

## Planning & Zoning Meeting Agenda

---

### A. GENERAL PENDING BUSINESS

- Call Meeting to Order
- Approve minutes of June 5, 2019
- Approve Agenda
- Declare Conflicts of Interest

**B. Final ~ APPLICANT:** Black Hills Forest Acres % Gregg Wolff **LEGAL DESCRIPTION:** Plat of 27, Blk 5 and Lot 4, Blk 4 of Whitewood Forest Addition #2, all located in the NW ¼ of Section 20, T6N, R4E. **VICINITY LOCATION:** Whitewood Area **SUMMARY:** 2 new lots **ZONING:** SRD **ACREAGE:** Lot 27 (1.20 ac) and Lot 4 (1.19 ac) **PARCEL ID:** 22000-00604-204-10 **ACTION REQUIRED:** Approval/Denial

**C. Boundary/Final ~ APPLICANT:** David Winter/Winter Construction **LEGAL DESCRIPTION:** Plat of Tract A1A of Majestic Heights, all located in the SW ¼ of Section 13, the SE ¼ and NE ¼ of Section 23, the NE ¼, NW ¼, SW ¼ and SE ¼ of Section 24 and the NE ¼ and NW ¼ of Section 25, T5N, R3E (legal shortened) **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** Combining smaller lots created into one tract **ZONING:** PF & HSC **ACREAGE:** 74.19 acres **PARCEL ID:** 26046-00503-000-10 and 26045-00503-100-00 **ACTION REQUIRED:** Approval/Denial

**D. Boundary/Final ~ APPLICANT:** BH Development LLC **LEGAL DESCRIPTION:** Plat of Tract 2F of Powder House Pass being a subdivision of a portion of Tract 2 of PHP, all of Tract 2E of PHP, portions of Tracts 2B and 2C of Wilderness Estates 2nd Addition of Tact 2 of PHP of Section 7 & 18, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** Combining lots **ZONING:** PUD **ACREAGE:** 128.159 acres **PARCEL ID:** 26455-00200-000-20 and 26450-00200-000-60 and 26450-00200-000-00 **ACTION REQUIRED:** Approval/Denial

**E. Final ~ APPLICANT:** BH Development LLC **LEGAL DESCRIPTION:** Plat of Lot 4 Revised and Lot 5 Revised, Blk 1, Trailside Addition of Section 17, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** Revised lots **ZONING:** PUD **ACREAGE:** Lot 4 Revised (.600 ac) and Lot 5 Revised (.462 ac) **PARCEL ID:** 26452-00403-001-04 and 26452-00403-001-05 **ACTION REQUIRED:** Approval/Denial

**F. Preliminary ~ APPLICANT:** BH Development, LLC/BH Properties, LLC **LEGAL DESCRIPTION:** Lots 1-28 of Dancing Sky Addition and Dedicated Public Right of Way being a sub of a portion of 2B of Wilderness Estates 2nd Addition and portions of Tract 2 and Tract 3 of Powder House Pass (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lots **ZONING:** PUD **PARCEL ID:** 26455-00200-000-20 and 26450-00200-000-00 and 26450-00300-000-00 **ACTION REQUIRED:** Approval/Denial

**G. Final ~ APPLICANT:** BH Development, LLC/BH Properties, LLC **LEGAL DESCRIPTION:** Lots 22, 23 & 28 of Dancing Sky Addition and Dedicated Public Right of Way being a sub of a portion of 2B of Wilderness Estates 2nd Addition and portions of Tract 2 and Tract 3 of Powder House Pass (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lots **ZONING:** PUD **PARCEL ID:** 26455-00200-000-20 and 26450-00200-000-00 **ACTION REQUIRED:** Approval/Denial

**H. RECOMMENDATION MEETING ~ Variance #173 APPLICANT:** Timothy & Anne Nopens **LEGAL:** Lot 8 of Blacktail Subdivision of Placer Claim 55 Section 21, T5N, R3E **PARCEL ID:** 26220-00055-000-80 **VICINITY LOCATION:** Maitland Road **SUMMARY:** Applicant is requesting a 22.4' NW corner variance to the 25' setback and a 10.6' SW

corner variance to the 25' setback **ACREAGE**: .69 acres **ACTION REQUIRED**: Recommendation to County Commission (CC Public Hearing Scheduled: July 23, 2019)

- I. RECOMMENDATION MEETING** ~ Variance #174 **APPLICANT**: Kim & Aaron Maag **LEGAL**: Tract 4, Blk A of Bowman SD Section 34, T5N, R3E **PARCEL ID**: 26300-00758-000-12 **VICINITY LOCATION**: Hwy 385 **SUMMARY**: Applicant is requesting a variance to the 1' free board required with a structure in the floodplain. The existing pole building needs a .315' variance. Existing structure is at 4790.695' and should be at 4791.01' **ACREAGE**: .61 acres **ACTION REQUIRED**: Recommendation to County Commission (CC Public Hearing Scheduled: July 23, 2019)
- J. INFORMATIONAL MEETING** ~ Conditional Use Permit #451 **APPLICANT**: Marta Artz **LEGAL**: Lot 4, Blk 1 of Oak Mountain Country Estates sd of SE ¼ SW ¼ of Section 18, T5N, R4E **PARCEL ID**: 218120-00504-001-04 **VICINITY LOCATION**: Boulder Canyon **SUMMARY**: Applicant is requesting to operate a Pet Boarding/Day Care & Grooming Facility **ACREAGE**: 2.71 acres **ACTION REQUIRED**: None (PZ Public Hearing Scheduled: August 1, 2019)
- K. INFORMATIONAL MEETING** ~ Change of Zoning #331 **APPLICANT**: Loup Land Co LLC **LEGAL**: That part of Tract B of Spring Creek Reserve located in NE ¼ NE ¼ of Sec 34 & that part of Tract B of Spring Creek Preserve located in NW ¼ NW ¼ of Sec 35 & Lot 2, Blk 5 Spring Creek Reserve, less all other platted lots & ROW's & less the part of Tact B of Spring Creek Preserve located in the SE ¼ NE ¼ of Section 34, all located in T7N, R2E **PARCEL ID**: 24850-00702-000-00 **VICINITY LOCATION**: Hwy 85 & Kerwin Ln **SUMMARY**: The applicant is requesting a COZ from RR-Rural Residential to SGD-Suburban Residential **ACREAGE**: 29 acres **ACTION REQUIRED**: None (PZ Public Hearing Scheduled: August 1, 2019)
- L. DISCUSSION**: Lawrence County Comprehensive Plan Update with Black Hills Council of Local Government
- M. Items from Planning & Zoning Board Members**
- N. 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.