



# COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset  
7055 Leisure Lane, Summerset, SD 57718

Phone: (605) 718-9858

Fax: (605) 718-9883

Web: www.summerset.us

# APPLICATION FOR DEVELOPMENT REVIEW

### REQUEST (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
  - Designation
  - Initial Plan  Final Plan
  - Major Amendment
  - Minimal Amendment

- Subdivision
  - Layout Plan
  - Preliminary Plat
  - Final Plat
  - Minor Plat
- Variance
- Rezoning
- Road Name Change

- Conditional Use Permit
  - Major Amendment
  - Minimal Amendment
- Vacation
  - Utility / Drainage Easement
  - R.O.W. / Section Line Highway
  - Access / Non-Access
  - Planting Screen Easement
- OTHER (specify) \_\_\_\_\_

### LEGAL DESCRIPTION (Attach additional sheets as necessary)

|  |                       |   |
|--|-----------------------|---|
| <b>EXISTING</b><br><i>Parcel ID 20.05.311</i>  |                       |   |
| <b>PROPOSED</b><br><i>Portion of N25W (FKA Lot A PB 22 PG 158; and Lot U3 PB 22 PG 333)</i>                                  |                       |   |
| <b>LOCATION</b><br><i>TBD Norman Ave</i>   |                       |   |
| <b>Size of Site-Acres</b><br><i>6.3</i>  | <b>Square Footage</b> | <b>Proposed Zoning</b><br><i>Commercial</i> |
| <b>DESCRIPTION OF REQUEST:</b><br><i>To not have any paved surfaces/parking - want to just have gravel surfacing instead</i> |                       | <b>Utilities: Private / Public</b>          |
| <b>HARDSHIP:</b><br><i>heavy equipment we have will damage paved surfaces</i>  |                       | <b>Water</b>                                |
|  |                       | <b>Sewer</b>                                |

### APPLICANT

Name Black River Inc. Phone 605-346-2903  
 Address 623 Dakota Dr E-mail ethan@blackrivercontracting.net  
 City, State, Zip Rapid City, SD 57702

### PROJECT PLANNER - AGENT

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

### OWNER OF RECORD (if different from applicant)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

|   |  |
|---|--|
| <b>Property Owner Signature</b><br><u><i>Ethan Peteren</i></u> <b>Date</b><br><u>5-30-24</u>                    | <b>Property Owner Signature</b> <b>Date</b><br>_____      _____                  |
| <b>Signature</b><br><b>Print Name:</b> <u>Ethan Peteren</u> <b>Date</b><br><b>Title*:</b> <u>Vice President</u> | <b>Signature</b> <b>Date</b><br><b>Print Name:</b> _____<br><b>Title*:</b> _____ |

\*required for Corporations, Partnerships, etc.

### FOR STAFF USE ONLY

| ZONING       |
|--------------|
| Current      |
| North        |
| South        |
| East         |
| West         |
| Planner      |
| File No.     |
| Comp Plan    |
| Received By: |

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Sewer Utility<br><input type="checkbox"/> Fire Department<br><input type="checkbox"/> Public Works<br><input type="checkbox"/> Planning<br><input type="checkbox"/> Building Inspector<br><input type="checkbox"/> Engineering<br><input type="checkbox"/> City Code Enforcement<br><input type="checkbox"/> Police<br><input type="checkbox"/> City Attorney | <input type="checkbox"/> BHP&L<br><input type="checkbox"/> Finance Officer<br><input type="checkbox"/> Register of Deeds<br><input type="checkbox"/> County - Planning<br><input type="checkbox"/> SD DOT<br><input type="checkbox"/> SD DENR<br><input type="checkbox"/> Auditor - Annexation<br><input type="checkbox"/> Drainage<br><input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Diamond D Water<br><input type="checkbox"/> Black Hills Water<br><input type="checkbox"/><br><input type="checkbox"/> Other: _____<br><input type="checkbox"/> Other: _____<br><input type="checkbox"/> Other: _____<br><input type="checkbox"/> Other: _____ |
|--|--|--|

Board of Adjustments Meeting Date: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_  
 Sign Deposit Received: \_\_\_\_\_ Amount: \_\_\_\_\_ Sign returned: \_\_\_\_\_ Payment Type: Cash  Credit  Check  02/2024

**§ 155.256 MINIMUM REQUIREMENTS.**

(A) *Standards.*

(1) Each off-street parking space shall be an area of not less than 171 square feet, exclusive of access or maneuvering area, ramps, and other appurtenances as per the following standards.

| <i>Required Minimum Off-street Parking Dimensions</i> |                            |                           |                                    |                                    |
|---|----------------------------|---------------------------|------------------------------------|------------------------------------|
| <i>Parking Angle (Degrees)</i>                        | <i>Stall Length (Feet)</i> | <i>Stall Width (Feet)</i> | <i>Aisle Width, One-Way (Feet)</i> | <i>Aisle Width, Two-Way (Feet)</i> |
| 90  | 19                         | 9                         | 25                                 | 25                                 |
| 60  | 19                         | 9                         | 18.5                               | 20                                 |
| 45  | 19                         | 9                         | 13.5                               | 20                                 |
| 30  | 19                         | 9                         | 1                                  | 20                                 |
| 0 (parallel)  | 21                         | 9                         | 12                                 | 20                                 |

(2) Off-street parking facilities shall be located on the site on which the use or structure for which they are provided is located except as otherwise permitted under a special plan for location or sharing of facilities.

(B) *Maintenance.* Off-street parking facilities shall be constructed, maintained, and operated in accordance with the following specifications.

(1) *Drainage and surfacing.* They shall be properly graded for drainage, **surfaced with concrete or asphalt**, and maintained in good condition, free of weeds, dust, trash, and debris.

(2) *Protective barriers.* They shall be provided with barriers of such dimensions those occupants of adjacent structures are not unreasonably disturbed, either by day or night, by the movement of vehicles.

(3) *Outdoor lighting.* When provided, outdoor light shall comply with §§ 155.195 through 155.204.

(4) *Entrances and exits.* They shall be provided with designated entrances and exits so located as to minimize traffic congestion.

(5) *Prohibition of other uses.* They shall not be used for the sale, storage, repair, or dismantling of any vehicles, equipment, materials, or supplies.

(6) *Permanent barrier.*

(a) In the event they are designed such that the facility abuts a public sidewalk and vehicle parking is diagonal or perpendicular to the sidewalk, a permanent barrier shall be installed three feet from the interior edge of the sidewalk to prevent vehicle encroachment over the sidewalk.

(b) If the facility abuts and faces a street and there is no sidewalk, permanent barriers shall be installed seven feet from the curb to provide for a pedestrian way and to prevent vehicle encroachment.

(7) *Compliance.* All parking facilities shall comply with § 155.182.

(8) *Parking space design.* In residential districts, parking spaces accessed by local roads and required by this chapter shall be located and designed with a minimum of 23 feet or sufficient depth



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### LEGAL DESCRIPTION (Attach additional sheets as necessary)

|   |                |                             |
|---|----------------|-----------------------------|
| <b>EXISTING</b>   |                |                             |
| Parcel ID 20.05.311   |                |                             |
| <b>PROPOSED</b> Portion of NESW (FRA Lot A PB 22 PG 158; lot U3 PB 22 PG 333) |                |                             |
| <b>LOCATION</b> TBD Norman Ave  |                |                             |
| Size of Site-Acres 6.3  | Square Footage | Proposed Zoning commercial  |
| <b>DESCRIPTION OF REQUEST:</b> 151.020(E) Annexation                          |                | Utilities: Private / Public |
| <b>HARDSHIP:</b>  |                | Water                       |
|   |                | Sewer                       |

### APPLICANT

Name Black River Inc Phone 605-396-2903  
 Address 623 Dakota Dr E-mail ethan@blackrivercontracting.net  
 City, State, Zip Rapid City, SD 57702

### PROJECT PLANNER - AGENT

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

### OWNER OF RECORD (If different from applicant)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

Property Owner Signature Ethan Peterson Date 5-30-24  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name: Ethan Peterson  
 Title\*: Vice President

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Title\*: \_\_\_\_\_

\*required for Corporations, Partnerships, etc.

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| <input type="checkbox"/> Fire Department       | <input type="checkbox"/> Finance Officer      | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works          | <input type="checkbox"/> Register of Deeds    | <input type="checkbox"/>                   |
| <input type="checkbox"/> Planning              | <input type="checkbox"/> County - Planning    | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Building Inspector    | <input type="checkbox"/> SD DOT               | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Engineering           | <input type="checkbox"/> SD DENR              | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Police                | <input type="checkbox"/> Drainage             | <input type="checkbox"/>                   |
| <input type="checkbox"/> City Attorney         | <input type="checkbox"/> Parks & Recreation   |  |

Board of Adjustments Meeting Date: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_  
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## § 151.020 GENERAL REQUIREMENTS.

(A) *Violation.* It shall be a violation of this chapter for any person having an interest in any land within the jurisdiction of the city to subdivide or resubdivide such land into lots other than in accordance with the provisions of this chapter.

(B) *Subdivision plats subject to review.* Any subdivision of land within the platting jurisdiction of the city containing two or more lots, no matter how described, shall be platted or replatted, and said plat must be submitted to the Planning Commission for its consideration and recommendation to the Board of Commissioners for approval or rejection.

(C) *Platting required prior to sale/transfer.* Any parcel of land of less than 40 acres which is located within the extraterritorial platting jurisdiction of the city must be platted prior to the sale or transfer of the land. The Register of Deeds may not record any document of any sale or transfer of unplatted property that does not comply with this chapter.

(D) *Minimum lot sizes.* The subdivider shall conform to lot densities established by Chapter 155 or, if the subdivision is outside of the city's municipal limits, not be less than the minimum lot sizes established by SDAR 74:53:01, which establishes regulations for individual and small on-site wastewater systems.

(E) *Annexation.* The subdivider shall be required to submit a petition for voluntary annexation of his or her subdivision into the city with the final or minor plat application if any portion of the subdivision is adjacent to the city's municipal boundary. For the purposes of this chapter, the term "adjacent" ignores any right-of-way or dedication that lies between the municipal boundary and the subdivision boundary.

(F) *Adjacent access and street extension.* Land adjacent to a proposed subdivision shall not have its access left land-locked by a proposed subdivision. Sufficient proposed streets shall be extended as far as the boundary line of the parcel being subdivided, and provided with a temporary cul-de-sac in order to ensure normal circulation of traffic within the vicinity.

(G) *Street maintenance.* Maintenance of public streets that have not been accepted for maintenance purposes by the city shall be the responsibility of the subdivider until said maintenance is accepted by the Board of Commissioners, in the case of streets outside of the municipal limits of the city, the Board of Commissioners approves a street maintenance plan that provides for said maintenance.

(H) *Lot monuments, numbering, and naming.* All property corners, including the beginning (point of curvature) and ending (point of tangency) of curves along property lines, shall be accurately marked on the ground with a five-eighths inch to one-and-one-quarter-inch diameter iron rod at least 18 inches in length. Each bar is to be capped with an aluminum or plastic cap indicating the license number of the surveyor who placed the bar in the ground. The monumentation of all corners required by SDCL § 11-3-2 shall be fixed in the ground at the locations shown on the approved preliminary plat before the final plat application is submitted to the Planning Official for review. Lots shall be numbered or named in accordance with SDCL § 11-3-3.

(I) *Ghost platting.* Ghost platting shall be required for all subdivisions within the platting jurisdiction of the city that create one or more lots of one or more acres that may be resubdivided in the future. Those subdivisions utilizing the minor plat procedure that have not previously been subject to ghost platting may be exempted from this requirement by the Board of Commissioners. The ghost plat shall be included as part of the developer's agreement for the proposed subdivision and shall not be subject to expiration.

(J) *Additional administrative rules.* The Board of Commissioners may formulate additional written administrative rules that govern the procedure for processing subdivisions. These procedures may outline the responsibility of parties concerned with subdivisions and subdivision processing, and may contain other information necessary to systematize handling and processing.

## NOTICE OF PUBLIC HEARING

### NOTICE OF HEARING APPLICATIONS FOR VARIANCES BEFORE THE CITY OF SUMMERSSET BOARD OF ADJUSTMENTS

Notice is hereby given that the following petitioner has applied to the City of Summersset Board of Adjustments under the provisions of the City of Summersset Zoning Ordinance as follows:

**Applicant:** BLACK RIVER INC.

**Legal Description:**

Existing: Portion of N2SW (FKA Lot A PB 22 PG 158; and Lot U3 PB 22 PG 333)  
Section 5, Township 2 North, Range 7 East, Black Hills Meridian, Meade County SD.

**Variance:**

Variance request for ordinance 155.256(B)(1) Drainage and Surfacing.  
Variance request for ordinance 151.020(E) Annexation.

Notice is further given that said applications will be heard and considered by the City of Summersset Planning & Zoning Board at Summersset City Hall, 7055 Leisure Lane, Summersset, SD 57718 at 6:00 p.m. on the 25th day of June 2024. At that time, any person, persons, or their attorney who are interested in the approval or rejection of said application may appear and be heard at said scheduled public hearing.

Dated this 11th day of June, 2024.

City of Summersset

Published once \_\_\_\_\_, at an approximate cost of \$ \_\_\_\_\_.

20.05.311



K-1 HOLDINGS LLC (D)  
Value: \$95,504

View: [Report](#) | [Soil Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

Summerset

Alternate ID n/a  
Class NAC  
Acreage n/a

Owner Address K-1 HOLDINGS LLC  
1935 SAMCO RD STE 102  
RAPID CITY SD 57702