

Scoa BOD Conference Call Feb 24, 2014

The Board of Directors of Spearfish Canyon Owners Association met via conference call on February 24, 2014. President Steve Paula had convened the special meeting to take action on a recommendation by the Architectural Review Committee to modify the existing 2009 Design Guidelines. Present were Steve Fox (newly appointed to fill Jim Bensons term), Carol Reausaw (newly appointed to fill Gene Shaw's term), Harry Matti, Pam Haugland and Steve Paula. Proposed guidelines changes are included here:

**New and/or modified residential structures shall be a minimum size of 800 square feet and a maximum of 3,000 square feet. This area includes only finished living space and is exclusive of garages, patios, decks, and basements. The maximum**

Change to: New and/or modified

residential structures shall be a minimum size of 800 square feet and a maximum of 3,000 square feet. This area includes only finished living space and is exclusive of garages, patios, decks and basements. .... Structures which do not have below-grade basements are allowed 3,500 square feet.

**Setback:**

Setback from lot lines and water courses shall comply with Lawrence County Planning and Zoning ordinances, unless specifically provided herein, as well as compliance with the SCOA and USFS Land Use rules.

There shall be a twenty-five foot (25') setback from all lot lines and public rights of way for all lots two (2) acres or greater (all lots must comply with *abutting* USFS-owned land rules and the *Spearfish Creek setback*). For existing lots of record less than two (2) acres in size, the following setbacks will be observed:

1. Front setback:
  - a. All structures, twenty-five feet (25') from all Federal, State, or County rights of way lines.
2. Side setback:
  - a. Primary uses, eight feet (8') for one story, twelve feet (12') for more than one story.
3. Rear setback:
  - a. All structures, five feet (5').
4. Spearfish Creek Setback
  - a. All structures, twenty-five feet (25') from the Spearfish Creek water line, with that line being established by USGS recorded median annual July flow levels for the Cheyenne Crossing USGS gauge (0643077) or Maurice (06430900) gauge. The ARC will provide assistance in setting this setback line.

(This is how the county zoning regulation now reads)

Section 1.5 Density, Setback(s) and Lot Requirements: (Amended ORD 13-02 9/27/2013)

A. General Requirements:

Density/Minimum Lot Size.....(5 acre avg.); (2 acre min) \*  
Front, side and rear yard(s) ..... 25' \*\*  
Maximum height .....35' \*\*\*  
Lot Width.....None

We should make a note that the ARC committee can and will make exceptions where it is necessary.

The BOD voted unanimously to make these changes. Attorney Dick Pluimer will be contacted to construct the new document to reflect these changes. The meeting was adjourned.

Respectfully submitted, Carol J. Reausaw