

1. 1:30 P.M. Lawrence County P & Z Agenda - September 2, 2021

Documents:

[SEP 2, 2021.PDF](#)

A. GENERAL PENDING BUSINESS

- Call Meeting to Order
- Approve minutes of August 5, 2021
- Approve Agenda
- Declare Conflicts of Interest

B. FINAL PLAT ~ APPLICANT: Isaac Almanza *LEGAL DESCRIPTION:* Lots 4, 14, 15, 21, 26 & 27 of Lost Meadows Subdivision, being a portion of HES 497, located in Section 31 & 32, T2N, R1E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Matches preliminary plat *ZONING:* PF *PARCEL ID:* 06000-00301-320-00 *ACTION REQUIRED:* Approval/Denial

C. PRELIMINARY & FINAL PLAT ~ APPLICANT: Bill Pearson *LEGAL DESCRIPTION:* Lots 1 - 3 of Cabin Springs Estates, being a portion of the remainder of the SE ¼ NW ¼ of Section 20, T5N, R4E *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New Subdivision *ZONING:* PF *PARCEL ID:* 18000-00504-201-10 *ACTION REQUIRED:* Approval/Denial (CC Meeting: September 7, 2021)

D. PRELIMINARY & FINAL PLAT ~ APPLICANT: Mark Skvicalo *LEGAL DESCRIPTION:* Lot J, Lot G, and Lot M in Section 17 and 20, T4N, R3E *VICINITY LOCATION:* Englewood *SUMMARY:* New lots *ZONING:* PF *PARCEL ID:* 26340-01004-000-30 *ACTION REQUIRED:* Approval/Denial (CC Meeting: September 7, 2021)

E. FINAL PLAT ~ APPLICANT: 4 Bears in the Hills LLC *LEGAL DESCRIPTION:* Lot 7 & 8A-1 Blk 7 Apple Springs S/D: *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* ---*ZONING:* SRD *PARCEL ID:* 18010-00700-080-10 and 18010-00700-080-20 & 18010-00000-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: September 7, 2021)

F. FINAL PLAT ~ APPLICANT: David Winter *LEGAL DESCRIPTION:* Plat of 3, 7 and 22 of Tract A4 of Majestic Estates, Section 25, T5N, R3E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New lots *ZONING:* PF *PARCEL ID:* 26046-00503-400-10 *ACTION REQUIRED:* Approval/Denial

G. PRELIMINARY & FINAL PLAT ~ APPLICANT: Stone House Enterprises & Bear Butte Wildlife LLC *LEGAL DESCRIPTION:* Lots Tracts A & B Ciani Subd. located Section 29, T7N, R1E (legal shortened) *VICINITY LOCATION:* ---*SUMMARY:* Removing lot line and making a new lot *ZONING:* A-1 *PARCEL ID:* 23000-0701-291-10; 23000-00701-291-30 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: September 7, 2021)

H. PRELIMINARY & FINAL PLAT ~ APPLICANT: Leslie Auer *LEGAL DESCRIPTION:* Lots 1 & 2 of Auer S/D Section 25 & 30, T6N, R4E (legal shortened) *VICINITY LOCATION:* Crook City Rd *SUMMARY:* New Lots *ZONING:* A-1 *PARCEL ID:* 22010-00604-020-00 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: September 7, 2021)

I. PRELIMINARY & FINAL PLAT ~ APPLICANT: Black Hills Chairlift *LEGAL DESCRIPTION:* Tract 2 located in a portion of govt los 6 & 7 Section 2, T4N, R2E (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:*--- *ZONING:* SRD *PARCEL ID:* 12000-00402-020-11 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: September 7, 2021)

- J. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Glenn Martin & Deborah Rodeghier *LEGAL DESCRIPTION:* Lot 7A of Blk 2 of Whitewood Forest Addition in Section 21, T6N, R4E (legal shortened) *VICINITY LOCATION:*--- *SUMMARY:* Revised lot *ZONING:* SRD *PARCEL ID:* 22700-00604-002-07 and 22700-00604-002-08 *ACTION REQUIRED:* Approval/Denial (CC Meeting: September 7, 2021)
- K. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Jason Anderson *LEGAL DESCRIPTION:* Tract 1A & 1B Story Lane S/D in 14, T5N, R4E. (Legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Revised lots-moving lot lines *ZONING:* PF *PARCEL ID:* 18500-00504-142-36 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: September 7, 2021)
- L. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Douglas & Tiffany Roen & Reinhart Schultes *LEGAL DESCRIPTION:*Tract R1 & Tract R4 being portions of Protection Lode MS 1929 & Placer 252 in 28, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Rd *SUMMARY:* Moving lot lines *ZONING:* PF & SRD *PARCEL ID:* 26840-01929-000-30 & 26840-01929-000-20 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: September 7, 2021)
- M. BOUNDARY/FINAL PLAT ~ APPLICANT:** Golden Reward Mining Co *LEGAL DESCRIPTION:* Tract 4 Powder House Passin Section 18, T4N, R3E. (Legal shortened) *VICINITY LOCATION:*HWY 85 *SUMMARY:* Boundary Plat *ZONING:* PF *PARCEL ID:* 26420-01136-000-00 & 26380-01102-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: September 7, 2021)
- N. CORRECTIVE/FINAL ~ APPLICANT:** Maitland Partners *LEGAL DESCRIPTION:* Lot 1,12 & Well Lot Harley Estates in Section 19 & 20, T5N, R3E. (Legal shortened) *VICINITY LOCATION:*Maitland Rd *SUMMARY:* Correction of Final Plat *ZONING:* PF *PARCEL ID:* 26635-00000-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: September 7, 2021)
- O. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Maya Jo's Bed 7 Breakfast LLC: *LEGAL DESCRIPTION:* Lots 7A1 & 7A2 of the subd. of Whangdoodle No 1 & No 2 MS 1845 Located in SW1/4 in Section 14 T4N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Rd *SUMMARY:* Removing lot line *ZONING:* PF *PARCEL ID:* 26684-00000-850-00 & 26684-00000-860-00 *ACTION REQUIRED:* Exempt/ Approval/Denial (CC Meeting: September 7, 2021)
- P. PRELIMINARY & FINAL PLAT ~ APPLICANT:** James & Linda Brown: *LEGAL DESCRIPTION:* Lot 85A of Tract M of Paradise Acres III in 17,18,19 & 20, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Rd *SUMMARY:* Removing lot line *ZONING:* PF *PARCEL ID:* 26760-01845-000-90 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: September 7, 2021)
- Q. FINAL PLAT ~ APPLICANT:** Rolph & Lisa Nelson & Maitland Partners *LEGAL DESCRIPTION:* Lot 2A Revised & 2B Revised of Bellefish S/D, Section 20, T5N, R3E (legal shortened) *VICINITY LOCATION:* Maitland Rd *SUMMARY:* Revised lots *ZONING:* PF *PARCEL ID:* 26692-01672-00002 & 26692-01672-000-20 *ACTION REQUIRED:* Exempt/Approval/Denial
- R. FINAL PLAT ~ APPLICANT:** Two Bit LLC *LEGAL DESCRIPTION:* Lot 38 Golden Hills, Sections 30 & 31,T5N, R4E & Sections 25 & 36, T5N, R3E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New lot *ZONING:* PF *PARCEL ID:* 26680-01707-000-10 *ACTION REQUIRED:* Approval/Denial



Lawrence County Commission Room
Planning & Zoning Regular Meeting Agenda
September 2, 2021 @ 1:30 p.m.
Ph: 605-578-3871
www.lawrence.sd.us
planning.zoning@lawrence.sd.us

- S. PUBLIC HEARING:** 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 (CC PH: September 28, 2021 @ 9:45 am)
- T. INFORMATIONAL MEETING:** CUP # 467 *APPLICANT:* Mike Kindzerski/Pam Brewer/Muley Hill Lodge LLC *LEGAL DESCRIPTION:* Lot 7B of Lot 7, being a part of Lot 7 located in the NE ¼ of Section 24, T5N, R3E *VICINITY LOCATION:* Boulder Canyon/Mattson Lane *SUMMARY:* The applicant is requesting a CUP for the construction of 8 RV camp sites located next to an existing shop building to be used in conjunction with the existing wedding venue CUP *ZONING:* PF *ACREAGE:* 4.4 acres *PARCEL ID:* 17000-00503-240-34 *ACTION REQUIRED:* Discussion/Onsite if needed (PZ PH: October 14, 2021 @ 1:30 pm)
- U. INFORMATIONAL MEETING:** CUP # 468 *APPLICANT:* Mike Kindzerski/Pam Brewer/Muley Hill Lodge LLC *LEGAL DESCRIPTION:* Tract 37 and Lot A, a sub of Tract 37; Lot 7A and Lot 7B of Lot 7, being a part of Lot 7 located in the NE ¼; Lot 8A-1, being a part of Lot 8A and part of Lot 7; Lot 9A-1, being a part of Lot 9A and part of Lot 2A of Lots 1 and 2 of Lot A, all located in Section 24, T5N, R3E *VICINITY LOCATION:* Boulder Canyon/Mattson Lane *SUMMARY:* The applicant is requesting a CUP for the operation of trail rides/sleigh rides/wagon rides; boarding of horses and equestrian events *ZONING:* PF *ACREAGE:* 56 acres *PARCEL ID:* 17000-00503-240-25; 17000-00503-240-32; 17000-00503-240-34; 26500-01208-000-08; 26500-01208-000-09 and 17000-00503-240-10 *ACTION REQUIRED:* Discussion/Onsite if needed (PZ PH: October 14, 2021 @ 1:30 pm)
- V. Items from Planning & Zoning Board Members**
- W. 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.