

RESOLUTION 2023-06

A RESOLUTION ADOPTING LAND USE GUIDELINES WITHIN THE POWDER HOUSE PASS PLANNED UNIT DEVELOPMENT

The Board of Supervisors for the Powder House Pass Community Improvement District (“District”), a local unit of special purpose government, meeting in a regular session on July 13, 2023 pursuant to SDCL 7-25A, upon motion made by _____, seconded by _____, that the following Resolution be adopted:

WHEREAS, the Powder House Pass Community Improvement District is zoned Planned Unit Development by Lawrence County through the document *Lawrence County Zoning Ordinance, Effective Date: June 6, 2014*, and

WHEREAS, the zoning regulations of Lawrence County for Planned Unit Development areas include allowances and restrictions for Commercial and Light Industrial Land Use areas, and

WHEREAS, the Board of Supervisors of the Powder House Pass Community Improvement District wish to manage the Land Use Areas in Powder House Pass designated as Commercial and Light Industrial;

NOW, THEREFORE BE IT RESOLVED, that the following guidelines must be met by all applicants and landowners of the Land Use Areas within the Powder House Pass Community Improvement District that are designated as Commercial and/or Light Industrial:

1. All owners must comply with the basic Protective Covenants of the Powder House Pass Subdivision in which they are located.
2. The Powder House Pass Architectural Review Committee must approve all plans, specifications, tenant(s) and future tenant(s) and the use of the property and improvements, prior to any construction or use. This is in addition to any Lawrence County approvals.
3. New construction plans and specifications and/or remodeling plans must be submitted to the Powder House Pass Architectural Review Committee, along with a \$500 review fee, payable to Powder House Pass CID.

AND, BE IT FURTHER RESOLVED, that the map entitled “Areas Zoned for Commercial and Light Industrial Development” shall be adopted as the master map for the Land Use Areas within the Powder House Pass Community Improvement District.

Those voting Aye:

Those voting Nay:

Motion:

Adopted at Powder House Pass Community Improvement District, Lead, South Dakota, this 13th day of July, 2023.

APPROVED:

ATTEST:

Greg Kaschmitter, CID President

Julie Stone, Secretary

Approved: July 13, 2023 Published Date: Effective Date: