, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: New lots *ZONING*: PF *PARCEL ID*: 26450-00200-000-000 ***ACTION REQUIRED***: Approval/Denial
- X.** Items from Planning & Zoning Board Members
- Y.** Opportunity for Public Comment
- 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.
- Z.** Adjourn