

*City of Riders*



*Planning Dept.*

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## Planning Commission Staff Report

July 18, 2017  
Laura Abernathy, Planning Coordinator  
Plat – Kirk Chaffee, Lots 1-8 of Avalanche Subdivision

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### **Background/History**

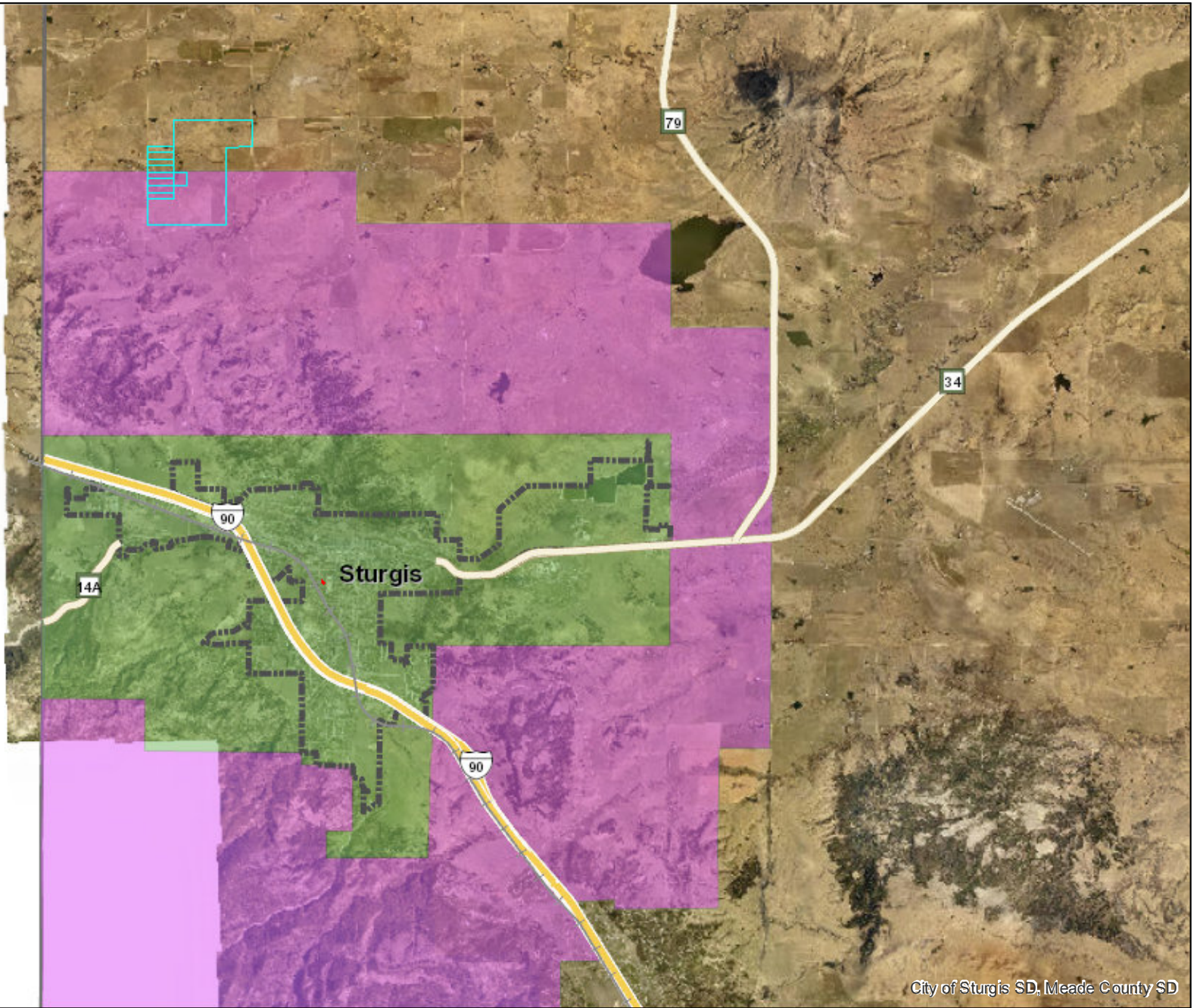
Kirk Chaffee has submitted a preliminary plat to the Meade County Equalization and Planning department to plat 8 parcels into lots ranging in size from 9.611 to 9.613 acres. The plat would also dedicate 50' of public right of way along Avalanche Road. A portion of the subdivision is within Area #2 of the three-mile platting jurisdiction, so the plat is required to come before the Meade County Commission for approval. The County is notifying the City of Sturgis as per the three-mile platting agreement and requests any comments the Planning Commission may have.

### **Action Needed**

Staff would like the input of the planning commission, if any, to pass along to the Meade County commission for their July 26 meeting.

### **Budget Impact**

At this time there is no direct financial impact to the City budget.



Lawrence

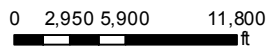
Sturgis

City of Sturgis SD, Meade County SD



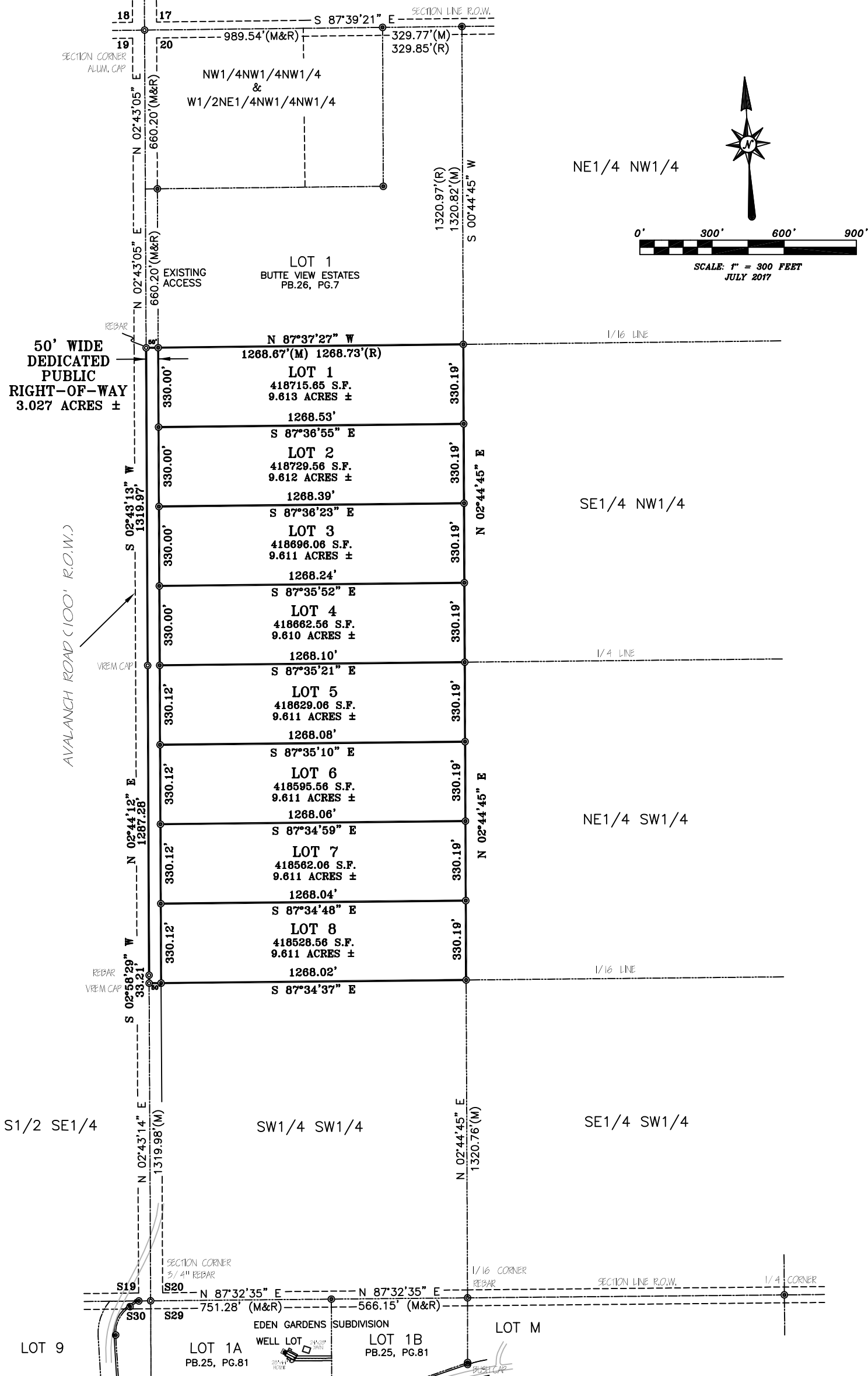
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### 3 Mile Jurisdiction



July 10, 2017

**PRELIMINARY PLAT OF  
 LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF AVALANCHE SUBDIVISION  
 AND DEDICATED PUBLIC RIGHT-OF-WAY FOR AVALANCHE ROAD.**  
 All Located in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 20,  
 Township 6 North, Range 5 East, Black Hills Meridian,  
 Meade County, South Dakota.



**LEGEND**

- ⊙ Found or Set 5/8" Rebar with Cap 'VASKNETZ RLS 7719'.
  - ⊙ Found Survey Monument as Noted.
  - Bearing or Curve Point 'NOT SET'.
- Reference Plats;  
 Plat Book 25 at Pages 81 and  
 Plat Book 26 at Pages 7 as recorded  
 at the Meade County Register of Deeds  
 Office in Sturgis, South Dakota.

**SURVEYOR'S NOTES**

- 1) Building Restrictions:  
Per Latest Adopted International Building Code (IBC).
- 2) Utility & Minor Drainage Easements:  
8' Wide on the interior side of all lot lines.
- 3) Building Setbacks: Per Meade County Ordinance  
25' Front and Rear Lot Line, 8' on All Side Lot  
Lines and 25' from all Right-Of-Way Lines.
- 4) Basis of Bearings using Geodetic North Determined  
from Global Positioning System (GPS).

All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

PRELIMINARY PLAT OF  
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF AVALANCHE SUBDIVISION  
AND DEDICATED PUBLIC RIGHT-OF-WAY FOR AVALANCHE ROAD.  
All Located in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 20,  
Township 6 North, Range 5 East, Black Hills Meridian,  
Meade County, South Dakota.

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Meade County Treasurer

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 1921 Lazelle Street, Sturgis, SD, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owners listed hereon, I have surveyed and platted the property shown and described hereon.

I have marked upon the ground the boundaries in the manner shown, and that this GHOST PLAT is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF  
I hereunto set my hand and seal

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

COUNTY AUDITOR'S CERTIFICATE

I, Auditor of Meade County, South Dakota, do hereby certify that at an official meeting held on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Meade County Commissioners, by resolution did approve the plat as shown hereon.

\_\_\_\_\_  
Auditor of Meade County

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Highway or Street Authority

\_\_\_\_\_  
Shanon E. Vasknetz  
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, Kirk J. Chaffee and Kimberly A. Heisinger, hereby certify that we are the owners of the land shown and described hereon, and that we did authorize and do join in and approve the survey and GHOST PLAT. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF  
We hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Kirk J. Chaffee, Owner

\_\_\_\_\_  
Kimberly A. Heisinger, Owner

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Meade County  
Director of Equalization

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }  
COUNTY OF MEADE } SS

PLANNING COMMISSION

Approved by the Planning Commission, Meade County, South Dakota.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary

OFFICE OF REGISTER OF DEEDS

\_\_\_\_\_  
Meade County Register of Deeds

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Kirk J. Chaffee and Kimberly A. Heisinger, known to me to be the persons who executed the foregoing Owners' Certificate and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ my commission expires: \_\_\_\_\_