

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

Documents:

[DEC 2, 2021.PDF](#)

2. Discussion Of CUP Expansion For Coeur Wharf

Documents:

[BOSTON PZ INFORMAL FOR 11-4-21.PDF](#)

**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Approve minutes of November 4, 2021
- Approve Agenda
- Declare Conflicts of Interest

**B. LAYOUT PLAN ~ APPLICANT:** Kloss Development *LEGAL DESCRIPTION:* Dakota Highlands Estates (Approx 55 lots) *VICINITY LOCATION:* Whitewood *SUMMARY:* New Subdivision *ZONING:* PF *PARCEL ID:* 22000-00604-231-10 and 22000-00604-233-15 *ACTION REQUIRED:* Discussion/Set Onsite (CC: December 14 @ 9:00 am)

**C. FINAL BOUNDARY PLAT ~ APPLICANT:** Deer Mt Village *LEGAL DESCRIPTION:* Plat of Blk A of Deer Mt Village all located in Sectio 13, T4N, R2E. (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Boundary of the Deer Mt Village Subdivision *ZONING:* PUD *PARCEL ID:* 26584-00200-040-00; 050-00; 060-00; 010-00; 020-00; 030-00; 26584-00400-010-00; 26583-01356-000-00; 26540-01221-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**D. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Stone House Enterprises LLC and Bear Butte Wildlife LLC *LEGAL DESCRIPTION:* Plat of Tracts A1 and B1 of Ciani Subdivision, formerly Tracts A and B all located on Section 29, T7N, R1E (legal shortened) *VICINITY LOCATION:* Red Hill Road *SUMMARY:* Replat lot lines between existing lots *ZONING:* A-1 *PARCEL ID:* 23000-00701-291-10; 23000-00701-292-30 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**E. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Lance and Peggy Hubbard *LEGAL DESCRIPTION:* Tracts 1A & 1B of Hubbard Subdivision formerly Tract 1 located in a portion of the NE ¼ and SE ¼ of Section 18, T6N, R4E (legal shortened) *VICINITY LOCATION:* Acorn Ridge Road *SUMMARY:* Creating 2 large lots *ZONING:* A-1 *PARCEL ID:* 22000-00604-181-20 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**F. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Brandon & Jessica Lindley *LEGAL DESCRIPTION:* Lots 1 & 2 of Coe Placer Sections 13 and 24, T5N, R4E (legal shortened) *VICINITY LOCATION:* Shirtail Gulch/Boulder Canyon *SUMMARY:* Creation of a new lot *ZONING:* PF *PARCEL ID:* 26340-00776-600-75 *ACTION REQUIRED:* Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**G. PRELIMINARY & FINAL PLAT APPLICANT:** Chris & Dayna Vinich *LEGAL DESCRIPTION:* Lot 2R-1 Blk 17 of Apple Springs Subdivision, Section 11 & 14, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Replat of lot *ZONING:* SRD *PARCEL ID:* 18010-01700-010-00 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**H. PRELIMINARY & FINAL PLAT APPLICANT:** 4 Bears in the Hills LLC *LEGAL DESCRIPTION:* Lots 1-4, Blk 18 *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New preliminary plat *ZONING:* SRD *PARCEL ID:* 18010-00000-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**I. PRELIMINARY PLAT ~ APPLICANT:** BH Properties LLC *LEGAL DESCRIPTION:* Lots 1-4, Blk 1; Lots 1-3,



Lawrence County Commission Room  
**Planning & Zoning Regular Meeting Agenda**  
December 2, 2021 @ 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)

Blk 2; Lots 1-24, Blk 3; Lots 1-6, Blk 4; Lots 1-11, Blk 5 and Dedicated Public ROW, in Southridge Estates of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: New Lots *ZONING*: PUD *PARCEL ID*: 26450-00200-000-00 *ACTION REQUIRED*: Discussion (CC: December 14 @ 9:00 am)

**J. PRELIMINARY & FINAL PLAT** ~ *APPLICANT*: Todd and Beth Bouska *LEGAL DESCRIPTION*: Plat of 12A of Paradise Acres in Section 18, T5N, R3E (legal shortened) *VICINITY LOCATION*: Maitland Road *SUMMARY*: Combine Lots 12 & 13 *ZONING*: PF *PARCEL ID*: *ACTION REQUIRED*: Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**K. PRELIMINARY & FINAL PLAT** ~ *APPLICANT*: Gregory & Collette Klein/Jeffery & Diane Raush/ David & Karin Chipman *LEGAL DESCRIPTION*: Lot 32 Revised of Meadow Crest; Tract K Revised and Chipman Tract Section 2 and 11, T4N, R2E (legal shortened) *VICINITY LOCATION*: Boulder Canyon *SUMMARY*: Lot line changes *ZONING*: PF *PARCEL ID*: *ACTION REQUIRED*: Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**L. PUBLIC HEARING**: COZ # 347 *APPLICANT*: New Risk, LLC/Travis Lantis *LEGAL DESCRIPTION*: Tract 8, 9A and 10A, located in the SW ¼ of Section 20, T6N, R3E *VICINITY LOCATION*: McDermott Rd *SUMMARY*: The applicant is requesting a COZ to allow subdivision of the existing property into smaller lots *ZONING*: A-1 to RR *ACREAGE*: 57.047 acres *PARCEL ID*: 21000-00603-203-09; 10 and 07 *ACTION REQUIRED*: Approval/Denial (CC PH and 1st Reading: December 28 @ 9:00 am)

**M. INFORMATIONAL MEETING**: CUP #470 *APPLICANT*: Wharf Resources *LEGAL DESCRIPTION*: *VICINITY LOCATION*: Terry Peak/Wharf Area *SUMMARY*: The applicant is requesting an increase in the CUP boundary to extend mining operation *ZONING*: PF *CREAGE*: 51 +/- acres *PARCEL ID*: *ACTION REQUIRED*: Discussion/Set On Site (PZ PH: January 6, 2021 @ 1:30 pm)

**N. Items from Planning & Zoning Board Members**

**O. 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.

# Wharf Boston Expansion Conditional Use Permit Application

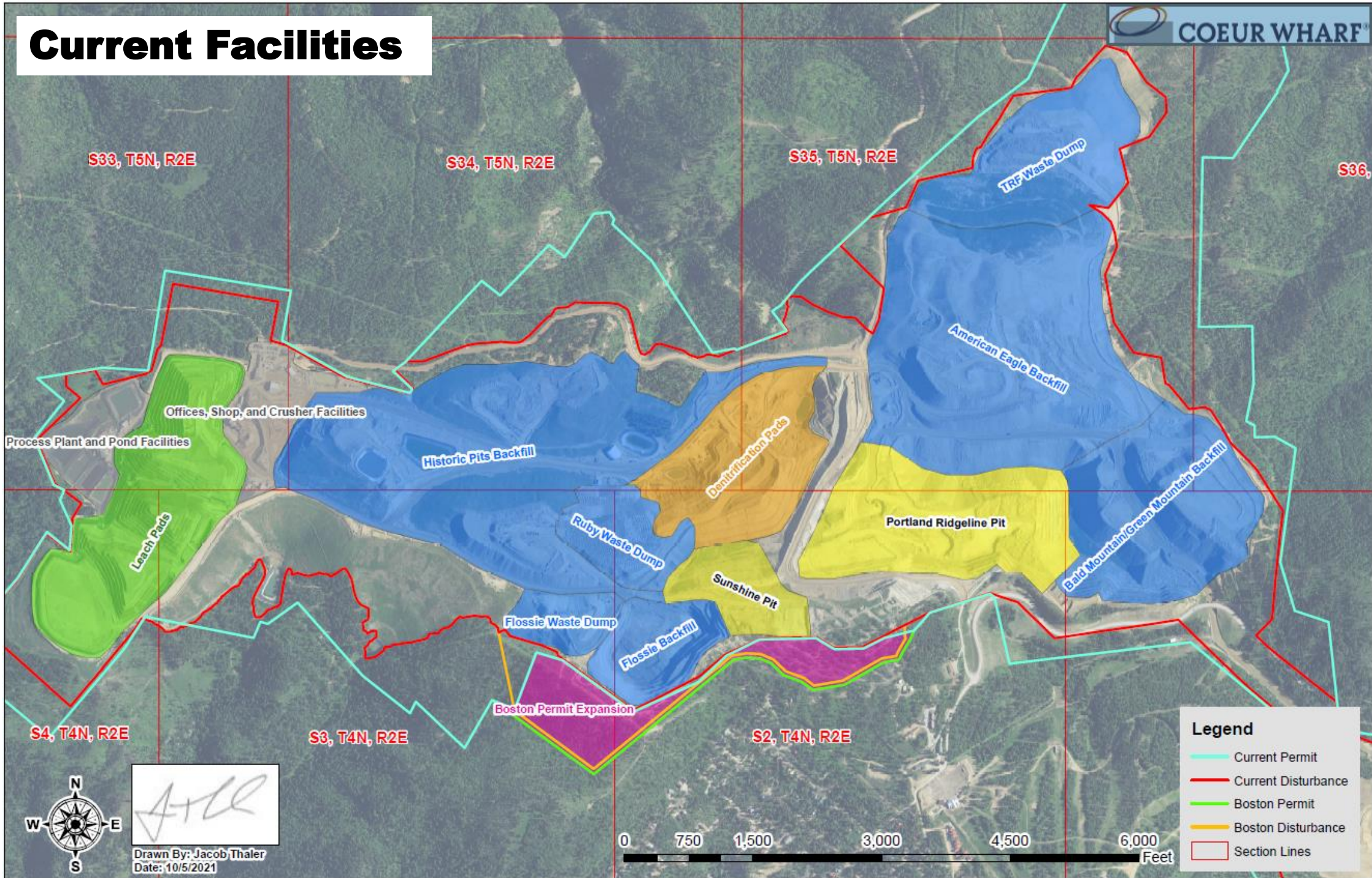
Lawrence County Planning & Zoning

Introductory Discussion

November 4, 2021



# Current Facilities



S33, T5N, R2E

S34, T5N, R2E

S35, T5N, R2E

S36,

TRF Waste Dump

American Eagle Backfill

Offices, Shop, and Crusher Facilities

Process Plant and Pond Facilities

Historic Pits Backfill

Denitrification Ponds

Leach Pads

Ruby Waste Dump

Portland Ridgeline Pit

Bald Mountain/Green Mountain Backfill

Sunshine Pit

Flossie Waste Dump

Flossie Backfill

Boston Permit Expansion

S4, T4N, R2E

S3, T4N, R2E

S2, T4N, R2E

### Legend

- Current Permit
- Current Disturbance
- Boston Permit
- Boston Disturbance
- Section Lines

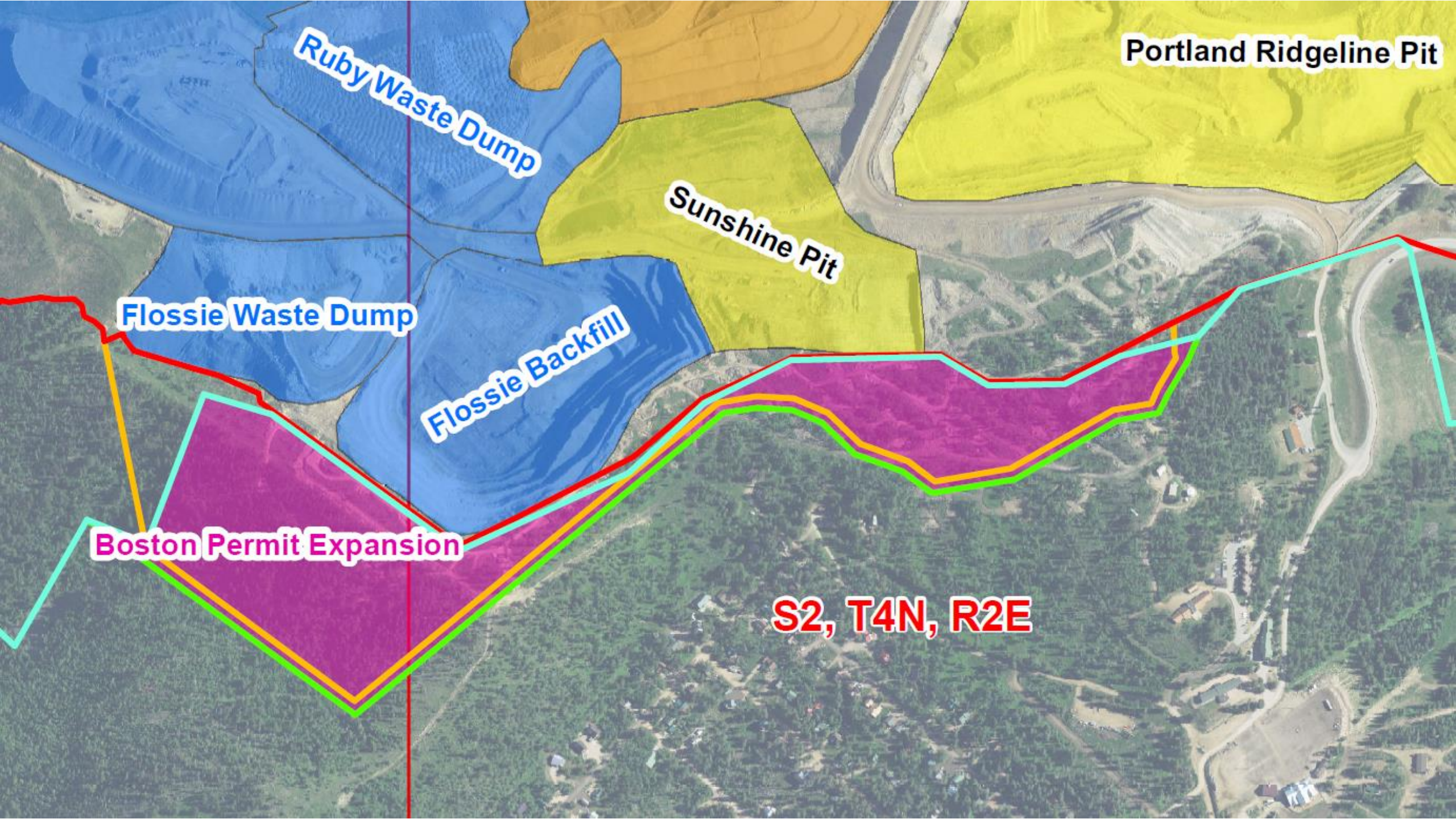


*JTL*

Drawn By: Jacob Thaler  
Date: 10/5/2021







Ruby Waste Dump

Portland Ridgeline Pit

Sunshine Pit

Flossie Waste Dump

Flossie Backfill

Boston Permit Expansion

S2, T4N, R2E



# Project Overview

## Continuation of Current Mining

- Same Mining and Processing Methods
- Same Infrastructure
- Same Equipment
- Same Work Force

## Mine Life

- Extend 1-3 years to approximately 2030

## Acreage

- Boston Permit 47.4
- New Disturbance 48.7 (8.1 acres within existing permit)

# Economic Benefits

- 250 Full Time Jobs for 1-3 years, annual payroll >\$24M
- Approximately \$5M per year in state severance taxes
- \$625k per year spent in local sales and property taxes
- \$23M per year spent on in-state purchases
- Over \$170k in annual donations to local entities