

1. Lawrence County P & Z Agenda & Packet - October 14, 2021

Documents:

[OCT 14, 2021.PDF](#)

A. GENERAL PENDING BUSINESS

- Call Meeting to Order
- Approve minutes of September 2, 2021
- Approve Agenda
- Declare Conflicts of Interest

B. FINAL PLAT ~ APPLICANT: Isaac Almanza *LEGAL DESCRIPTION:* Lots 1, 2, 3, 16, 17, 18, 19, 20, 22, 23, 24, 25 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: Randall & Mary Wilson, Trustees and Aberle Development Co *LEGAL DESCRIPTION:* Lot 37A of Sugarloaf Village Section 19, T4N, R3E and Section 24, T4N, R2E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Lot line change to make lot bigger *ZONING:* SRD *PARCEL ID:* 264750-01200-370-00 and 26470-01200-000-00 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)

D. PRELIMINARY & FINAL PLAT ~ APPLICANT: William Pearson and Wayne & Marlene Slothouber *LEGAL DESCRIPTION:* Lots 4A-1 and A1-1 of the Estates at Pillar Peak Section 20 and 21, T5N, R4E *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Replat lot lines between existing lots *ZONING:* PF *PARCEL ID:* 18130-00100-000-00 and 18130-00000-040-00 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)

E. PRELIMINARY & FINAL PLAT ~ APPLICANT: David Winter/Neubaum Properties LLC *LEGAL DESCRIPTION:* Plat of Lots 2A-1 and 2B-1 of Majestic Heights, Section 23, 24, 25, T5N, R3E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Replat of existing lots *ZONING:* PF & HSC *PARCEL ID:* 26046-00503-020-20 and 26046-00503-020-10 *ACTION REQUIRED:* Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)

F. FINAL PLAT ~ APPLICANT: David Winter *LEGAL DESCRIPTION:* Plat of 1-3 of Tract A2 of Majestic Estates, Section 23, 24, 25, T5N, R3E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* 1st New lots in this tract *ZONING:* PF *PARCEL ID:* 26045-00503-200-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)

G. FINAL PLAT ~ APPLICANT: David Winter *LEGAL DESCRIPTION:* Plat of 1 of Tract A4 of Majestic Estates, Section 23, 24, 25, T5N, R3E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New lots *ZONING:* PF *PARCEL ID:* 26045-00503-400-00 *ACTION REQUIRED:* Approval/Denial

H. PRELIMINARY ~ APPLICANT: 4 Bears in the Hills LLC *LEGAL DESCRIPTION:* Lots 1-4 Blk 18 of Apple Springs Subdivision, Section 14, T5N, R4E *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Create new lots for future condos *ZONING:* SRD *PARCEL ID:* 18010-00000-010-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)



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- I. BOUNDARY/FINAL PLAT ~ APPLICANT:** Golden Reward Mining Co *LEGAL DESCRIPTION:* Tract GR located in Section 18, T4N, R3E. (Legal shortened) *VICINITY LOCATION:* HWY 85 & 14A *SUMMARY:* Boundary Plat *ZONING:* PF *PARCEL ID:* 26420-01153-000-10 and 26460-01200-000-10 *ACTION REQUIRED:* Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)
- J. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Ronald & Karen Brandt *LEGAL DESCRIPTION:* Tracts 1A, 1B and 2A a subdivision of Dublin Lode M.S. 1678 located in the NW ¼ of Section 17, T5N, R3E. *VICINITY LOCATION:* Maitland Rd *SUMMARY:* Lot line adjustments/new lots *ZONING:* PF *PARCEL ID:* 26680-01678-000-08 and 26680-01678-06 *ACTION REQUIRED:* Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)
- K. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Harry & Barbara Ayer; Meg Hehner; Connie Ayer *LEGAL DESCRIPTION:* Tract H-1, H-2, H-3 of the Tam Johnson in Section 12 & 13, T3N, R4E *VICINITY LOCATION:* Nemo/Benchmark Rd *SUMMARY:* Re-plat of existing acreages to stay within the family *ZONING:* PF *PARCEL ID:* 06000-00301-320-00 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)
- L. FINAL PLAT ~ APPLICANT:** BH Development LLC *LEGAL DESCRIPTION:* Tank Lot, Lots 8-11 and 15 and 17-24, Blk 5; Lots 3 Blk 7; Lots 12, 13, 17, 20, 21, 30 and 39-39, Blk 8; Lots 5, 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
- M. FINAL PLAT ~ APPLICANT:** Legacy Enterprises, Inc *LEGAL DESCRIPTION:* Lots 1A and 1B of Tract 3 of Powder House Pass Section 8, T4N, R3E (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:* New Lot *ZONING:* PUD *PARCEL ID:* 26450-00300-010-70 *ACTION REQUIRED:* Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)
- N. PRELIMINARY & FINAL ~ APPLICANT:** Keith Grendahl and Kathleen Joyce Grendahl *LEGAL DESCRIPTION:* Lot 45A, a sub of Tract K of Paradise Acres 11, Section 7, 8, 17, 18, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Rd *SUMMARY:* Lot combination *ZONING:* PF *PARCEL ID:* 26683-01678-450-00 and 26683-01678-460-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: October 26, 2021 @ 9:30 am)
- O. PUBLIC HEARING: 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:* Approval/Denial (CC PH: October 26 @ 9:00 am)
- P. PUBLIC HEARING: 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



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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*: Approval/Denial (CC PH: October 26, 2021 @ 9:15 am)

Q. INFORMATIONAL MEETING: CUP # 469 *APPLICANT*: Troy Schultes *LEGAL DESCRIPTION*: Tract 2A-1, being a part of Lot 2A Lots 1 and 2 of the subdivision of Woodbine Placer M.S. 1208, 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 operation of a campground to consist of 4 RV hookups.. *ZONING*: PF *ACREAGE*: 3.33 acres *PARCEL ID*: 26500-01208-000-66 *ACTION REQUIRED*: Discussion/Onsite if needed (PZ PH: November 4, 2021 @ 1:30 pm)

R. Items from Planning & Zoning Board Members

S. 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.