

Hidden Valley Development and Zoning Plan

Hidden Valley is currently a functioning campground, we are not deviating off the intended use of the property we are just wanting to add 42 more full hook-up RV seasonal sites on Tract B and to become compliant with Lawrence County.

- Adjacent land use: Currently bordering three sides of the campground are Creekside Campground, Steel Wheel Campground/ Trading Post and Mad Peak Vacation Lodging. Across the street you have Fish -n-Fry campground and Wild Bills Campground.
- Distance from municipalities: Hidden Valley campground is located 6 miles south of Deadwood along Hwy 385. It is currently zoned as Highway Service Commercial, and we want to change that to Recreation Commercial. The development of the 42 sites will be located on Tract B which is on 40 acres behind HV which is currently zoned Park Forest, and we also want that changed to Recreational Commercial.
- Type of development: Hidden Valley consist of 5.85 acres including 40 sites which include RV hookups and tent spots with a house and shop. The development of the 42 sites will be located on Tract B which is on 40 acres behind HV.
- Access from state and county road systems: Our current public access in on Hwy 385, on our property we have built multiple private roads that lead you to the camping spots and recreational areas.
- Location appropriate for requested zone: There are 5 operating campgrounds within ½ mile of each other this is the main use of this area.
- Flood-plain: We are aware of the floodplain, any work to be done in the designated flood-plain area will follow all state and county regulations.
- The effect of the proposed change of zoning upon:

All incidental uses such as wells, septic tanks, drain fields, waterways, driveways, utilities are all remailing the same at Hidden Valley the only change will be for the development of Tract B.

- Housing, existing and available: At HV there is already housing for management.
- Public Service: We have our own well and septic, not using any public services.
- Water: Currently have 2 wells in HV campground, in the development of Tract B we will be placing another well.

- Sewer: HV has 2 septic tanks and 1 leaching field. Most of the sites at HV are water/electric -NO sewer due to the flood-plain so they use a dump station. Tract B will be developed with 2 septic tanks and 2 leaching fields. Those sites will be full hookup sites due to no flood-plain issues.
- Public Roads: On our property all roads are private except for the entrance which is on Hwy 385.
- Parks and Recreation within the county: We currently offer fishing in the 2 creeks that run through HV and have built walking trails around our private lake and beach.
- Open Space areas: We have beautiful meadows through our valley. None of the open spaces/meadows will be compromised with the development of Tract B.

All proposed signage designs will stay the same which is the current HV sign located at the entrance of HV on Hwy 385. Same goes with the # of parking spaces at HV. The only change will be development of Tract B, which they will have their own parking at their own sites.