

1. 1:30 P.M. Lawrence County P & Z Agenda - August 5, 2021

Documents:

[AUG 5, 2021 \(1\).PDF](#)

**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Approve minutes of July 1, 2021
- Approve Agenda
- Declare Conflicts of Interest

**B. LAYOUT PLAN ~ APPLICANT:** Todd Stroschein *LEGAL DESCRIPTION:* Proposed Lots 1-8 approx 2.0 acres + Section 14, T5N, R4E *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Combine approx. 20 lots down into 8 lots for better access and feasibility of building sites *ZONING:* SRD *ACREAGE:* 24.48 acres *PARCEL ID:* 18500-00504-144-34 *ACTION REQUIRED:* Discussion/Review

**C. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Charles & Agnes Larsen *LEGAL DESCRIPTION:* Tract E Revised and Tract I Revised of Reebe Ranch Estates in Section 28, T7N, R1E (legal shortened) *VICINITY LOCATION:* Red Hill Rd *SUMMARY:* Movement of Lot Lines *ZONING:* A-1 *ACREAGE:* Tract E R (12.224 Ac and Tract I R (12.3626 Acres) *PARCEL ID:* 23500-00701-285-50 & 23500-00701-280-90 *ACTION REQUIRED:* Approval/Denial (CC Meeting: August 17, 2021 @ 9:45 am)

**D. FINAL PLAT ~ APPLICANT:** Jenny Willigrod, Trustee *LEGAL DESCRIPTION:* Plat of Lots 2A of Blk 11 of Apple Springs SD Section 11 & 14, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Combining lots *ZONING:* SRD *PARCEL ID:* 18010-01100-030-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: August 17, 2021 @ 9:45 am)

**E. FINAL PLAT ~ APPLICANT:** Douglas & Rhonda Jenner *LEGAL DESCRIPTION:* Plat of Lots 13A of Blk 4 of Apple Springs SD Section 11 & 14, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Combining Lots *ZONING:* SRD *PARCEL ID:* 18010-00400-140-00 and 18010-00400-130-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: August 17, 2021 @ 9:45 am)

**F. PRELIMINARY PLAT ~ APPLICANT:** David Winter *LEGAL DESCRIPTION:* Plat of 1, 2 and 3 of Tract A2 of Majestic Heights, Section 13, 23, 24, 25, T5N, R3E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New lots *ZONING:* PF *PARCEL ID:* 26046-00503-020-10 *ACTION REQUIRED:* Approval/Denial (CC Meeting: August 17, 2021 @ 9:45 am)

**G. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Tkach Family Revocable Trust/John Bey *LEGAL DESCRIPTION:* Lots 12A and 14A Blk D of Boulder Heights Ad No 1 all located Section 14, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Combining lots *ZONING:* SRD *PARCEL ID:* 18400-00504-144-12; 18400-00504-144-13; 18400-00504-144-18 *ACTION REQUIRED:* Approval/Denial (CC Meeting: August 17, 2021 @ 9:45 am)

**H. FINAL PLAT ~ APPLICANT:** BH Development LLC *LEGAL DESCRIPTION:* Lots 4, Blk 3 in Trailside Addition of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:* New Lots-matches preliminary *ZONING:* PUD *PARCEL ID:* 26450-00200-000-70 *ACTION REQUIRED:* Approval/Denial

**I. PRELIMINARY PLAT ~ APPLICANT:** BH Development LLC *LEGAL DESCRIPTION:* Tank Lot, Lots 8-24,



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August 5, 2021 @ 1:30 p.m.  
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[planning.zoning@lawrence.sd.us](mailto:planning.zoning@lawrence.sd.us)

Blk 5; Lots 3-9, Blk 7; Lots 12-39, Blk 8; Lots 1-4, Blk 9 and Dedicated Public ROW, in Trailside Addition of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: New Lots *ZONING*: PUD *PARCEL ID*: 26450-00200-000-70 *ACTION REQUIRED*: Approval/Denial

- J. PRELIMINARY & FINAL PLAT ~ APPLICANT**: Powder House Pass and BH Development, LLC *LEGAL DESCRIPTION*: Tract B1R Revised of Wilderness Estates 2nd Addition in 18, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: Revised lot-adding acreage into the community hall *ZONING*: PUD *PARCEL ID*: 26455-00200-000-25 and 26450-00200-000-70 *ACTION REQUIRED*: Approval/Denial (CC Meeting: August 17, 2021 @ 9:45 am)
- K. PRELIMINARY & FINAL PLAT ~ APPLICANT**: Todd & Michelle Smith *LEGAL DESCRIPTION*: Lot 57A of Golden Hills SD in 31, T5N, R4E. (Legal shortened) *VICINITY LOCATION*: Boulder Canyon *SUMMARY*: Revised lots-moving lot lines *ZONING*: PF *PARCEL ID*: 26695-01707-410-00; 26695-01707-570-00 *ACTION REQUIRED*: Approval/Denial (CC Meeting: Aug 17, 2021 @ 9:45 am)
- L. FINAL PLAT ~ APPLICANT**: Two Bit LLC *LEGAL DESCRIPTION*: Lot 1, 24, 25 & 30 of Golden Hills SD in 31, T5N, R4E. (Legal shortened) *VICINITY LOCATION*: Boulder Canyon *SUMMARY*: New Lot-matches preliminary *ZONING*: PF *PARCEL ID*: 26680-01707-000-10 *ACTION REQUIRED*: Approval/Denial (CC Meeting: Aug 17, 2021 @ 9:45 am)
- M. PRELIMINARY & FINAL PLAT ~ APPLICANT**: LEAD COUNTRY CLUB INC *LEGAL DESCRIPTION*: Tract 1, Blk 5 of Ironwood Estates in Section 30 and 31, T4N, R3E. (Legal shortened) *VICINITY LOCATION*: Hanna Rd *SUMMARY*: New lots *ZONING*: SRD *PARCEL ID*: 13200-00500-000-00 *ACTION REQUIRED*: Approval/Denial (CC Meeting: Aug 17, 2021 @ 9:45 am)
- N. PRELIMINARY & FINAL ~ APPLICANT**: Michael & Cynthia Lick LLC *LEGAL DESCRIPTION*: Tracts C1 Revised & C2 Revised of Tract C, a sub of Lot 2, located in the SE ¼ of in Section 24, T5N, R3E. (Legal shortened) *VICINITY LOCATION*: Boulder Canyon *SUMMARY*: Revised lots *ZONING*: PF *PARCEL ID*: 17000-00503-240-35 *ACTION REQUIRED*: Approval/Denial (CC Meeting: Aug 17, 2021 @ 9:45 am)
- O. PUBLIC HEARING: COZ # 345 APPLICANT**: Keating Resources *LEGAL DESCRIPTION*: Hanify No 6 and Hanify No 7 Lodes in M.S. 1204; Foster Fraction, Gamba Fraction, Addie, Eva, Lavisia Lodes in M.S. 1221, all located in Section 13, T4N, R2E (legal description shortened) *VICINITY LOCATION*: Deer Mt and Terry Peak Summit *SUMMARY*: The applicant is requesting a COZ from PF to PUD in order to additional lots *ZONING*: PF *ACREAGE*: 50.61 acres *PARCEL ID*: 26460-01204-000-00 and 26540-01221-00-00 *ACTION REQUIRED*: Approval/Denial (CC PH & 1st Reading August 17, 2021 @ 9:15 am)
- P. PUBLIC HEARING: COZ # 346 APPLICANT**: Frontgate Holdings LLC *LEGAL DESCRIPTION*: Tract G2 Revised of Johnson Subd, formerly Tract G1, G2 and Tract H, being a portion of Johnson Subd, located in E ½ of the SE ¼ of Section 28 and the SW ¼ of Section 27 all T7N, R2E *VICINITY LOCATION*: Hwy 85 *SUMMARY*: The applicant is requesting a COZ from A-2 to HSC for the continued operation of the storage units *ZONING*: A-2 *ACREAGE*: 23.37 acres *PARCEL ID*: 24040-00702-070-10 *ACTION REQUIRED*: Approval/Denial (CC PH & 1st Reading September 7, 2021 @ 9:15 am)
- Q. PUBLIC HEARING: ORD 21-03 Fire Plan Revisions APPLICANT**: Lawrence County Planning & Zoning *VICINITY LOCATION*: All of Lawrence County *SUMMARY*: Edits to the fire plan requirements for properties



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being subdivided in Lawrence County *ACTION REQUIRED*: Approval/Denial (CC PH & 1st Reading September 7, 2021 @ 9:30 am)

- R. RECOMMENDATION MEETING:** VAR # 192 *APPLICANT:* Boars Nest Resort LLC *LEGAL DESCRIPTION:* M.S. 1832 Cannonball No 2 Lode in Section 5, T4N, R3E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* An 18.2' SE Corner Variance to a 25' front setback for a garage in the S portion of the Lot & a 6.4' SE corner and a 5.7' NE corner variance to the 25' front setback for a garage in the north portion of the lot *ZONING:* PF *ACREAGE:* 13.15 acres *PARCEL ID:* 26760-01832-000-25 *ACTION REQUIRED:* Recommendation to County Commission (CC PH August 17, 2021 @ 10:30 am)
- S. RECOMMENDATION MEETING:** VAR # 193 *APPLICANT:* Joan Schultze/Dwayne Knutsen *LEGAL DESCRIPTION:* Lot E of the Sub entitled Lots A, B, C, D, E, F, G and H of M.S. 1741, in Section 34, T4N, R3E *VICINITY LOCATION:* Brownsville Rd *SUMMARY:* A TBD variance to the 25' front setback for a covered porch addn to existing residence *ZONING:* PF *ACREAGE:* 2.6 acres *PARCEL ID:* 26680-01741-000-25 *ACTION REQUIRED:* Recommendation to County Commission (CC PH August 17, 2021 @ 10:45 am)
- T. RECOMMENDATION MEETING:** VAR # 194 *APPLICANT:* Randy Hegge *LEGAL DESCRIPTION:* Lot 20 of Spearfish Canyon lots in Section 9, T4N, R2E *VICINITY LOCATION:* Spearfish Canyon *SUMMARY:* Requesting for a 7.7' variance to the 25' front setback from the road ROW on NE corner to build an addition to an existing residence for an attached garage with living space *ZONING:* PF *ACREAGE:* .32 acres *PARCEL ID:* 26985-00009-000-20 *ACTION REQUIRED:* Recommendation to County Commission (CC PH August 17, 2021 @ 11:00 am)
- U. INFORMATIONAL MEETING:** CUP # 458 *APPLICANT:* Grant Sawyer *LEGAL DESCRIPTION:* Tract D and H of Nemo placer No 1368 all located in NW ¼ of Section 27, T3N, R5E Section 27 all T7N, R2E *VICINITY LOCATION:* Nemo *SUMMARY:* The applicant is requesting a CUP for 4-8 campsites for horse camping with private hookups and corrals *ZONING:* PF *ACREAGE:* 8 acres *PARCEL ID:* 26580-01368-000-59 and 26580-01368-000-87 *ACTION REQUIRED:* Approval/Denial (PZ PH: September 2, 2021 @ 1:30 pm)
- V. DISCUSSION:**
- The Timbers Subdivision Water Storage Plan (Approval/Denial)
  - Medical Cannabis Ordinance
- W. Items from Planning & Zoning Board Members**
- X. 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.