

All Planning Commission Meetings are recorded.

CITY OF CUSTER
PLANNING AND ZONING COMMISSION AGENDA
Tuesday June 25th, at 5:00 P.M.
Custer City Hall, 622 Crook Street, Custer, SD 57730

1. **Call to Order - Roll Call:**
2. **Approve Agenda:** June 25th, 2019
3. **Approve Minutes:** June 11th, 2019
4. **Declaration of Conflict of Interest:**
5. **Public Hearings:**
 - a. Public Hearing - Conditional Use Permit Request, Short Term Rental – 511 Park Avenue
 - b.
6. **Old Business**
 - a. —
7. **New Business:**
 - a. Minor Plat – Homestead Addition, Plat of Tract Matranga
 - b. Minor Plat – Beaver Lake Campground Subdivision, Plat of Tract Beaver Lake Campground and Tract Hammer
 - c.
8. **Discussion Items:**
 - a.
9. **Public Comments** (3-minute max. per person, with total communication period to not exceed 15 minutes):
10. **Planning Administrator Updates:**
11. **Adjournment**

ADA Compliance: The City of Custer City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Finance Office 24 hours prior to the meeting so that appropriate services are available.

DRAFT
MINUTES OF THE June 11th, 2019 MEETING OF THE OF THE CITY OF CUSTER PLANNING
COMMISSION

Roll Call: 5:00 pm

Members Present: Joe Uhrich-Vice Chairman; Scott Olson; Rick Hudson; Fred Mills – Alternate (voting in place of absent members); Marc Moore – Alternate (voting in place of absent members).

Members Absent: Jerad Tennyson-Chairman; Larry Maciejewsk; Kathy Johnson.

Other Parties Present: Mayor Herman; Tim Hartmann-Planning Administrator; Dixie Whittaker – Council Representative; Lysann Zeller – BHCOLG.

Agenda: Commissioner Mills moved, with a second by Commissioner Moore to approve the agenda. Motion unanimously carried.

Minutes: Commissioner Hudson moved, with a second by Commissioner Olson to approve the May 28th, 2019 minutes. Motion unanimously carried.

Declaration of Conflict of Interest: None stated.

Public Hearings:

a.—

Old Business:

a.

New Business:

- a. Minor Plat – Akers Subdivision, Plat of Tract Wendell 1, Tract Wendell 2 and Tract Effertz.
Planning Administrator and Planning Commissioners discussed the minor plat. Discussion included but was not limited to the lot lines being relocated and existing infrastructure on the parcels. After the discussion, Commissioner Moore moved, with a second by Commissioner Hudson to recommend approval of the minor plat by the Council. Moores motion carried unanimously.

Discussion Items:

- a. Rewrite of Custer City's Comprehensive Plan.
Lysann presented the commission a draft vision statement that will accompany the Comp Plan. Commissioners, Mayor Herman, and Planning Administrator discussed and provided input. Black Hills Council will be working on the vision statement and a draft of the comp plan.

Public Comments:

No public comments were heard.

Planning Administrator Updates

Planning Administrator and commission members gave various updates.

Adjournment:

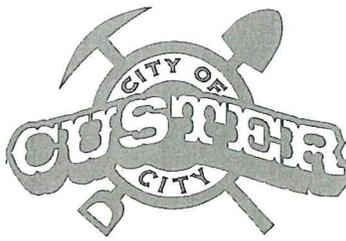
Being no further business before the Commission, Commissioner Hudson moved, with a second by Commissioner Moore to adjourn. Motion unanimously carried. The meeting adjourned at 5:43 pm.

Approved:

Attest:

Joe Uhrich - Vice Chairman

Tim Hartmann, Planning Administrator



Planning Department
622 Crook Street
Custer, SD. 57730
Phone: 673-4824 Fax: 673-2411
e-mail: timh@cityofcuster.com

Staff Report

Request: 511 Park Avenue - Conditional Use Permit, Short Term Rental
Applicant: Randall & Marsha Jensen
Fee Paid: \$200.00
Location: Park Avenue, at the intersection of Sherman St, Block 136
Date: June 19, 2019
Planning Commission Meeting: June 25, 2019
Prepared by Tim Hartmann, Planning Administrator

GENERAL

The City has received application for a Conditional Use Permit review of the above referenced property to consider a request to utilize the property as a short-term rental. As specified in the application, the applicant plans to utilize the structure as a short-term rental primarily in the summer while also continuing to utilize such as an owner-occupied residence a portion of the time. Per Custer Municipal Code 17.12.050 short term rentals are a permitted conditional use. A single-family dwelling is a principal use.

SURROUNDING AREA

The immediate area surrounding 511 Park Avenue is composed mainly of other residential uses.

The adjacent properties to the North, East, South, and West are within the Residential Zone. To staff's knowledge, all adjacent properties currently exist as residential uses.

VEHICULAR ACCESS AND PARKING

Staff has viewed the property from an access and parking standpoint in correlation with the proposed use, size, and parking provided. The home is a 2 bed, 2 bath 1560 sq. ft home. Staff sees no concerns with the parking provided in comparison to the home size. Per the site plan and a site visit, there is a 30'x45' garage plus an approximately 3200 sq. ft gravel driveway adjacent to the home and off the street. Staff feels this is adequate parking to support the proposed short-term rental.

OTHER ORDINANCE CONCERNS

Staff conducted an in-office review and a windshield survey of the property on June 19th. No ordinance violations were found.

LEGAL REVIEW

City legal has reviewed the application and has no concerns with the insurance information provided.

RECOMMENDED ACTION BY PLANNING COMMISSION

All applicable public notification has been completed. Upon review of CUP review staff feels the criteria are satisfied. Staff supports approval of the Conditional Use Permit by the Planning Commission.

622 Crook Street
Custer, SD 57730

Planning Department

Phone: (605) 673-4824
Fax: (605) 673-2411

Conditional Use Permit Application

Applicant Information		
Applicant	Randall & Marsha Jensen	
Address	511 Park Ave Custer, SD 57730	
City	State	Zip
Phone	303-954-8127 ✕	
E-mail:	masonrystore@aol.com	

(Owner of property if different than applicant)		
Owner	_____	
Address	_____	
City	State	Zip
Phone	_____	
E-mail:	_____	

Proposed Conditional Use 24/7 Contact		
Name	Randall & Marsha Jensen	
Address	511 Park Ave Custer, SD 57730	
City	State	Zip
Phone	303-954-8127	
E-mail:	masonrystore@aol.com	

Please Note
- If applicant is not the owner, written authorization of such application from the owner will be required.
- The applicant shall be responsible for mail notification of such application.
- Planning Commission meets the 2 nd Tuesday of each month. Application and supporting documents must be provided to the Planning Administrator 20 days prior to the meeting.

Property Address 511 Park Ave, Custer, SD 57730
 Legal Description Lot 9 Block 136 MH W/RE 2000 Patriot 27x60 Serial #VP7673ABIN T#11138275 and Lot 10 Block 136

Lot 9, 10 Block 136 Subdivision _____

Size .279 (acres)(square feet) Property Zoning District _____

Water Services City Sewer Services City

Describe Current Use Private residence

Describe Proposed Use (include Site Plan) VRBO Vacation rental by owner w/6 car on-site parking best suited for business groups. Occupied by owners off season and when not rented.

I hereby confirm that I have completed and possess all applicable South Dakota State licensing requirements. Application Pending, Fees Pd Initial

I hereby confirm that the proposed use will maintain appropriate Commercial Liability Insurance. per Airbnb * Initial

Please include the following information as required at least 20 days prior to the Planning Commission meeting.

- Site Plan and or Floor Plan as Needed – A Site Plan is mapped or drawn to scale information to show buildings, parking and new or existing features that implement the CUP.
- Certificate of appropriate commercial liability insurance. *Host Protection Insurance policy.
- Written authorization from the property owner. (if applicant is not the property owner.)
- Conditional Use Permit Criteria narrative
- Conditional Use Permit Fee Payment

Owner/Applicant Signature: 
Marsha Jensen

Date: 6-3-19
11-2-19

Conditional Use Permit Application

Conditional Use Permit Criteria Narrative

(Applicant shall complete)

The following are considerations, per CMC 17.52.040, that the Planning Commission shall use in determining the approval or denial of a Conditional Use Permit. Please provide comment on the below criteria.

- A. that adequate utilities, public safety, water supply, sewage disposal, surface drainage, flood control, soil conservation, access roads, drainage and other necessary facilities have been considered and/or are being provided; This property has been in use since 2001 and is fully landscaped with proper drainage, city water and sewer, adequate on-site lighting along with a corner street light and nearby fire hydrant.
- B. that the Conditional Use is consistent with the surrounding area in terms of character and density; This property falls within the same general vicinity as the property on Needles Dr which was approved by the City Council on May 28.
- C. that the Conditional Use conforms with and is a compatible use within the Comprehensive Plan; This property conforms as is compatible within the Comprehensive Plan
- D. The proposed use shall be in compliance with all other ordinances.
The proposed use shall comply with all ordinances.
- E. The proposed use shall comply with all specific restrictions and requirements of the zone district.
This proposed use shall comply with all restrictions and requirements of the zone district.
- F. The proposed use shall be eligible for a Conditional Use Permit based on the Zoning District.
This property is eligible for a Conditional Use Permit based on the Zoning District
- G. Lighting shall be designed so that it presents a minimal impact to adjacent property. All exterior light sources must be shielded and directed downward. No lighting shall be added that would impact an adjacent property.
- H. The proposed use shall have adequate vehicular access and parking to serve the proposed use.
This property has more than adequate on-site parking for the proposed use. See dwgs.
- I. The proposed use shall comply with all applicable state licensing requirements and/or regulations. This property shall be licensed and remain in compliance as required by the state.
- J. The proposed use shall maintain appropriate commercial liability insurance.
Please see the attached Airbnb Host Protection Insurance Policy.

622 Crook Street
Custer, SD 57730

Planning Department

Conditional Use Permit Application

Phone: (605) 673-4824
Fax: (605) 673-2411

- K. that the Planning Commission may impose reasonable conditions in granting a Conditional Use on the condition that the individual accepting those conditions is bound by them; and that the Commission may consider any public comments and comments from public officials.

Official Use Only

Date Filed 11/3/2019. Permit Fee 200⁰⁰
Permit/Receipt Number 41489. Parcel ID # 008747.
Planning Commission/Public Hearing Date _____
Received By _____

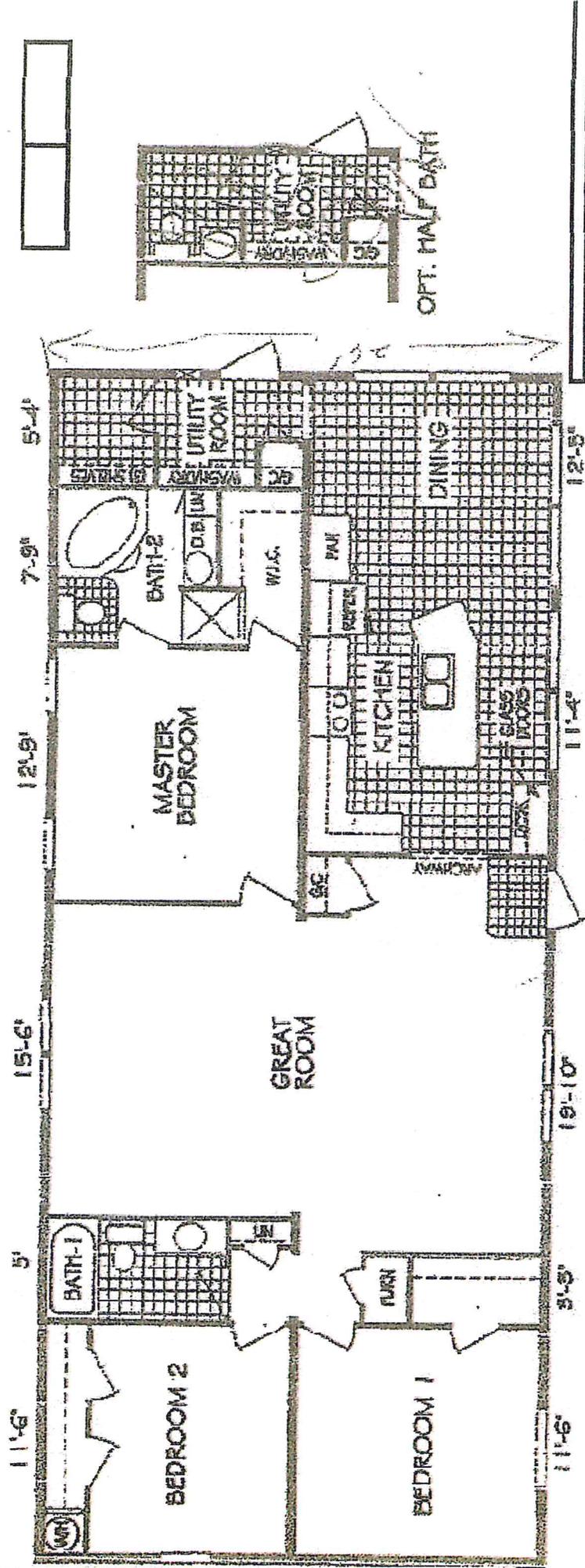
Dimensional overview and practical onsite usage - 511 Park Ave



Howie
511 Park Ave

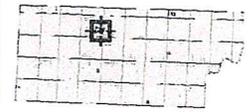
NORTHERIDGE

MODEL NR 019R SIZE: 64-60x28 1560 sq. ft. 3 Bedrooms, 2 Baths





Overview



Legend

-  Corporate Limits
- Highways**
-  SD Hwy
-  US Hwy
-  Roads
-  Parcels

Parcel ID	008747	Alternate ID	n/a	Owner Address	JENSEN RANDALL & MARSHA JTWROS
Sec/Twp/Rng	n/a	Class	Residential		7128 RED MESA DR
Property Address	511 PARK AVE	Acreage	0.139		LITTLETON CO 80125-8841
	CUSTER				
District	16.1-1-0-1-0-0				
Brief Tax Description	LOT 9 BLOCK 136, CUSTER CITY MH W/RE 2000 PATRIOT 27x60 SERIAL# VP7673ABIN TITLE# 11138275 7300005013600900 (Note: Not to be used on legal documents)				

Parcels are not adjusted to match aerial background. GIS information is for reference purposes only and is not a legal document. Data may contain errors.

Date created: 5/31/2019

Last Data Uploaded: 5/30/2019 9:53:40 PM

Developed by  **Schneider**
GEOSPATIAL



Parcel Summary

Parcel ID 008747
Property Address 511 PARK AVE CUSTER
Sec/Twp/Rng
Brief LOT 9 BLOCK 136, CUSTER CITY MH W/RE 2000 PATRIOT 27x60 SERIAL#
Tax Description VP7673ABIN TITLE # 11138275 7300005013600900
(Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 61105000901360000000000
School District CUSTER IND
Class Residential



Owners

Deed Holder
Jensen Randall & Marsha Jtwros
Contract Holder
DBA
Mailing Address
JENSEN RANDALL
7128 RED MESA DR

LITTLETON, CO 80125-8841

No data available for the following modules: Commercial Buildings, Agricultural Buildings, Taxation, Plats.

Custer County provides the data contained within this website "as is" and without any warranty, express or implied, as to the use or application of the information by any user.

Last Data Upload: 5/30/2019, 7:53:40 PM

Version 2.2.22

Developed by
 Schneider
GEOSPATIAL



Affidavit of Certification for Neighboring Property Owner Notification

I hereby state that to the best of my knowledge all property owners within 250 feet, exclusive of rights of way and any properties under the same ownership, of my property have been notified by Certified Mail or Hand Delivered at least 10 days prior to the upcoming public hearing.

Dated this the 7th day of June, 20 19.

Marsha Jensen
Signed

MARSHA JENSEN
Name Printed

STATE OF SOUTH DAKOTA

COUNTY OF Custer

Subscribed and sworn before me this the 7th day of June, 20 019.



Lynnette Merritt
Notary Signature

Lynnette Merritt
Notary Name Printed

June 7, 2024
Commission Expires

Red line

A

HOMESTEAD ADDITION

PLAT OF TRACT MATRANGA (FORMERLY LOTS 3 AND 4 OF HOMESTEAD ADDITION OF LOTS 7(R) AND 7(A) OF LOT 7 & H.E.S. 95) OF HOMESTEAD ADDITION TO CITY OF CUSTER LOCATED IN THE NE1/4 OF THE NW1/4 SECTION 24, T3S, R4E, B.H.M, CITY OF CUSTER, CUSTER COUNTY, SOUTH DAKOTA.



05-31-2019
SCALE 1" = 30'

PREPARED BY
JACK H. KNUST
BUCKHORN SURVEYING INC
25053 LEYSON LOOP
CUSTER, SOUTH DAKOTA 57730
(605) 673-5452

NOTE
THE SOUTH 223.40' OF LOT 6 IS TO BE USED AS A PUBLIC ACCESS AND UTILITY EASMENT

NOTE
A 20' WIDE UTILITY EASEMENT SHALL EXIST CENTERED ON ALL SUBDIVISION LOT LINES NOT ADJACENT TO PUBLIC RIGHTS-OF-WAY OR UNPLATTED LAND AND ON THE INTERIOR SIDE OF LOT LINES THAT BORDER LAND THAT HAS NOT BEEN SUBDIVIDED, UNLESS OTHER SUITABLE UTILITY EASEMENTS HAVE BEEN SHOWN.

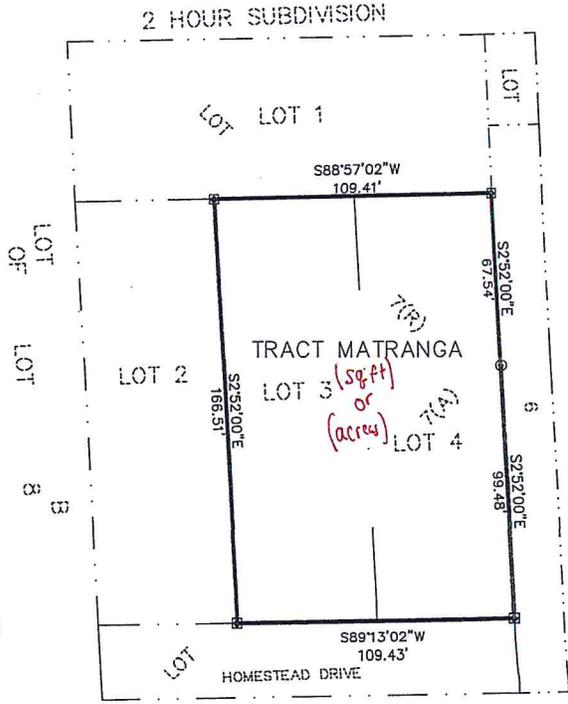
NOTE
LOT 7(R) AND LOT 7(A) ARE RECORDED IN PLAT BOOK 12 PAGE 328.
LOT 7 IS RECORDED IN PLAT BOOK 10 PAGE 275.

NOTE
ACCORDING TO FIRM PANEL 460019 0001 E, DATED MARCH 2, 1998, THERE IS NO FLOOD PLAIN INVOLVED ON THIS PLAT.

NOTE
HOMESTEAD DRIVE IS A DEDICATED PUBLIC RIGHT-OF-WAY.

Note
Lots 3 & 4
Plat Book 12
Page 382

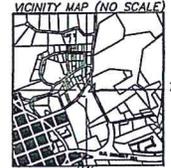
area of special Flood Hazard present on this plat



WATER PROTECTION STATEMENT

PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE INCLUDING GROUNDWATER, LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME.

LEGEND
CORNER FOUND THIS SURVEY REBAR WITH ALUMINUM CAP MARKED BUCKHORN SURVEYING



STATE OF SOUTH DAKOTA
COUNTY OF CUSTER S.S.

I, WE _____ DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AND THAT WE DO AUTHORIZE AND DO HEREBY APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND. WE FURTHER CERTIFY THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND SEDIMENT CONTROL REGULATIONS.

OWNERS: _____
ON THE _____ DAY OF _____ 20____ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ✓

KNOWN BY ME TO BE THE PERSON(S) DESCRIBED IN THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

STATEMENT OF SURVEYOR
FOR BUCKHORN SURVEYING INC
I, JACK H. KNUST, REGISTERED LAND SURVEYOR NO. 4896 OF THE STATE OF SOUTH DAKOTA, DO HEREBY STATE THAT BEING SO ADVISED, THE SURVEY AND WITHIN PLAT OF THE LAND SHOWN AND DESCRIBED HEREON HAVE BEEN MADE UP IN ACCORDANCE WITH THE PLAT ACT, CHAPTER 35-10, PLATE 11, TITLE 35, OF MY 2008-2012 EDITION. THE WITHIN PLAT IS A REPRESENTATION OF THE PLAT AS PREPARED BY ME, AND I HAVE MADE IT TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS _____ DAY OF _____ 20____ ✓



CERTIFICATE OF COUNTY TREASURER
I, TREASURER OF CUSTER COUNTY, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE DUE UPON THE WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE. DATED THIS _____ DAY OF _____ 20____ ✓
TREASURER: _____

CERTIFICATE OF HIGHWAY AUTHORITY:
THE LOCATION OF THE PROPOSED ACCESS ROAD ABUTTING THE COUNTY OR STATE HIGHWAY OR THE CITY STREET, AS SHOWN HEREON IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: _____ City ✓

RESOLUTION OF GOVERNING BOARD

STATE OF SOUTH DAKOTA
CITY OF CUSTER S.S.
WHEREAS THERE HAS BEEN PRESENTED TO THE CITY OF CUSTER, SOUTH DAKOTA, THE WITHIN PLAT OF THE ABOVE DESCRIBED DESCRIBED LANDS AND IT APPLICABLE TO THE GOVERNOR, THAT:
a. THE SYSTEM OF STREETS SET FORTH THEREIN CONFORM TO THE SYSTEM OF STREETS OF THE EXISTING PLATS OF THE MUNICIPALITY.
b. ALL PROVISIONS OF ANY THREE MILE LIMIT SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.
c. ALL TAXES AND SPECIAL ASSESSMENTS UPON THE SUBDIVISION HAVE BEEN FULLY PAID, AND
d. THE PLAT AND SURVEY THEREOF HAVE BEEN EXECUTED ACCORDING TO LAW.
NOW THEREFORE, BE IT RESOLVED THAT SAID PLAT IS HEREBY APPROVED IN ALL RESPECTS.
THIS _____ DAY OF _____ 20____ ✓

MAYOR OF THE CITY OF CUSTER, DO HEREBY CERTIFY THAT AT AN OFFICIAL MEETING HELD ON _____ DAY OF _____ 20____ OF THE CITY OF CUSTER, BY RESOLUTION DO APPROVE THE PLAT AS SHOWN HEREON.

CUSTER CITY FINANCE OFFICER: _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION
I, DIRECTOR OF EQUALIZATION OF CUSTER COUNTY DO HEREBY CERTIFY THAT I HAVE ON RECORD A COPY OF THE WITHIN DESCRIBED PLAT, DATED THIS _____ DAY OF _____ 20____ ✓
DIRECTOR OF EQUALIZATION: _____

CERTIFICATE OF REGISTER OF DEEDS
FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M. ✓
AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____

REGISTER OF DEEDS, CUSTER COUNTY: _____



Planning Department
622 Crook Street
Custer, SD. 57730
Phone: 673-4824 Fax: 673-2411
e-mail: timh@cityofcuster.com

Staff Report

Request: Minor Plat, Homestead Addition, Tract Matranga
Applicant: Frank and Vickie Matranga
Location: Homestead Drive, Near the Intersection of Summit Street
Legal Desc.: A Plat of Tract Matranga - See Plat for full legal
Fee Paid: \$150.00
Date Prepared: June 20, 2019
Planning Commission Meeting: June 25, 2019
Prepared by Tim Hartmann, Planning Administrator

GENERAL

This plat is for a non-subdivision plat intended to incorporate two existing lots into one and eliminate an interior lot line. This incorporation will allow the interior lot line to be eliminated and therefore not be considered in setbacks for any new construction.

This property is within Custer City and is zoned Residential. The proposed Tract Matranga does have City water and sewer services available.

Access to the proposed parcel is primarily provided by Homestead Drive on the South of the parcel, and additionally by a Public Access Easement to the east, as noted on this plat and previous plats.

ROUTING SHEET RESPONSES

CC ROD – Legal Desc & Acreage
CC Planning – Legal Desc & Acreage

COMPREHENSIVE PLAN

The land use section of the Comprehensive Plan identifies this area as Suburban Commercial.

HOMESTEAD DRIVE

As noted on the plat, Homestead Drive is a Public Right of Way. The width of such right of way has been a discussion topic for Custer Planning. Per the plat filed in Book 10 Page 275, a 66' Dedicated Public Right of Way is shown through the Homestead Addition. This proposed plat and dimensions on such is consistent with the 66' Public Right of Way and previous recorded plats of this property.

RESIDENTIAL LOT SIZE

Within a Residential Zone, the minimum lot size shall be seven thousand five hundred (7500) square feet. CMC 17.12.080

STAFF RECCOMENDATION

Staff supports a recommendation to the City Council for approval of the Minor Plat.

Redline

(A)

Rec
6/4/19

BEAVER LAKE CAMPGROUND SUBDIVISION

PLAT OF TRACT BEAVER LAKE CAMPGROUND AND TRACT HAMMER OF BEAVER LAKE CAMPGROUND ^{Subdivision}
(FORMALLY TRACT CAMPGROUND REVISED AND TRACT HOUSE REVISED OF BEAVER LAKE CAMPGROUND ~~REVISION~~
SUBDIVISION) LOCATED IN SW 1/4 SECTION 33 T3S, R4E, AND NW 1/4 SECTION 4,
T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

NOTE
FIRM PANEL 46033C 0400 F DATED JANUARY 06, 2012 INDICATES THAT THERE IS NO FLOOD HAZARD AREA WITHIN THE SUBDIVISION AREA REPRESENTED ON THIS PLAT

NOTE
TRACT HOUSE REVISED AND TRACT CAMPGROUND REVISED ARE RECORDED IN PLAT BOOK 12 PAGE 821. TRACT HOUSE IS RECORDED IN PLAT BOOK 11 PAGE 254. TRACT CAMPGROUND, TRACT SEVERSON, AND GOV LOT 4 IS RECORDED IN PLAT BOOK 9 PAGE 19.

WATER PROTECTION STATEMENT

PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE INCLUDING GROUNDWATER, LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME.

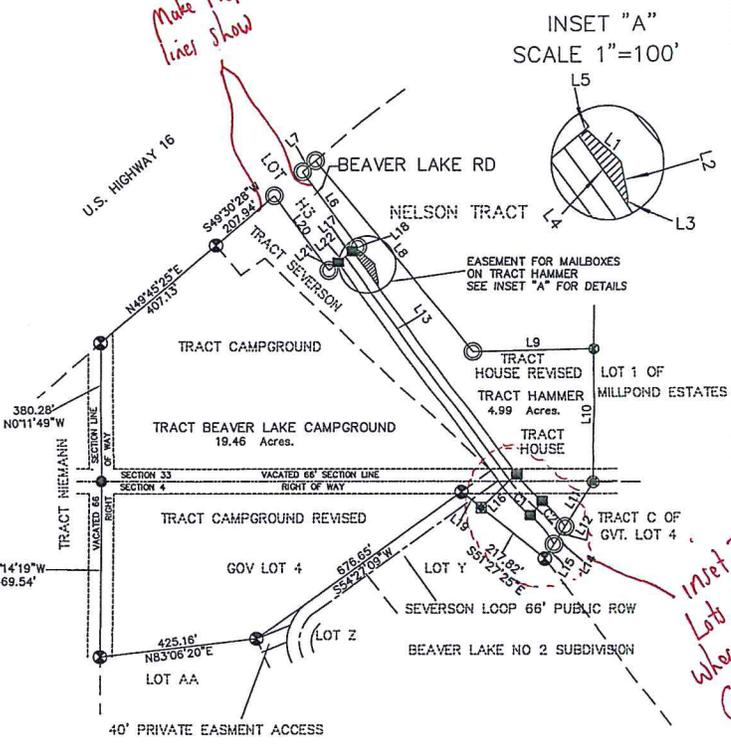
NOTE
BEAVER LAKE ROAD IS A 50' PUBLIC ACCESS AND UTILITY EASEMENT. SEVERSON LOOP ROAD IS RECORDED IN PLAT BOOK 12 PAGE 12 AS A 66' PUBLIC RIGHT OF WAY FOR ACCESS TO BEAVER LAKE # 2 SUBDIVISION

NOTE
A 20' WIDE UTILITY EASEMENT SHALL EXIST CENTERED ON ALL SUBDIVISION LOT LINES NOT ADJACENT TO PUBLIC RIGHTS-OF-WAY OR UNPLATTED LAND AND ON THE INTERIOR SIDE OF LOT LINES THAT BORDER LAND THAT HAS NOT BEEN SUBDIVIDED, UNLESS OTHER SUITABLE UTILITY EASEMENTS HAVE BEEN SHOWN.

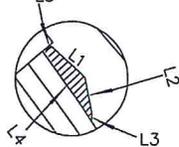
NOTE
SECTION LINE VACATION RECORDED IN MISC. BOOK 32 PAGE 875

NOTE
THIS PLAT CORRECTS THE CORNER BETWEEN TRACT HOUSE AND NELSON TRACT, RECORDED IN PLAT BOOK 4 PAGE 112. IT CHANGES THE DISTANCE OF THE LINE FROM 255.00' SHOWN ON THE PLAT OF TRACT HOUSE RECORDED IN PLAT BOOK 11 PAGE 254 TO 325.00' TO MATCH THE PLAT OF NELSON TRACT WHICH WAS RECORDED PRIOR TO THE PLAT OF TRACT HOUSE. IT ALSO CORRECTS THE DISTANCE AND BEARING OF THE LINE FROM THIS CORNER TO THE NW CORNER OF NELSON TRACT FROM N44°07'50"W 712.41' TO N39°30'28"W 667.19' AS SHOWN ON THIS PLAT (THIS BEARING & DISTANCE ACCOUNTS FOR TO H3 LOT TAKEN BY HIGHWAY 16)

- LEGEND**
- ⊙ CORNER FOUND THIS SURVEY B.L.M./G.L.O. STONE MONUMENT
 - CORNER FOUND THIS SURVEY B.L.M./G.L.O. BRASS MONUMENT
 - ⊠ CORNER SET THIS SURVEY REBAR WITH ALUMINUM CAP MARKED BUCKHORN SURVEYING R.L.S. 4896
 - CORNER FOUND THIS SURVEY REBAR WITH PLASTIC CAP MARKED BUCKHORN SURVEYING R.L.S. 4896
 - ⊙ CORNER FOUND THIS SURVEY REBAR WITH ALUMINUM CAP MARKED BRYANT
 - ⊙ CORNER FOUND THIS SURVEY REBAR WITH ALUMINUM CAP MARKED BUCKHORN SURVEYING R.L.S. 4896



INSET "A"
SCALE 1"=100'



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°51'00"	104.66'	466.67'	S43°51'06"E	104.44'
C2	18°34'36"	95.11'	293.31'	N40°59'13"E	94.70'

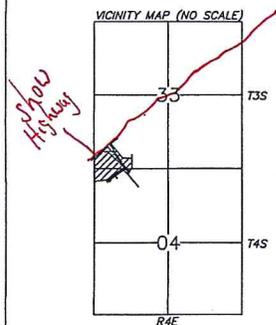
NUM	BEARING	DISTANCE
L1	S52°09'54"E	63.56'
L2	S15°19'22"E	49.63'
L3	S0°35'50"W	3.30'
L4	N36°26'36"W	110.21'
L5	N55°32'40"E	2.65'

NUM	BEARING	DISTANCE
L6	S35°58'47"E	250.00'
L7	N49°45'25"E	46.05'
L8	N39°30'28"W	667.19'
L9	N88°33'00"E	325.00'
L10	S0°37'12"W	365.01'
L11	S32°19'22"W	142.06'
L12	S32°19'22"W	27.78'
L13	S35°58'47"E	751.26'
L14	S32°19'22"W	28.13'
L15	N32°19'22"E	45.41'
L16	S45°46'22"W	104.96'
L17	S49°38'17"W	25.07'
L18	S49°38'17"W	17.75'

NUM	BEARING	DISTANCE
L19	N51°27'25"W	68.70'
L20	S35°58'47"E	250.00'
L21	S49°38'17"W	32.39'
L22	S49°38'17"W	25.07'



PREPARED BY
JACK H. KNUST
BUCKHORN SURVEYING INC
25053 LEYSON LOOP
CUSTER, SOUTH DAKOTA 57730
(605) 673-5452



BEAVER LAKE CAMPGROUND SUBDIVISION
PLAT OF TRACT BEAVER LAKE CAMPGROUND AND TRACT HAMMER OF BEAVER LAKE CAMPGROUND
(FORMALLY TRACT CAMPGROUND REVISED AND TRACT HOUSE REVISED OF BEAVER LAKE CAMPGROUND)
SUBDIVISION LOCATED IN SW 1/4 SECTION 33 T3S, R4E, AND NW 1/4 SECTION 4,
T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

STATE OF SOUTH DAKOTA
COUNTY OF CUSTER S.S.

I, WE _____ DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AND THAT WE DID AUTHORIZE AND DO HEREBY APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND, WE FURTHER CERTIFY THAT DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND SEDIMENT CONTROL REGULATIONS. OWNERS: _____
ON THE _____ DAY OF _____, 20____. BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____
KNOWN BY ME TO BE THE PERSON(S) DESCRIBED IN THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATEMENT OF SURVEYOR
FOR BUCKHORN SURVEYING INC.

I, JACK H. KNUST, REGISTERED LAND SURVEYOR NO. 4896 OF THE STATE OF SOUTH DAKOTA DO HEREBY STATE THAT BEING SO AUTHORIZED, THE SURVEY AND WITHIN PLAT OF THE LAND SHOWN AND DESCRIBED HEREON WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____.
FOR BUCKHORN SURVEYING INC.
BY JACK H. KNUST, REGISTERED LAND SURVEYOR: _____



CERTIFICATE OF COUNTY TREASURER

I, TREASURER OF CUSTER COUNTY, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE WITHIN DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.
DATED THIS _____ DAY OF _____, 20____.
TREASURER: _____

CERTIFICATE OF HIGHWAY AUTHORITY:

IT APPEARS THAT EVERY LOT HAS AN ACCEPTABLE APPROACH LOCATION ONTO A PUBLIC ROAD AND THE LOCATION OF THE INTERSECTION(S) OF ANY PROPOSED SUBDIVISION ROAD(S) OR PRIVATE ACCESS ROAD(S) WITH EXISTING PUBLIC ROAD IS HEREBY APPROVED
HIGHWAY AUTHORITY: _____

STATE OF SOUTH DAKOTA
CITY OF CUSTER S.S.

WHEREAS THERE HAS BEEN PRESENTED TO THE CITY OF CUSTER, SOUTH DAKOTA, THE WITHIN PLAT OF THE ABOVE DESCRIBED LANDS AND IT APPEARING TO THE COUNCIL THAT:
a. THE SYSTEM OF STREETS SET FORTH THEREIN CONFORM TO THE SYSTEM OF STREETS OF THE EXISTING PLATS OF THE MUNICIPALITY,
b. ALL PROVISIONS OF ANY THREE MILE LIMIT SUBDIVISION HAVE BEEN FULLY COMPLIED WITH,
c. ALL TAXES AND SPECIAL ASSESSMENTS UPON THE SUBDIVISION HAVE BEEN FULLY PAID, AND
d. THE PLAT AND SURVEY THEREOF HAVE BEEN EXECUTED ACCORDING TO LAW.
NOW THEREFORE, BE IT RESOLVED THAT SAID PLAT IS HEREBY APPROVED IN ALL RESPECTS, THIS _____ DAY OF _____, 20____.

MAYOR OF THE CITY OF CUSTER: _____

I, FINANCE OFFICER OF THE CITY OF CUSTER _____ DO HEREBY CERTIFY THAT AT AN OFFICIAL MEETING HELD ON THE _____ DAY OF _____, 20____
THE _____ CUSTER CITY COUNCIL, BY RESOLUTION DID APPROVE THE PLAT AS SHOWN HEREON.

CUSTER CITY FINANCE OFFICER: _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF CUSTER COUNTY, DO HEREBY CERTIFY THAT I HAVE ON RECORD A COPY OF THE WITHIN DESCRIBED PLAT, DATED THIS _____ DAY OF _____, 20____.
DIRECTOR OF EQUALIZATION: _____

CERTIFICATE OF REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M.
AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____
REGISTER OF DEEDS, CUSTER COUNTY _____



Planning Department
622 Crook Street
Custer, SD. 57730
Phone: 673-4824 Fax: 673-2411
e-mail: timh@cityofcuster.com

Staff Report

Request: Minor Plat, Beaver Lake Campground Subdivision
Applicant: Max Hammer
Location: Approximately 1.6 Miles West of Custer. Intersection of US Hwy 16 and Beaver Lake Rd
Legal Desc.: Beaver Lake CG Sub - Plat of Tract Beaver Lake CG and Tract Hammer - See Plat for full legal
Fee Paid: \$150.00
Date Prepared: June 19, 2019
Planning Commission Meeting: June 25, 2019
Prepared by Tim Hartmann, Planning Administrator

GENERAL

This proposal is for a plat that is not within the City of Custer but is subject to review by the City under the City's extraterritorial jurisdiction. The proposed plat will perform a lot line adjustment between the existing Tract Campground Revised (19.88 acres) and Tract House Revised (4.56 acres), creating the proposed Tract Beaver Lake Campground (19.45 acres) and Tract Hammer (4.99 acres). This plat will create a minor lot line shift mainly focused around the South East corner of the plat in order to remove the homes garden and geothermal infrastructure from the campground parcel and locate such on the homes parcel.

The area is in the county and therefore has no zoning.

COMPREHENSIVE PLAN

The land use section of the Comprehensive Plan identifies this area as Countryside Residential.

ROUTING SHEET RESPONSES

CC Equalization - Assure all structures are located within correct lot lines.
CC DOE - Redline items.
SDDOT - No concerns.

ACCESS

Existing access to the area is provided from US Hwy 16 to Beaver Lake Campground Road. Both parcels then share the Beaver Lake Road Easement through the plat. No changes to the existing easements, rights of way, or access points are planned.

SUMMARY AND STAFF RECCOMENDATION

This plat is presented as a lot line adjustment that the property owner/applicant has presented to establish accessories to the home on the same parcel as the home. No changes to the access points or existing wells or septic systems are planned. Staff supports a for approval to the City Council.