

BUTTE COUNTY PLANNING BOARD AGENDA
839 5TH AVE. BELLE FOURCHE, SD 57717
APRIL 9, 2024 @ 5PM

1. APPROVE AGENDA
2. APPROVE MINUTES FROM MARCH 12, 2024, MEETING
3. CHAIRMAN COMMENT
4. MEETING DECORUM

FINAL

5. **FINAL**

OWNER: KEVIN & TOIA TANNINEN

LOTS 2A AND 2B OF BUENA VISTA ESTATES #2 FORMERLY LOT 2 OF BUENA VISTA ESTATES #2 OF THE SUBDIVISION OF THE NW4SE4 OF SECTION 28, T8N, R1E, B.H.M. BUTTE COUNTY, SOUTH DAKOTA

SKETCH / LETTER OF INTENT

6. **SKETCH / LETTER OF INTENT**

OWNER: RICHARD NIESENT & PATRICIA ESZLINGER-NIESENT

LOTS 2A AND 5 OF ESZLINGER SUBDIVISION FORMERLY LOT 2 OF ESZLINGER SUBDIVISION AND A PORTION OF THE SW4SE4SE4 OF SECTION 8, T8N, R2E, LOCATED IN THE SW4SE4SE4 OF SECTION 8, T8N, R2E, B.H.M., BUTTE COUNTY, SOUTH DAKOTA

7. **SKETCH / LETTER OF INTENT**

OWNER: AUBREY & EMILY RONE, DAVID & KARRIE VINYARD

TRACT B-1A AND B-2A IN SW4SW4 OF SECTION 24 AND THE W2NW4 OF SECTION 25, T8N, R2E, B.H.M., BUTTE COUNTY, SOUTH DAKOTA FORMERLY TRACTS B-1 AND B-2

8. **SKETCH / LETTER OF INTENT**

OWNER: FIVE OH, LLC

TRACTS 2A-1A & 2A-1B A SUBDIVISION OF TRACT 2A-1 REVISED OF TRACT 2 OF THE SUBDIVISION OF SECTION 18, T8N, R1E, B.H.M. BUTTE COUNTY, SOUTH DAKOTA

OPPORTUNITY FOR PUBLIC COMMENT- THE PLANNING COMMISSION IS PLEASE TO INCLUDE A PERIOD FOR PUBLIC COMMENTS. **GUESTS ARE ASKED TO SIGN IN AND INDICATE THEIR DESIRE TO SPEAK NEXT TO THEIR NAME.**

BUTTE COUNTY PLANNING BOARD AGENDA
839 5TH AVE. BELLE FOURCHE, SD 57717
APRIL 9, 2024 @ 5PM

OLD BUSINESS: TEMPORARY CAMPGROUND ORDINANCE

NEW BUSINESS:

OPPORTUNITY FOR BOARD DISCUSSION

ADJOURNMENT



BUTTE COUNTY EQUALIZATION & PLANNING

117 5TH AVE, BELLE FOURCHE, SD 57717
605-892-3950 – Email: Cristina@buttesd.org

Planning Commission Meeting – March 12, 2024

The regular meeting of the Butte County Planning Commission held March 12, 2024, at 5:00 P.M. in the Commissioner's Room at the Butte County Courthouse, Belle Fourche, SD.

Present were Planning Board Chairman Heidi Lewis, Vice Chairman Tom Cooper, Planning Board Members Chad Erk, Bill O'Dea, Cody Burke as well as the Director of Equalization and Planning Cristina Wilson, Planning Staff Megan Goshorn and Butte County State's Attorney LeEllen McCartney. Present as guests were several members of the public. Chairman Lewis called the meeting to order at 5:03 P.M. Motion to approve the agenda made by Bill O'Dea. Seconded by Chad Erk. Vote Unanimous. Motion Carried.

Motion made by Chad Erk to approve agenda with the addition of preliminary hearing for Kevin Tanninen and removal of the Executive Session. Seconded by Cody Burke. Vote Unanimous. Motion Carried.

Motion made by Bill O'Dea to approve February 16, 2024 meeting minutes. Seconded by Tom Cooper. Vote Unanimous. Motion Carried.

PUBLIC

OWNER: ROBERT SHEAR

LOTS G, H, I, J, K, L AND M OF PEACEFUL PINES SUBDIVISION LOCATED IN THE NE4SE4 OF SECTION 8, T8N, R2E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Planning Chairman Heidi Lewis asked if there were any present for or against. No comments were made.

PUBLIC- AMMENDMENT OF COVENANTS

OWNER: KEVIN & TOIA TANNINEN

TBD EXISTING: LOT 2 BUENA VISTA ESTATES LOCATED IN THE NW4SE4 OF SECTION 28, T8N, R1E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Butte County State's Attorney LeEllen McCartney spoke regarding requiring public hearing of covenants. Motion made by Bill O'Dea to take no action. Seconded by Chad Erk. Vote Unanimous. Motion Carried.

PUBLIC- PRELIMINARY

OWNER: KEVIN & TOIA TANNINEN

TBD EXISTING: LOT 2 BUENA VISTA ESTATES LOCATED IN THE NW4SE4 OF SECTION 28, T8N, R1E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Planning Chairman Heidi Lewis asked if there were any present for or against. No comments were made.

PRELIMINARY

OWNER: ROBERT SHEAR

LOTS G, H, I, J, K, L AND M OF PEACEFUL PINES SUBDIVISION LOCATED IN THE NE4SE4 OF SECTION 8, T8N, R2E, BHM, BUTTE COUNTY, SOUTH DAKOTA

All requirements have been met per Subdivision Ordinance 2022-02. Discussion held regarding water availability. Discussion regarding access requirements discussed for lots L and M.

Motion made by Tom Cooper to approve Preliminary Plat and Plan. Seconded by Cody Burke. Vote Unanimous. Motion Carried.



BUTTE COUNTY EQUALIZATION & PLANNING

117 5TH AVE, BELLE FOURCHE, SD 57717
605-892-3950 – Email: Cristina@buttesd.org

PRELIMINARY

OWNER: KEVIN & TOIA TANNINEN

TBD EXISTING: LOT 2 BUENA VISTA ESTATES LOCATED IN THE NW4SE4 OF SECTION 28, T8N, R1E, BHM, BUTTE COUNTY, SOUTH DAKOTA

All preliminary requirements have been met per Subdivision Ordinance 2022-02.

Motion made by Bill O’Dea to approve Preliminary Plat and Plan. Seconded by Chad Erk. Vote Unanimous. Motion Carried.

FINAL

OWNER: ROBERT SHEAR

LOTS G, H, I, J, K, L AND M OF PEACEFUL PINES SUBDIVISION LOCATED IN THE NE4SE4 OF SECTION 8, T8N, R2E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Motion to approve Final Plat made by Tom Cooper. Seconded by Chad Erk. Vote Unanimous. Motion Carried.

PLANNING MEETING TIME

Motion made by Chad Erk to change meeting time to 7:00pm May through October and 5:00 pm November through April. Motion passed with Tom Cooper, Chad Erk, and Cody Burke in favor with Bill O’Dea voting against.

PUBLIC COMMENT

Sue Broadhurst commented that the meeting date in the February meeting minutes that were approved were wrong. Also mentioned a spelling error of the Buena Vista Estates in the agenda.

Travis Ismay spoke in favor of the meeting time change.

OLD BUSINESS

Discussion held regarding temporary campground ordinance.

NEW BUSINESS

None

OPPORTUNITY FOR BOARD DISCUSSION

Tom Cooper shared some information regarding a recent visit to the Lawrence County Planning office.

Motion made by Chad Erk to adjourn the meeting at 5:45 pm. Seconded by Bill O’Dea. Vote Unanimous. Motion Carried.

Respectfully Submitted: _____

Cristina Wilson
Director Butte County Planning



BUTTE COUNTY EQUALIZATION & PLANNING

117 5TH AVE, BELLE FOURCHE, SD 57717
605-892-3950 – Email: Cristina@buttesd.org

Sketch/ Letter of Intent / Application-Submission Requirements

Subdivider Kevin + Toia Tanninen Planning Director/ Planner Cristina

Approval _____ Denial _____ Reason for Denial _____

Planning meeting SILOI - Feb 13th

Please fill form out completely or it will be denied.

Plat type and Fees:

_____ Sketch Plan Review- \$100

_____ Final Plat - \$100 per lot (Due at Preliminary)

_____ Recording Fee (County) \$60 plat, \$30 for each additional document (disclosure statement, covenants, homeowners' association) additional City fees may apply

- | |
|--|
| <p>B. The Sketch Map shall include the following:</p> <ol style="list-style-type: none"> 1. Subdivision name and description. 2. Maps showing the general location of the property in context with surrounding properties. Nearby landmarks should be clearly defined. 3. Proposed property boundaries. 4. Significant natural and man-made features of the proposed subdivision. 5. Lot and street layout (with acreages to one-half (1/2) acre). |
|--|

A. The Sketch Plan shall consist of the following:

1. Subdivision name and description:

Lot 2 of Buena Vista Estates #2 A Subdivision of the NW 1/4 SE 1/4 of section 28,

2. Name(s), address(es), email, and telephone number(s) of owner(s) and Subdivider(s) and any existing mortgage holders.

Name(s) Kevin + Toia Tanninen

Address(es) 10281 Buena Vista Ln, Belle Fourche, SD 57717

Email(s) tanninenk@gmail.com

Telephone #(s) 605-892-2238 cell(s) 605-210-0871

3. Proposed water supply, wastewater disposal system and distribution system. If known, soil types.

Rimrock Water Company - Water supply

4. Present use of land contained with the proposed subdivision and adjacent land:

Personal home and pasture.

5. Proposed improvement to be installed or constructed by the developer:

None

6. Type of structures and density of structures to be contained within the subdivision:

None

Prepared by: Ponderosa Land Surveys
332A West Main St.
Lead, SD 57754
605-722-3840

LOTS 2A AND 2B F BUENA VISTA ESTATES #2
FORMERLY LOT 2 OF BUENA VISTA ESTATES #2
OF THE SUBDIVISION OF THE NW1/4SE1#4 OF SECTION 28, T8N, R1E, B.H.M.
BUTTE COUNTY, SOUTH DAKOTA

Disclosure Statement

1. Disclosure Statement (see this document.)
2. A full disclosure statement shall be submitted for review and approval by the County Commissioners prior to approval of the final plat. Copies of disclosure statements will be filed with the Register of Deeds and kept at the office of the County Auditor and will be available on request to the public. Copies of disclosure statements shall be provided to each prospective purchaser, prior to entering into any binding sale agreement. Disclosure statements shall clearly and concisely present all the facts related to the following items:
 - a. Street construction and maintenance (including snow removal responsibility). Road maintenance will be the responsibility of the owner.
 - b. Water supply – design criteria and maintenance responsibilities. Wilen Water Company will service property.
 - c. Sewage Disposal – design criteria and maintenance responsibilities. An onsite septic system services residence on Lot 2B, a septic system will need to be installed on Lot 2A.
 - d. Restrictive covenants – where copies are available and describe how they are enforced. See attached Covenants.
 - e. Association fees – should be listed and described as allocations of funds, penalties for non-payment, procedure for change in fees. Not Applicable for this type of Minor Subdivision.
 - f. Garbage disposal – statement to define financial and physical responsibilities. Garbage service will need to be set up.
 - g. Telephone company construction charge – statement to define financial responsibility. Currently exist.
 - h. Cable TV charges – statement to define financial responsibility. Utilities currently exist.
 - i. Street and traffic control signs and devices – statements to define construction and maintenance responsibilities. Access to the property will be from Hidden Valley Lane and Buena Vista Lane.
 - j. Street lighting, if required – defines construction and maintenance responsibilities, if lighting is provided for. Not Applicable.
 - k. Culverts and drainages – define construction and maintenance responsibilities. Not applicable.
 - l. The manner in which amendments to any covenant may be made. See Attached Covenants.
 - m. Fire protection – status and description. The property will need a 911 address to be set up on Lot 2A.
 - n. Building Codes – statutes of applicable codes, which apply to construction within the subdivision. If new construction occurs the existing county standards will be used.
 - o. Electricity – statement to define financial responsibility for construction and connections. Electricity currently exists.
 - p. Postal Service – define level of service and responsibility of homeowner and developer as concerns mailbox construction and maintenance. Postal service will need to be set up for lot 2A.

The foregoing Disclosure Statement is hereby approved this _____ day of _____, 2024.

Toia Tanninen
Kevin Tanninen

Owner

X

Toia Tanninen

Print name

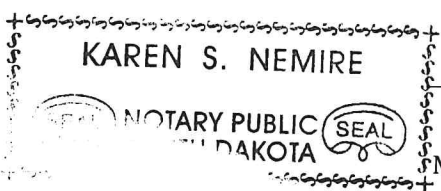
State of South Dakota

County of Butte

On this 27th day of March, 2024, Before me the undersigned notary public,
personally appeared

Toia Tanninen and Kevin Tanninen

Known to me to be the person described in and who executed the within and foregoing instrument.



Karen S. Nemire
Notary Public

My commission expires 4/24/24



BUTTE COUNTY EQUALIZATION & PLANNING

117 5TH AVE, BELLE FOURCHE, SD 57717
605-892-3950 – Email: Cristina@buttesd.org

Sketch/ Letter of Intent / Application-Checklist:

Planning Meeting: April 9 @ 5:00 pm

- B. The Sketch Map shall include the following:**
1. Subdivision name and description.
 2. Maps showing the general location of the property in context with surrounding properties. Nearby landmarks should be clearly defined.
 3. Proposed property boundaries.
 4. Significant natural and man-made features of the proposed subdivision.
 5. Lot and street layout (with acreages to one-half (1/2) acre).

Plat type and Fees:

- Sketch Plan Review- \$100
 - Final Plat - \$100 per lot (Due at Preliminary)
 - Recording Fee (County) \$60 plat, \$30 for each additional document (disclosure statement, covenants, homeowners' association) additional City fees may apply.
- Per SDCL 11-39-9 & 10-21-20 taxes for the year must be paid in full

A. The Sketch Plan shall consist of the following:

1. Name, address, email, and telephone number of ALL owner(s) and Subdivider(s) and any existing mortgage holders.

Name(s) Patty & Rich Niesent
 Address(es) 18896 Prairie Meadows Lane, Box 305, Belle Fourche SD
 Email(s) _____
 Telephone #(s) 605-892-5558 605-390-6081

2. Subdivision name and description:

Eszlinger Subdivision

3. Proposed water supply, wastewater disposal system and distribution system. If known, soil types.

Kimrock Water

4. Present use of land contained with the proposed subdivision and adjacent land:

NONE - proposed home

5. Proposed improvements to be installed or constructed by the developer:

6. Type of structures and density of structures to be contained within the subdivision:

house, shed, garage, shop

Patty Niesent
Property Owner

CW
Director of Planning



BUTTE COUNTY EQUALIZATION & PLANNING

117 5TH AVE, BELLE FOURCHE, SD 57717
605-892-3950 – Email: Cristina@buttesd.org

After the Planning Commission approves the Sketch Plan and Map, the Preliminary Plan and Plat may be submitted. The Subdivider shall comply with all requirements of Subdivision Ordinance 2022-03 and any contingencies required by the Planning Commission. If no exemptions were granted, a public hearing will be posted and held along with the preliminary meeting. Written notice of the proposed subdivision, in the form of a certified letter with return receipt, shall be mailed out by the Subdivider or their representative to all adjacent landowners a minimum of 10 days prior to the public hearing. Copy of receipts of certified letters need to be submitted to the Planning Director.

Preliminary Plan Checklist: (not limited to)

___ Written reports on water and wastewater systems establishing compliance with the DANR requirements including, but not limited to, those contained in ARSD 74:02:01, 74:04:09, 74:53:01.

___ Letters from utility, water, and sewer/wastewater providers confirming available service, if applicable

___ Proposed improvements to be installed or constructed by the Subdivider including roads, emergency egress, and easements on the plat.

___ Application approval from Highway Department for approach(s) off county road.

___ A draft of covenants shall be provided to be recorded and run with the land. **Please see Subdivision Ordinance 2022-03 for a list of minimum covenant requirements.**

- Any subdivision consisting of three or more lots shall show provision for the creation of a homeowners or landowners association. A copy of the by-laws shall be recorded with the final plat.

___ Disclosure statement shall be recorded with Register of Deeds along with the Final Plat

Preliminary Plat Checklist: (not limited to)

___ Location of the property by legal description, the existing or proposed development, utilities, power lines, easements and rights-of-way within the proposed subdivision and adjacent area.

___ Location of drainage ways and areas subject to flooding clearly depicted including FEMA- designated Special Flood Hazard Areas, within the proposed subdivision and adjacent area.

___ Location, dimension, and area of all proposed and existing lots. All lots and blocks shall be numbered or lettered consecutively.

___ Names, location, and widths of all existing and proposed streets and roads within the proposed subdivision and adjacent area, together with map showing the point of connection and existing federal, state and/or county roads.

___ Location and dimensions of all land proposed to be dedicated or reserved for parks, school, or public uses.

___ If any existing structures or improvements, these must be shown with setbacks indicated. Setbacks for structures shall be at least 50 feet from the front of the lot and at least 25 feet from the sides and rear boundaries of each lot. (Regarding setbacks for water and wastewater systems, refer to ARSD).

PLEASE REFER TO SUBDIVISION ORDINANCE FOR A COMPLETE LIST OF REQUIREMENTS



PONDEROSA LAND SURVEYS, LLC

332A WEST MAIN STREET
LEAD, SD 57754

3/26/2024

Letter of intent

Project: 24-98

Ponderosa Land Surveys on behalf of the owners, Richard & Patty Niesent, is proposing 2 lots in the Eszlinger Subdivision of a portion of the SW1/4SE1/4SE1/4 of Section 8, T8N, R2E, BHM, Butte Co., SD.

Property is located 2 miles west of Belle Fourche on Sourdough Road.

The owner is proposing to sell 2 of these lots.

Thank You

Loren Vrem,

Ponderosa Land Surveys



PONDEROSA LAND SURVEYS, LLC

332A WEST MAIN STREET
LEAD, SD 57754

1. Mapping

a. Subdivision Name & Legal Description

LOTS 2A AND 5 OF ESZLINGER SUBDIVISION
FORMERLY LOT 2 OF ESZLINGER SUBDIVISION AND A PORTION OF THE SW1/4SE1/4SE1/4 OF SECTION 8, T8N, R2E,
LOCATED IN THE SW1#4SE1#4SE1#4 OF SECTION 8, T8N, R2E, B.H.M., BUTTE COUNTY, SOUTH DAKOTA

Name & Address of Owner/Developer

RICHARD & PATRICIA NIESENT
PO BOX 305
BELLE FOURCHE, SD 57717
605-892-5558

b. Preliminary Plan Preparation

Ponderosa Land Surveys
332A West Main St.
Lead, SD 57754

2. Written Statements

a. Water supply & Distribution

The water supply is from Rimrock Water Company.

b. Present use of the subdivision property

Property is currently residential.

c. Present use of adjacent land

Residential & Agriculture with single family residences.

d. Proposed Improvements

No new improvement proposed at this time.

e. Proposed sewage disposal system

A septic system exists on Lot 2A and Lot 5 is not proposed at this time.

f. Types of structures

Existing Dog Kennel on Lot 2A.



- g. Impact of proposed subdivision

No impact is anticipated to adjacent properties.

- h. Percolation tests

Percolation tests will be performed.

- i. Homeowner's Association and Bylaws

See Attached Documentation.

- j. Utilities

Power and associated utilities exist.

PONDEROSA LAND SURVEYS, LLC

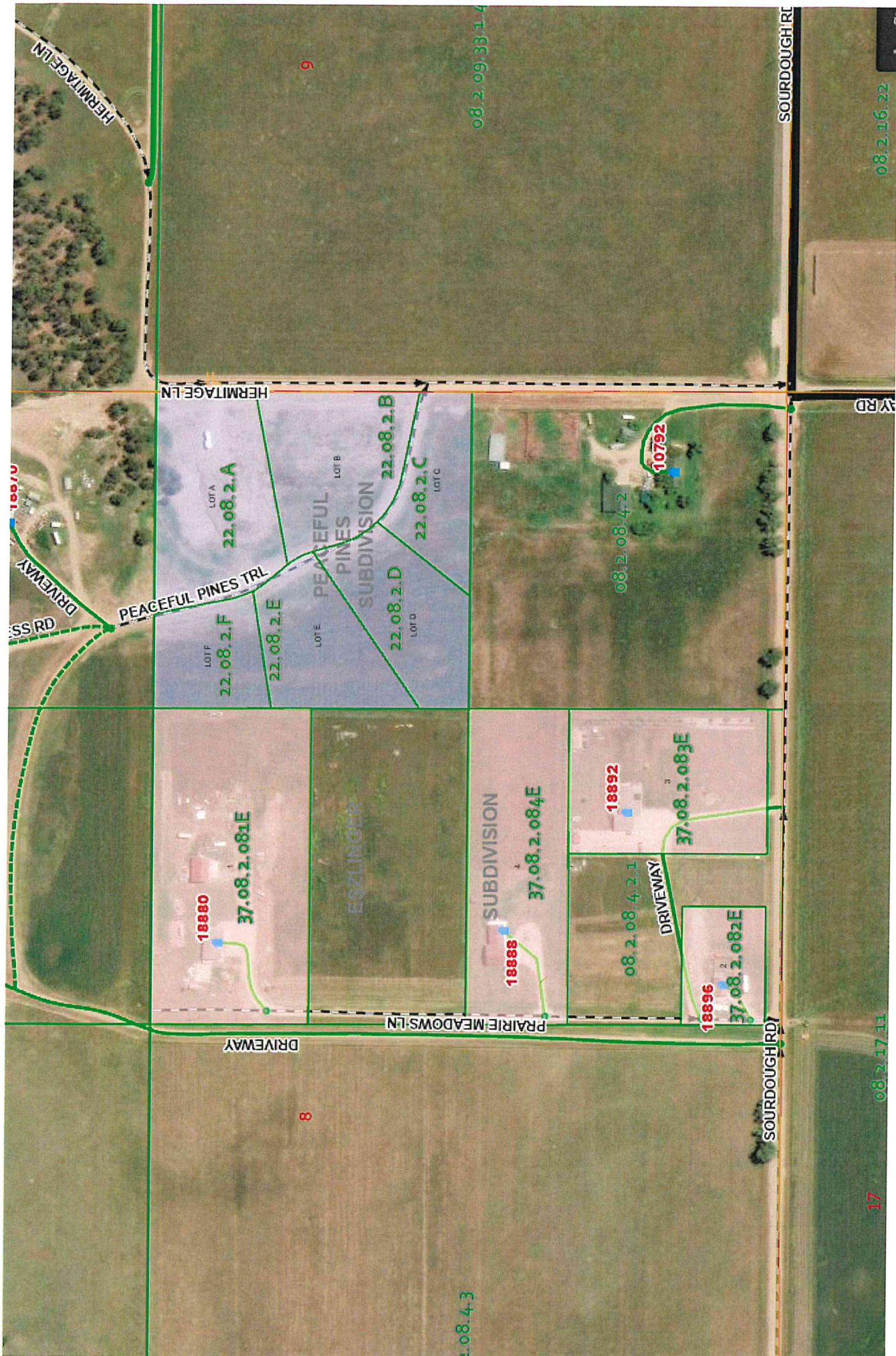
332A WEST MAIN STREET
LEAD, SD 57754

3. Covenants

See Attached Documentation

4. Disclosure Statement

See Attached Documentation



16670

DRIVEWAY

SS RD

HERMITAGE LN

22.08.2.F

LOT F

22.08.2.A

LOT A

22.08.2.E

LOT E

22.08.2.D

LOT D

22.08.2.C

LOT C

22.08.2.B

LOT B

PEACEFUL PINES SUBDIVISION

PEACEFUL PINES TR

HERMITAGE LN

18880

37.08.2.081E

ESZLINGER

18888

37.08.2.084E

SUBDIVISION

18892

37.08.2.083E

08.2.08.4.2.1

DRIVEWAY

18896

37.08.2.082E

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08.2.08.4.2

DRIVEWAY

08.2.09.33.1.4

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8

DRIVEWAY

PRAIRIE MEADOWS LN

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37.08.2.081E

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LOT D

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PEACEFUL PINES SUBDIVISION

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17



BUTTE COUNTY EQUALIZATION & PLANNING

117 5TH AVE, BELLE FOURCHE, SD 57717
605-892-3950 – Email: Cristina@buttesd.org

Sketch/ Letter of Intent / Application-Checklist:

Planning Meeting: April 9 @ 5:00pm

- B. The Sketch Map shall include the following:**
1. Subdivision name and description.
 2. Maps showing the general location of the property in context with surrounding properties. Nearby landmarks should be clearly defined.
 3. Proposed property boundaries.
 4. Significant natural and man-made features of the proposed subdivision.
 5. Lot and street layout (with acreages to one-half (1/2) acre).

Plat type and Fees:

X Sketch Plan Review- \$100

_____ Final Plat - \$100 per lot (Due at Preliminary)

_____ Recording Fee (County) \$60 plat, \$30 for each additional document (disclosure statement, covenants, homeowners' association) additional City fees may apply.

Per SDCL 11-39-9 & 10-21-20 taxes for the year must be paid in full

A. The Sketch Plan shall consist of the following:

1. Name, address, email, and telephone number of ALL Owner(s) and Subdivider(s) and any existing mortgage holders.

Name(s) Hubrey Dong, Emily Rowe, Dave Vinyard, Karrie Vinyard
 Address(es) 19091 Helmer Rd.
 Email(s) ashlan.rose@me.com
 Telephone #(s) 605-569-6377

2. Subdivision name and description:
Ag

3. Proposed water supply, wastewater disposal system and distribution system. If known, soil types.
Existing well on Tract B-2A, no improvements on Lot Tract B-1A. Wastewater from residence will be disposed into existing onsite septic on Tract B-2A, no improvement proposed of Tract B-1A

4. Present use of land contained with the proposed subdivision and adjacent land:
Adjacent land is Ag with single family residences.

5. Proposed improvements to be installed or constructed by the developer:
None

6. Type of structures and density of structures to be contained within the subdivision:
Existing residence & garage on Tract B-2A
Ashlan Rose _____ CW _____
 Property Owner Director of Planning



PONDEROSA LAND SURVEYS, LLC

332A WEST MAIN STREET
LEAD, SD 57754

3/30/2024

Letter of intent

Project: 24-87

Ponderosa Land Surveys on behalf of the owners, Ashton & Emily Rone and David & Karrie Vinyard propose moving a lot line to incorporate the newly installed septic drain field. To retain 1 lot and the other will be for sale.

The property is located approximately 1 mile north of Highway 34 along Helmer Road.

Thank You

Loren Vrem,

Ponderosa Land Surveys



PONDEROSA LAND SURVEYS, LLC

332A WEST MAIN STREET
LEAD, SD 57754

Sketch Plan

TRACTS B-1A AND B-2A IN THE SW1/4SW1/4 OF SECTION 24 AND THE
W1/2NW1/4 OF SECTION 25, T8N, R2E, B.H.M.,
BUTTE COUNTY, SOUTH DAKOTA
FORMERLT TRACTS B-1& B-2

1. Water Supply & Distribution

The water supply will be an existing well on Tract B-2A and no improvements on Lot Tract B-1A.

2. Present use of land within the proposed subdivision

Present use is agriculture (hay field).

3. Proposed improvements

No improvements proposed.

4. Present use of adjacent land

The present use of adjacent land is agriculture with single family residences.

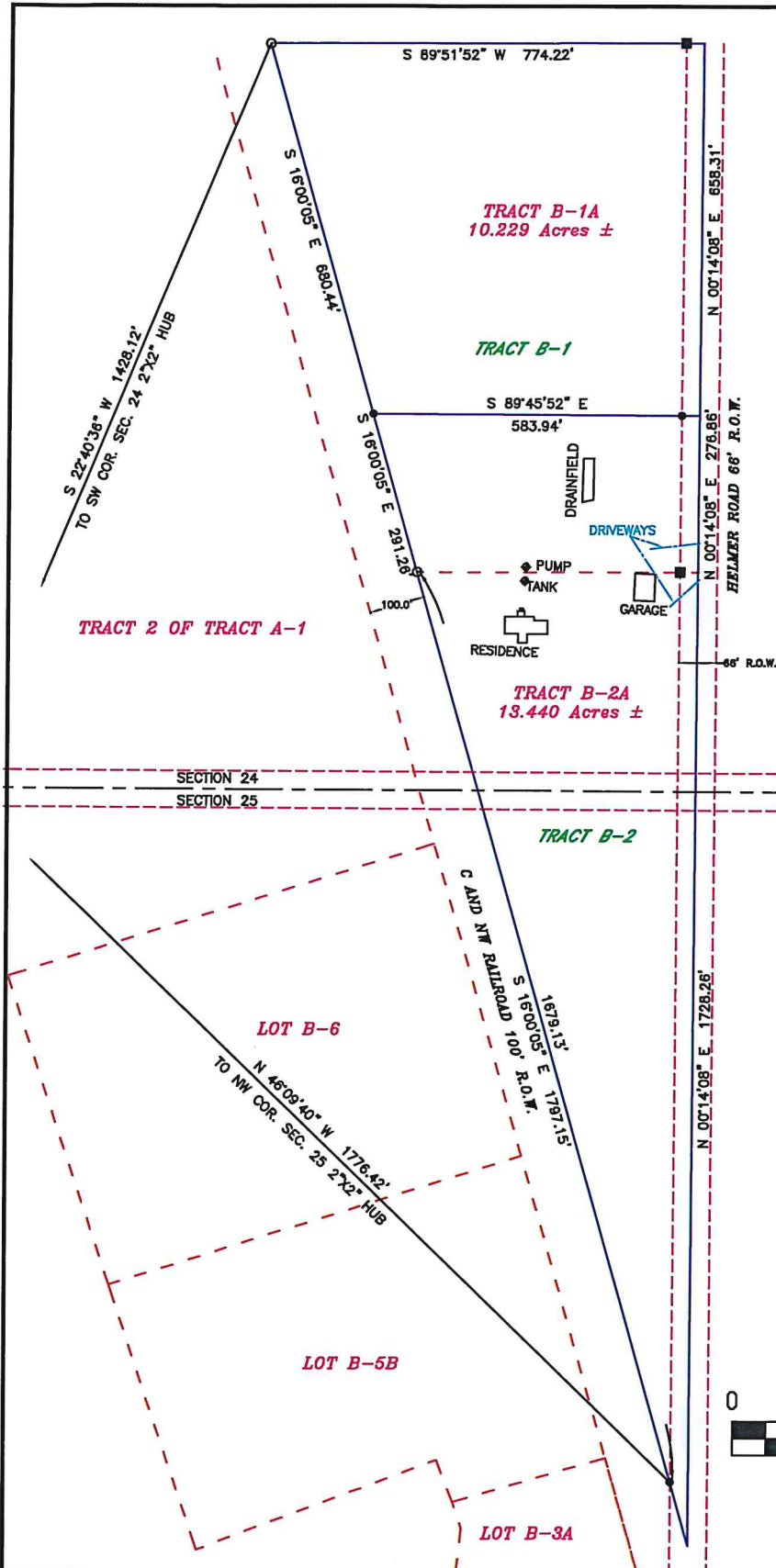
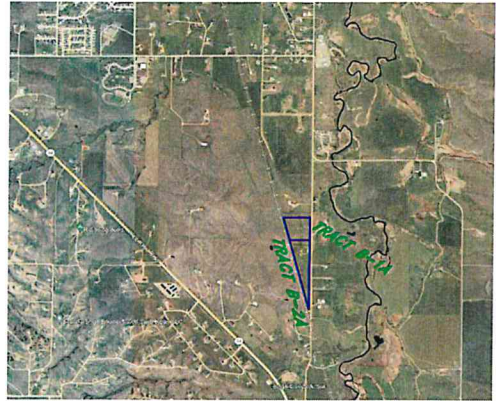
5. Proposed sewage disposal system

Wastewater generated from residence will be disposed into an existing onsite septic system on Tract B-2A and no improvement proposed of Tract B-1A.

6. Types of structures

Existing residence and garage on Tract B-2A

SKETCH PLAN
TRACTS B-1A AND B-2A IN
SW¹/₄SW¹/₄ OF SECTION 24 AND
THE W¹/₂NW¹/₄ OF SECTION 25,
T8N, R2E, B.H.M., BUTTE
COUNTY, SOUTH DAKOTA
FORMERLY TRACTS B-1 AND B-2



NOTE:
A 5' PUBLIC UTILITY EASEMENTS ARE
DEDICATED BY THIS PLAT ALONG THE INTERIOR
SIDE OF SIDE AND REAR LOT LINES

- REBAR & CAP (VREM LS6577)
- REBAR & ALUMINUM CAP
- REBAR & CAP (VORE LS4328)



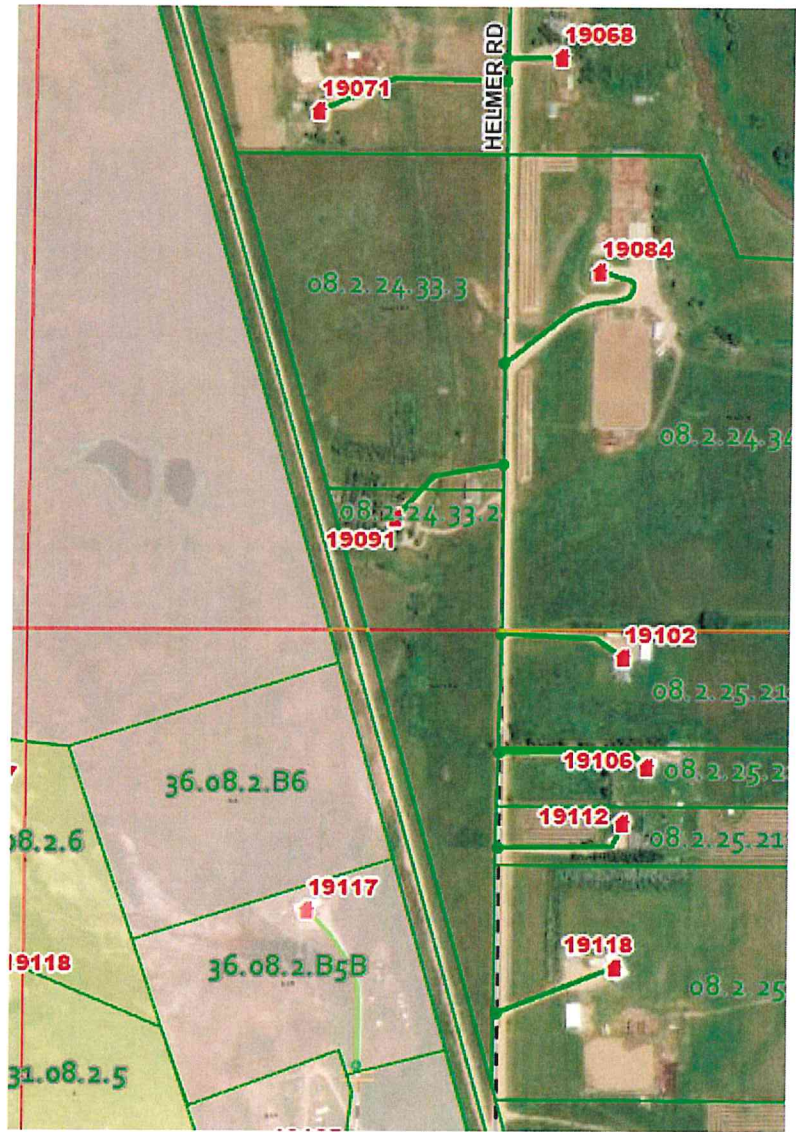
- NOTE:**
- 1) OWNERS: ASHTON & EMILY ROAD
 DAVID & KARRIE VINYARD
 19091 HELMER ROAD
 BELLE FURCHE, SD 57717
 - 2) A 5' PUBLIC UTILITY EASEMENTS ARE
 DEDICATED BY THIS PLAT ALONG THE
 INTERIOR SIDE OF SIDE AND REAR LOT
 LINES



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN ST.
 LEAD, SD 57754
 (605) 722-3840

Date:	3/27/2024
Drawn By:	L. D. Vrem
Project No.:	24-87
Dwg. No.:	24-87.dwg







BUTTE COUNTY EQUALIZATION & PLANNING

117 5TH AVE, BELLE FOURCHE, SD 57717
605-892-3950 – Email: Cristina@buttesd.org

Sketch/ Letter of Intent / Application-Checklist:

Planning Meeting: April 9 @ 5:00pm

- B. The Sketch Map shall include the following:**
1. Subdivision name and description.
 2. Maps showing the general location of the property in context with surrounding properties. Nearby landmarks should be clearly defined.
 3. Proposed property boundaries.
 4. Significant natural and man-made features of the proposed subdivision.
 5. Lot and street layout (with acreages to one-half (1/2) acre).

Plat type and Fees:

X Sketch Plan Review- \$100

_____ Final Plat - \$100 per lot (Due at Preliminary)

_____ Recording Fee (County) \$60 plat, \$30 for each additional document (disclosure statement, covenants, homeowners' association) additional City fees may apply.

Per SDCL 11-39-9 & 10-21-20 taxes for the year must be paid in full

A. The Sketch Plan shall consist of the following:

1. Name, address, email, and telephone number of ALL Owner(s) and Subdivider(s) and any existing mortgage holders.

Name(s) FIVE OH, LLC

Address(es) 10078 Wagon Wheel Trl Belle Fourche, SD 57717

Email(s) ashley@silverspursd.com

Telephone #(s) 763-202-9704

2. Subdivision name and description:

3. Proposed water supply, wastewater disposal system and distribution system. If known, soil types.

4. Present use of land contained with the proposed subdivision and adjacent land:

5. Proposed improvements to be installed or constructed by the developer:

6. Type of structures and density of structures to be contained within the subdivision:

Property Owner

Director of Planning



PONDEROSA LAND SURVEYS, LLC

332A WEST MAIN STREET
LEAD, SD 57754

9/27/2023

Letter of intent

Project:23-392

Ponderosa Land Surveys on behalf of the owner, Steven Jung (Silver Spur Ranch, LLC), are proposing a subdivision of Tract 2A-1 of Tract 2A Revised for a lot for a new home, located in Section 18, T8N, R1E, BHM, Butte Co., SD.

Thank You

Loren Vrem,

Ponderosa Land Surveys

SKETCH PLAN
TRACTS 2A-1A & 2A-1B
A SUBDIVISION OF TRACT 2A-1 REVISED OF TRACT 2
OF THE SUBDIVISION OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 1 EAST, B.H.M.
BUTTE COUNTY, SOUTH DAKOTA

POWER LINE

S 86°28'54" E
153.68'

LOT 2B-1

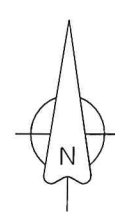
N 19°51'06" E
391.77'
TRACT 2A-1A
2.002 Acres ±

WELL

WATER LINE

704.72'

N 00°09'04" W
633.73'



1/64 COR.

1/16 COR.

TRACT 2A-1

SE1/4

EXISTING DRIVEWAY

TRACT 2A-1

N 05°58'55" E
301.73'
TRACT 2A-1B
15.998 Acres ±

WATER LINE
WELL

SW1/4

N 00°08'55" W
346.29'
EXISTING DRIVEWAY

TRACT 2A REVISED

OWNER: STEVEN JUNG (SILVER SPUR RANCH, LLC)
1729 SHARP DR.
RAPID CITY, SD 57703

● REBAR & CAP (VREM LS6577)

S 89°50'56" W
659.51'

33' WITNESS CORNER

N 00°08'55" W
337.75'

N 00°09'04" W
331.76'

1/64 COR.

N 89°19'43" E 659.55'

0 300 600 900



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332A WEST MAIN ST.
LEAD, SD 57754
(605) 722-3840

Date: 3/18/2024

Drawn By: L. D. Vrem

Project No.: 24-38

Dwg. No.: 24-38.dwg

PAGE 1 OF 2



The Barn Out West

TRACT 3

TRACT 4

TRACT 1

TRACT 2

Welcome To Wyoming Sign

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