



**Planning & Zoning Regular Meeting Agenda
May 4, 2023 @ 1:30 p.m.**

Meeting Location: Administrative Annex Building, 90 Sherman St, Deadwood SD

GoToMeeting Link: <https://meet.goto.com/lawrencecountypz> **Dial in Option:** 1-646-749-3122 with Access Code 973-687-509 **Website:** www.lawrence.sd.us **Email:** planning.zoning@lawrence.sd.us **Ph:** 605-578-3871

1. GENERAL PENDING BUSINESS

- a. Call Meeting to Order
- b. Approve minutes of April 6, 2023
- c. Approve Agenda
- d. Declare Conflicts of Interest

2. LAYOUT PLAN ~ APPLICANT: Reliable Land Holdings LLC **LEGAL DESCRIPTION:** Proposed Lots 1-6 of Crook Mt Estates 3 located in the E ½ of the SW ¼ of Section 34, T6N, R4E. **VICINITY LOCATION:** Crook Mt Road **SUMMARY:** Creating new subdivision **ZONING:** PF **PARCEL ID:** 22850-00604-340-00 **ACTION REQUIRED:** Discussion/Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

3. LAYOUT PLAN ~ APPLICANT: Irene Wehner **LEGAL DESCRIPTION:** Proposed Lots 1-4 of Wehner Subdivision being a subdivision of Tract 1, located in the W ½ NW ¼ of Section 34, T6N, R4E. **VICINITY LOCATION:** Crook Mt Road **SUMMARY:** Creating new subdivision **ZONING:** PF **PARCEL ID:** 22000-00604-344-20 **ACTION REQUIRED:** Discussion/Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

4. PRELIMINARY & FINAL PLAT ~ APPLICANT: 4 Bears in the Hills LLC and Miles Cooper Ct Partners LLC **LEGAL DESCRIPTION:** Lots 6B-1, 7A-1, 9A-1, 10A-1, 11A-1, 11B-1, and 12A-1 of Blk 1 of Apple Springs Subdivision; all located in the SE ¼ NW ¼ of Section 14, T5N, R4E **VICINITY LOCATION:** Hwy 85/Boulder Canyon **SUMMARY:** Re-plat of existing lots **ZONING:** SRD **PARCEL ID:** 18010-00100-070-20; 10; 060-20; 120-20; 090-10; 20; 100-10; 20; 110-10; 120-10; 110-20 **ACTION REQUIRED:** Exempt/Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

5. PRELIMINARY & FINAL PLAT ~ APPLICANT: CMV Ventures LLC **LEGAL DESCRIPTION:** Lots 1-4 of Hannah Estates, formerly the SE ¼ SW ¼, in Section 32, T6N, R4E. **VICINITY LOCATION:** Crook City Rd **SUMMARY:** New subdivision **ZONING:** PF **PARCEL ID:** 22000-00604-323-30 **ACTION REQUIRED:** Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

6. BOUNDARY PLAT ~ APPLICANT: KR Deer Mt Club 2021 LLC **LEGAL DESCRIPTION:** Plat of Blk A-1 of Deer Mt Village (LegalShortened) All located in Section 13, T4N, R2E and Section 18, T4N, R3E. **VICINITY LOCATION:** Deer Mt **SUMMARY:** New Boundary Plat **ZONING:** PUD **PARCEL ID:** 26505-01356-001-00 **ACTION REQUIRED:** Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

7. REVISED PRELIMINARY PLAT ~ APPLICANT: KR Deer Mt Club 2021 LLC **LEGAL DESCRIPTION:** Lots 1, 2, and 10-73 and 75-100 of Blk A of Deer Mt Village and Lots 3-9 and Lots 74, Blk A-1 of Deer Mt Village (LegalShortened) All located in Section 13, T4N, R2E and Section 18, T4N, R3E. **VICINITY LOCATION:** Deer Mt **SUMMARY:** Revised Prelim Lots **ZONING:** PUD **PARCEL ID:** 26505-01356-001-00 **ACTION REQUIRED:** Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

8. FINAL PLAT ~ APPLICANT: Mark Mayer **LEGAL DESCRIPTION:** Lot 17R and 18R Blk 10 of Trailside Addition being a sub of a portion of Tract 2E and 2F of Tract 2 of Powder House Pass located in Section 18, T4N,

R3E. **VICINITY LOCATION:** Hwy 85 **SUMMARY:** Lot line change **ZONING:** PUD **PARCEL ID:** 26452-00403-005-17; 26452-00403-005-18 **ACTION REQUIRED:** Exempt/Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

9. **AMENDED PRELIMINARY & FINAL PLAT ~ APPLICANT:** BH Dev LLC and BH Properties LLC **LEGAL DESCRIPTION:** Lots 8A, 8B, 11A and 11B, Blk 11 of Trailside Addition being a sub of a portion of Tract 2E and 2F of Tract 2 of Powder House Pass located in Section 18, T4N, R3E. **VICINITY LOCATION:** Hwy 85 **SUMMARY:** Lot line change **ZONING:** PUD **PARCEL ID:** 26450-00200-00-70; 26450-00200-000-00 **ACTION REQUIRED:** Exempt/Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

10. **FINAL PLAT~ APPLICANT:** Whitewood Creek Ranch LLC/Will John and Kylee Johnson **LEGAL DESCRIPTION:** Lot 1 and Lot 2R of the NE ¼ of the SW ¼ of Section 11, T6N, R4E. **VICINITY LOCATION:** Whitewood Valley Rd Crackerjack Rd **SUMMARY:** Replatting an existing lot to make bigger and keep residence out of LLC **ZONING:** PF **PARCEL ID:** 22000-00604-113-10 and 22000-00604-113-20 **ACTION REQUIRED:** Exempt/Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

11. **FINAL PLAT~ APPLICANT:** Whitewood Creek Ranch LLC/Branden and Abby Landphere **LEGAL DESCRIPTION:** Lot 1 of Stagecoach Overlook Subdivision NW ¼ of the SE ¼ of Section 10, T6N, R4E. **VICINITY LOCATION:** Whitewood Valley Rd **SUMMARY:** Creating a 10 acre ot to keep residence out of LLC **ZONING:** PF **PARCEL ID:** 22000-00604-104-20 **ACTION REQUIRED:** Approval/Denial (CC May 9, 2023 at 9:00 a.m.)

12. **PUBLIC HEARING ~ COZ #359 OWNER/APPLICANT:** David Elsom and Margaret & Jeremy Elsom **LEGAL DESCRIPTION:** Tract B & C of NE¼ SE ¼ of Section 17, T6N, R2E. **VICINITY LOCATION:** Tinton Rd **SUMMARY:** Rezone from A-2 to PF in order to subdivide **ZONING:** A-2 to PF in order to create a lot for his daughter/sister **ACREAGE:** 16.00 acres **PARCEL ID:** 20000-00602-174-40 & 20000-00602-0174-20 **ACTION REQUIRED:** Approval/Denial (CC PH & 1st Reading Scheduled for May 23 , 2023 at 9:15 am)

13. **PUBLIC HEARING ~ COZ # 291-23 OWNER/APPLICANT:** BH Properties LLC/BH Development and Powder House Pass **LEGAL DESCRIPTION:** All of the Powderhouse Pass CID Property-Provided in Exhibit A **VICINITY LOCATION:** Hwy 85/14A **SUMMARY:** Amendment to the PUD Land Use Map **ZONING:** PUD **PARCEL ID:** 26455-00200-000-25 **ACTION REQUIRED:** Approval/Denial (CC PH & 1st Reading Scheduled for May 23 , 2023 at 9:30 am)

14. **PUBLIC HEARING ~ CUP #482 OWNER/APPLICANT:** Casey & Heidi Keough **LEGAL DESCRIPTION:** Lot 2 of the Sub of HES CRM of the sub of Lot A of the sub of Lot 10 of Section 27, T3N, R5E. **VICINITY LOCATION:** Nemo Rd **SUMMARY:** to allow a Specialty Resort/Wedding Venue **ZONING:** PF **ACREAGE:** 3.09 acres **PARCEL ID:** 10000-00305-270-10 **ACTION REQUIRED:** Approval/Denial (CC PH Scheduled for May 23, 2023 at 9:45 am)

15. **PUBLIC HEARING ~ CUP # 483 OWNER/APPLICANT:** Curt & Danette Bauer **LEGAL DESCRIPTION:** Se ¼ SE ¼ less Tract B & Ne ¼ SE ¼ less N ½ SW ¼ E ¼ SE ¼, Section 16, T3N, R3E. **VICINITY LOCATION:** Gudat Rd **SUMMARY:** Campground **ZONING:** PF **ACREAGE:** 71.00 acres **PARCEL ID:** 08000-00303-161-00 **ACTION REQUIRED:** Approval/Denial (CC PH Scheduled for May 23, 2023 at 10:00 am)

16. **PUBLIC HEARING ~ CUP # 484 OWNER/APPLICANT:** GF Development LLC/North Star Construction Inc **LEGAL DESCRIPTION:** S ½ SE ¼ & SE ¼ SW ¼ of Section 34, T7N, R1E and N ½ of Govt Lot 1 & part of Govt Lot 2 lying North of Homestake Rd Section 3, T6N, R1E. **VICINITY LOCATION:** Homestake Rd **SUMMARY:** Small Scale Gravel Pit **ZONING:** A-1 **ACREAGE:** 192.00 acres **PARCEL ID:** 19000-00601-031-15; 23000-00701-344-15; 23000-00701-344-10 **ACTION REQUIRED:** Approval/Denial (CC PH Scheduled for May 23, 2023 at 10:15 am)

17. **INFORMATIONAL MEETING:** ORD 23-01 **APPLICANT:** Gael & Terry Johnson **LEGAL DESCRIPTION:**

All of SRD Zoned Property in Lawrence County **VICINITY LOCATION:** All of SRD Zoned Property in Lawrence County **SUMMARY:** Request an ordinance amendment to the existing SRD zoning district to add Wedding Venue as a Conditional Use Permit **ZONING:** SRD **ACTION REQUIRED:** Discussion/Set Onsite/Set Public Hearing (PZ PH: June 1, 2023 @ 1:30 pm)

18. INFORMATIONAL MEETING ~ CUP #485 OWNER/APPLICANT: Gael & Terry Johnsen **LEGAL DESCRIPTION:** Tract H excepting Lot H-1 SW ¼ NW ¼ of Section 14, T5N, R45E. **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** to allow a Wedding Venue **ZONING:** SRD **ACREAGE:** 2.23 acres **PARCEL ID:** 18000-00504-142-34 **ACTION REQUIRED:** Discussion/Set Public Hearing (PZ PH: June 1, 2023 @ 1:30 pm)

19. INFORMATIONAL MEETING: ORD 23-02 APPLICANT: Gael & Terry Johnson **LEGAL DESCRIPTION:** All of SRD Zoned Property in Lawrence County **VICINITY LOCATION:** All of SRD Zoned Property in Lawrence County **SUMMARY:** Request an ordinance amendment to the existing SRD zoning district to add campgrounds as a Conditional Use Permit **ZONING:** SRD **ACTION REQUIRED:** Discussion/Set Onsite/Set Public Hearing (PZ PH: June 1, 2023 @ 1:30 pm)

20. INFORMATIONAL MEETING ~ CUP #486 OWNER/APPLICANT: Gael & Terry Johnsen **LEGAL DESCRIPTION:** Tract H excepting Lot H-1 SW ¼ NW ¼ of Section 14, T5N, R45E. **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** to allow a Campground **ZONING:** SRD **ACREAGE:** 2.23 acres **PARCEL ID:** 18000-00504-142-34 **ACTION REQUIRED:** Discussion/Set Public Hearing (PZ PH: June 1, 2023 @ 1:30 pm)

21. INFORMATIONAL MEETING ~ CUP #487 OWNER/APPLICANT: Larson Family LLP **LEGAL DESCRIPTION:** S1/2 SE ¼ of Section 35, T7B, R1E and NE ¼ of Section 2, T6N, R1E. **VICINITY LOCATION:** Spearfish/Off Homestake Rd **SUMMARY:** Small Scale Gravel Pit **ZONING:** A-1 **ACREAGE:** 129.60 acres **PARCEL ID:** 19000-00601-020-00 **ACTION REQUIRED:** Discussion/Set Public Hearing (PZ PH: June 1, 2023 @ 1:30 pm)

22. ITEMS FROM PLANNING & ZONING BOARD MEMBERS

23. 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.

24. SET DATE AND TIME FOR NEXT MEETING: June 1, 2023 at 1:30 p.m.

25. ADJOURN