

**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Approve minutes of June 3, 2021
- Approve Agenda
- Declare Conflicts of Interest

**B. LAYOUT PLAN ~ APPLICANT:** Shawn & Kelsie Darling *LEGAL DESCRIPTION:* Lot 63 Spruce Mt #2 in Section 13, T6N, R4E *VICINITY LOCATION:* Whitewood/Spruce Mountain *SUMMARY:* Create 2 lots from 1 lot *ZONING:* PF *ACREAGE:* 12.7 acres *PARCEL ID:* 22400-00604-630-00 *ACTION REQUIRED:* Discussion/Review

**C. FINAL PLAT ~ APPLICANT:** Isaac Almanza *LEGAL DESCRIPTION:* Lots 5 -13 of Lost Meadows Subdivision, being a portion of HES 497, located in Section 31 & 32, T3N, R1E and in Section 5 & 6, T2N, R1E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Matches preliminary plat *ZONING:* PF *ACREAGE:* see plat for each lot *PARCEL ID:* 06000-00301-320-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)

**D. FINAL PLAT ~ APPLICANT:** Frawley Ranches Inc *LEGAL DESCRIPTION:* Lot 25 and Lot J of Frawley Ranch East, all located Section 7 and 18, T6N, R3E (legal shortened) *VICINITY LOCATION:* Ridgefield Loop *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 25 (4.059 acres) Lot J (.847 acres) *PARCEL ID:* 22650-00604-000-02 *ACTION REQUIRED:* Approval/Denial

**E. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Spearfish Mountain Ranch LLC *LEGAL DESCRIPTION:* Lots 1-15 of Tract Y, including Tract Y being portions of the SW ¼ NW ¼ of Section 21, and the SE ¼ NE ¼ and the N ½ SE ¼ of Section 20 all located in T6N, R4E *VICINITY LOCATION:* Whitewood *SUMMARY:* New subdivision *ZONING:* SRD *ACREAGE:* 45.22 acres *PARCEL ID:* 22000-00604-204-20 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)

**F. FINAL PLAT ~ APPLICANT:** Bill Pearson *LEGAL DESCRIPTION:* Lots 1 - 4 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 lots-match preliminary *ZONING:* PF *ACREAGE:* Lot 1 (2.01 acres); Lot 2 (2.00 acres); Lot 3 (2.00 acres); Lot 4 (2.35 acres) *PARCEL ID:* 18000-00504-201-10 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)

**G. FINAL PLAT ~ APPLICANT:** HES 125 LLC *LEGAL DESCRIPTION:* Lots 3, 4, 5 and 6, Blk 1 of Ironwood Estates in Section 30 and 31, T4N, R3E. (Legal shortened) *VICINITY LOCATION:* Hanna Rd *SUMMARY:* New lots-matches preliminary *ZONING:* SRD *ACREAGE:* 3 (.657 acres), 4 (.400 acres) 5 (.405 acres) and 7 (.404 acres) *PARCEL ID:* 13000-00403-310-10 *ACTION REQUIRED:* Approval/Denial

**H. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Maya Jo's Bed & Breakfast LLC; Dennis & Brenda Sabo; Russ Ficek *LEGAL DESCRIPTION:* Lot 7A and Lot A1 of the sub of Whangdoodle No 1 and No 2, M.S. 1845 located in the SW ¼ of Section 12, T4N, R3E. (Legal shortened) *VICINITY LOCATION:* Hwy 385/Strawberry Ln *SUMMARY:* Lot line adjustment-Lot A1 legal description will need to be updated on the existing CUP *ZONING:*



Lawrence County Commission Room  
**Planning & Zoning Regular Meeting Agenda**

July 1, 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)

PF ACREAGE: A1 (8.267 acres), 7A (11.081 acres) PARCEL ID: 26760-01845-000-90; 26760-01845-000-99  
ACTION REQUIRED: Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)

- I. FINAL PLAT ~ APPLICANT:** Todd & Michelle Smith *LEGAL DESCRIPTION:* Lot 26A of Golden Hills SD in 31, T5N, R4E. (Legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Revised lots-moving lot lines *ZONING:* PF ACREAGE: 26A (22.167) PARCEL ID: 26695-01707-280-00; 26695-01707-270-00; 26695-01707-260-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)
- J. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Maitland Partners, LLC *LEGAL DESCRIPTION:* Lot 17A, 18A, 19A of Bellefish SD #1 in Section 19 & 20, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Road *SUMMARY:* Lot line adjustments *ZONING:* PF ACREAGE: 17A (4.107 acres); 18A (7.801 acres); Lot 19A (4.166 acres) PARCEL ID: 26692-01675-000-17 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)
- K. FINAL PLAT ~ APPLICANT:** 4 Bears in the Hills LLC *LEGAL DESCRIPTION:* Plat of Lots 3A & 4A of Blk 8 of Apple Springs SD Section 11 & 14, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Lot line change *ZONING:* SRD PARCEL ID: 18010-00800-030-00; 18010-00800-040-00; 18010-0000-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)
- L. FINAL PLAT ~ APPLICANT:** 4 Bears in the Hills LLC *LEGAL DESCRIPTION:* Plat of Lots 1A of Blk 13 of Apple Springs SD Section 11 & 14, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Lot line change *ZONING:* SRD PARCEL ID: 18010-00800-010-00; 18010-0000-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)
- M. FINAL PLAT ~ APPLICANT:** Greenview LLC *LEGAL DESCRIPTION:* Lot 1, 3 and 4 of Greenview Estates, being a subdivision of the Greenview Estates Tract, being the remainder of HES 500 and part of Lot 1 of Tract A of HES 500 all located in the NE ¼, SE ¼ and NW ¼ of Section 14, T3N, R1E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Matches preliminary plat *ZONING:* PF ACREAGE: Lot 3 (2.96 acres); Lot 4 (2.81 acres); Lot 1 (5.78 acres) PARCEL ID: 06200-00301-000-00; 06200-00301-000-10 *ACTION REQUIRED:* Approval/Denial
- N. FINAL ~ APPLICANT:** Two Bit Ranch Estates LLC *LEGAL DESCRIPTION:* Plat of Lot 6 & 7 of Two Bit Ranch Estates, of Section 30, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon/Two Bit Rd *SUMMARY:* New lots *ZONING:* PF ACREAGE: Lot 6 (10.40 ac) 7 (5.31 ac) PARCEL ID: 18185-00504-250-00 *ACTION REQUIRED:* Approval/Denial
- O. PRELIMINARY & FINAL PLAT ~ APPLICANT:** David Winter and TJ Gear Inc *LEGAL DESCRIPTION:* Plat of Lots 1A & 2G-1 of Majestic Heights, Section 13, 23, 24, 25, T5N, R3E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Lot changes *ZONING:* PF ACREAGE: Lot 1A (13.45 acres) and Lot 2G-1 (5.09 acres) PARCEL ID: 26046-00503-020-10; 26046-00503-010-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021 @ 9:30 am)
- P. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Fred Ening *LEGAL DESCRIPTION:* Plat of Lots A1 and Lot 2 of Desperado Sub and Tract E1 and Tract 1 of the NE ¼ NE ¼ in Section 32, T6N, R4E.(legal shortened) *VICINITY LOCATION:* Crook City Rd *SUMMARY:* Lot changes *ZONING:* PF ACREAGE: see plat PARCEL ID: 22020-00604-321-00; 22000-00604-321-30 *ACTION REQUIRED:* Approval/Denial (CC Meeting: July 13, 2021



Lawrence County Commission Room  
**Planning & Zoning Regular Meeting Agenda**  
July 1, 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)

@ 9:30 am

- Q. PUBLIC HEARING:** COZ # 344 *APPLICANT:* Richard Kruthoff *LEGAL DESCRIPTION:* Govt Lot 4 ex pt Lot h-4 (.78), Lot H-5 (1.75), Tract A (5.20), Lot B of Lot 4 (5.14), Lot CH-2 (1.39) & ROW (.69) TN of Lot 4 (5.14), of CH-2 (1.39 and ROW in Section 6 & 31, T7N, R2E (legal description shortened) *VICINITY LOCATION:* Corner of Homestake Road & Hillsview Rd *SUMMARY:* The applicant is requesting a COZ from A-1 to PF in order to create a possible subdivision of 3 lots *ZONING:* A-1 *ACREAGE:* 24.98 acres *PARCEL ID:* 24000-00702-314-10 *ACTION REQUIRED:* Approval/Denial (CC PH & 1st Reading July 27, 2021 @ 9:00 a.m.)
- R. 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 July 27, 2021 @ 9:30 a.m. and left Open for another one on August 5, 2021 @ 1:30 pm)
- S. PUBLIC HEARING:** Amended Master Plan *APPLICANT:* Keating Resources *VICINITY LOCATION:* Deer Mt and Terry Peak Summit *SUMMARY:* Land Use Sketch for Deer Mountain Club - Amendment to original Mystic Miner PUD Zoning District *ZONING:* PUD *ACTION REQUIRED:* Approval/Denial (CC PH & 1st Reading July 27, 2021 @ 9:45 a.m.)
- T. INFORMATIONAL MEETING:** 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:* Discussion/Set Public Hearing (PZ PH Aug 5, 2021 @ 1:30 p.m.)
- U. INFORMATIONAL MEETING:** 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 being subdivided in Lawrence County *ACTION REQUIRED:* Discussion/Set Public Hearing (PZ PH Aug 5, 2021 @ 1:30 p.m.)
- 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.