

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 \(2\).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 2A-1 of Majestic Heights, formerly Lot 2A and 2B of Tract A1A, all in Section 13, 23, 24, 25, T5N, R3E **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** Campground **ZONING:** PF/HSC **ACREAGE:** 5.16 **PARCEL ID:** 26046-00503-020-10 **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 the replat of Lot K of the Coe Placer M.S. 776 in Section 24, T5N, R3E **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** Campground **ZONING:** PF **ACREAGE:** 3.640 **PARCEL ID:** 26340-00776-000-40 **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:** HES 98 in Section 15, 16, 21 and 22 of T3N, R5E. **VICINITY LOCATION:** Nemo Rdc **SUMMARY:** Bed & Breakfast **ZONING:** PF **ACREAGE:** 98.5 **PARCEL ID:** 10000-00305-220-10 **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 1B and 2B of Tract B located in Section 4, T6N, R4E (legal shortened) **VICINITY LOCATION:** St Onge **SUMMARY:** Horses/Livestock **ZONING:** SRD **ACREAGE:** 1.900 **PARCEL ID:** 20100-00602-042-42 **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:** Exempt/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:**



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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***: Exempt/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***: Exempt/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