

**CITY OF CUSTER PLANNING AND ZONING COMMISSION  
AGENDA**

**Tuesday September 4<sup>th</sup>, 2018 at 5:15 P.M.**

**Commissioners Room**

**Custer County Courthouse, 420 Mt Rushmore Road, Custer, SD 57730**

**Call to Order - Roll Call:**

**Approve Agenda: September 4, 2018**

**Approve Minutes:**

**Declaration of Conflict of Interest:**

**New Business:**

**Old Business:**

**Discussion Items:**

Revisions to the Extraterritorial Area Policy - Discussion with the Custer County Planning Commission

**Planning Administrator Updates:**

**Communications from The Public:**

**Adjournment:**



# CUSTER COUNTY

## Staff Report

Subject: Extraterritorial Area Policy - Discussion with the Custer County Planning Commission  
Date Prepared: August 30, 2018  
Planning Commission Meeting: September 4, 2018  
Prepared by: Tim Hartmann, Planning Administrator

### GENERAL

This staff report is prepared to provide a summary of Custer City's Planning Commission discussions concerning the City's extraterritorial platting jurisdiction (3-mile).

Main parts of these discussions have included, and discussion topics for this evening may include;

- **The history of the 3-mile.**
- The past and future growth of the City.
- Current state of the City's water and waste water system.
- **Source water protection options and needs.**
- Potential growth of the City's water and waste systems.
- **Applicable regulations to follow with platting in certain areas (contiguous to the City, within 1-mile, etc.).**
- **Most fitting review body and procedure for each plat(contiguous to the City, within 1-mile, etc.).**

Note: This is platting jurisdiction other codes and controls remain governed under the appropriate body (building code/permitting, zoning controls, etc.)

Summary of relating documents.

- A. Resolution 06-17-02B – current official document adopting the extended platting jurisdiction.
- B. Custer City Extraterritorial Area Policy Agreement. Preliminary 2017 draft – This document was recently drafted by former staff to further define applicable subdivision standards and subdivision process within the 3-mile area. This document has not been thoroughly reviewed and adopted.
- C. Custer City Extraterritorial Area Policy Agreement. Preliminary April 13, 2009 draft – another draft document drafted in the past. Staff has not been able to locate an official adopted copy.
- D. CMC Chapter 16.18 – Rural subdivision standards adopted within the Ordinance subdivision standards. These standards appear to be adopted within a similar time frame of Resolution 06-17-02B
- E. Various codified laws.
  - a. SDCL 11-3-6
  - b. SDCL 11-6-26

### Custer County Planning Commission

- Ron Anderson
- Ed Hoffman
- Lesa McDermott
- Oonagh Wood
- Dennis Moulton
- Stuart Kronemeyer
- Mark Hartmann
- Patti Lee - Alternate

### Custer City Planning Commission

- Jerad Tennyson – Chairman
- Joe Uhrich – Vice Chairman
- John Dvorak
- Joe Harbach
- Scott Olson
- Rick Hudson – 3 Mile Rep
- Larry Maciejewski – Alternate
- Tim Behlings – Alternate
- Dixie Whittaker – Council Rep