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6/22/2023

2023-21-PUD
Fee: \$400.00
Paid: 6/5/2023
receipt #2023-26

COPY PLANNED UNIT DEVELOPMENT (P.U.D.)
FOR CODGER'S CASTAWAY SUBDIVISION

Legal Description: Cow Creek Tract 2 in the SW $\frac{1}{4}$ of Section 34, Township 113 North, Range 80 West of the 5th P.M., Sully County, South Dakota, and Cow Creek Recreation Tract 4 in the E $\frac{1}{2}$ of Section 34, Township 113 North, Range 80 West of the 5th P.M., Sully County, South Dakota, and any replat or any other variation of lots or territories renamed, replatted, or located therein (hereinafter Development).

Site Information: The development site consists of 170.09 acres located in the Cow Creek/Spring Creek area of southwestern Sully County, approximately 8 miles north of the Oahe Dam. The site is currently being utilized as farm ground but is located in a rapidly developing recreational area that includes resorts, campgrounds, a state park and boat ramps. The site is bounded by Spring Creek Place (196th Street) on the south side, which is the paved road located on the Sully/Hughes County line. The site is accessible on the east side by SD Highway 1804 and on the west side by Cow Creek Road. The north side of the site is bordered by property owned by South Dakota Game, Fish & Parks and used as a recreation area and game production area adjacent to Lake Oahe. The topography of the development site is very flat.

Lot Size and Purpose: Codger's Castaway Subdivision will consist of 383 residential lots ranging in size from 10,000 square feet (0.23 acres) to 46,588.70 square feet (1.07 acres). The average residential lot size is 14,352.45 square feet (0.33 acres). There are also four outparcels within the development that will be retained by the owner for various purposes, including one 67,770.96 square foot (1.56 acre) lot in the southeast corner of the subdivision that will be reserved as a possible location for a future first response facility. All lots will have a required twenty-five-foot (25') front and rear setbacks and eight-foot (8') side setbacks, except lots 5 through 9 in Block F will have a required thirty-five-foot (35') rear setback. Each lot will clearly display the address for the property onsite. The development plan provides lots for both residential and recreational purposes and is consistent with existing development in the area, which allows single family residential and recreational structures and customary accessory structures such as garages and private storage buildings.

Dwelling Types and Purposes: A single-family residence, a single manufactured home, a single modular home, a single shouse, a single barndominium, private garage, pole building, camper port, or, if approved by the Developer, a fixed permanent taxable structure not otherwise listed will be permitted on any lot. The following items are permitted on a lot only if the lot also contains one of the above-listed structures: a single recreational vehicle with the option of a single hookup, utility sheds, storage sheds, decks, fences, gazebos, portable storage such as an enclosed trailer or, if approved by the Developer, outbuildings not otherwise listed. Shipping containers are not permitted unless the container is incorporated into a permanent structure. The intent of allowing a diversified range of structures and recreational vehicles on any lot is to give all persons an opportunity to acquire, occupy, and enhance a lot until their life and/or financial means deems the appropriate time to acquire a more permanent structure. Any new structure that is located within the development will increase the values and demand for property in the area.

Resubdivision of Lots: No resubdivision of lots will be allowed. Any owner of multiple lots will be allowed to consolidate the lots, but any fees will remain consistent with the original number of lots purchased.

Utilities: The source of drinking water will be Mid-Dakota Rural Water, and fire hydrants will be placed as required. Regarding sanitation systems on each lot, all owners will be required to comply with the laws and regulations of the State of South Dakota, Sully County, and the Spring Creek Cow Creek Sanitary District, to the extent they are applicable to that lot. Electricity will be supplied by Oahe Electric Cooperative.

Roadways: Codger's Castaway Subdivision will include fourteen (14) new public roads, which will be privately maintained by Codger's Castaway Road District. The road surface will be gravel and be twenty-two (22) feet wide with two (2) foot shoulders on each side. Street name signs and traffic safety signs such as stop signs, yield signs, and speed limit signs will all be installed within the development. No private driveways will be allowed to connect directly to Spring Creek Place (196th Street) or Cow Creek Road. All private driveways which cross a ditch or burrow pit of a private or public roadway, and which would obstruct the flow of water through said ditch or burrow pit, must have a culvert installed in the ditch prior to the construction of the driveway.

Codger's Castaway Subdivision will continue with the same mission as Codger's Cove Subdivision, which is to improve the quality, selection, diversity, standards, value, and lifestyle of living on the Spring Creek/Cow Creek, Lake Oahe peninsula. It is evidenced by the existing subdivision that people are seeking to live in such a beautiful recreational area. This type of development is highly sought after. People take pride of ownership no matter the size or style of structure. Codger's Castaway Subdivision will continue to increase values and contribute positively to the character and integrity of life on the peninsula, just as its predecessor has.

Andrew Utech

Date: 05-31-2023

Andrew Utech, Member
Codger's Castaway Development, LLC

Planning and Zoning Commission,
Recommendation

Board of County Commissioners

Approve X Deny _____

Approve ✓ Deny _____

Danielle Rausch
Chair

Joe DeAnger
Chair

Date: 6-27-23

Date: 6-27-23

2023-21-PUD

Applicant: Andrew Utech, Member, Codger's Castaway Development, LLC

Property Owner: Codger's Castaway Development, LLC

Legal Description: Codger's Castaway Subdivision in SW and E½ 34-113-80

Development Plan 2023-21-PUD allowed under Sully County Zoning Ordinance Section 10-102, recommended for approval by the Planning Commission on June 21, 2023, and approved by the Board of Commissioners on June 22, 2023, contingent upon the developer resolving existing access easement(s) impacted by the plat with the benefitted landowner(s) prior to developing the lots impacted by said easement(s).