



**Spearfish Planning Commission**  
Regular Session Minutes  
August 18, 2020

The Spearfish Planning Commission met in regular session on Tuesday, August 18, 2020 at 3:00 p.m. in the Council Chamber. Chairman Kruskamp called the meeting to order at 3:01 pm. Roll call was taken with the following members present: Toby Bordewyk , Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, and Bob Meyer. Absent: Drew Skjodal. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, City Administrator Mike Harmon, and Assistant City Planner Daniel Van Holland.

**APPROVAL OF MINUTES:**

**Zwetzig moved, Vavruska seconded, and all voted to approve the minutes from August 4, 2020.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Kruskamp called for any potential conflicts of interest to be identified. No conflicts were expressed.

1. **Request:** Approve the project plan for Tax Increment Financing district #6
- Location:** Tract V-1 of Sky Ridge Subdivision a Part of Tract V of Elkhorn Ridge Addition to the City of Spearfish, located in the NW1/4 of Section 22, T6N, R3E, BHM, Lawrence County, South Dakota as shown on the recorded plat in the office of the Lawrence County Register of Deeds  
  
The South 17 feet of the North 50 feet of the NW1/4NE1/4, Section 21, T6N, R3E, B.H.M., Elkhorn Ridge Addition, City of Spearfish, Lawrence County, South Dakota  
  
The South 17 feet of the North 50 feet of the NW1/4 except Lot H2, Section 21, T6N, R3E, B.H.M., Elkhorn Ridge Addition, City of Spearfish, Lawrence County, South Dakota  
  
The public right of way and section line easements immediately adjacent to the above legal descriptions, except Lot H2, Section 21, T6N, R3E, B.H.M., Lawrence County, South Dakota
- Applicant:** City of Spearfish
- Action:** Hold a public hearing and make a recommendation to the City Council

Watson explained the history of the proposal, the proposed plan, and state statute regarding tax increment financing. The Planning Commission discussed the proposed home prices, if blight was used for justification, when the Colorado Boulevard traffic study would be completed, if the sports complex is to be included in the TID, how the homes are valued, ownership of the proposed lots, how the sales will be handled, how state aid to schools is handled, and asked for clarification regarding language and data within the project plan concerning the 35% increase in expenditures allowed by state law. **Byrum moved, Zwetzig seconded and all voted to recommend approval to the City Council.**

2. **Request:** Initiate a change to Appendix A Zoning, Article I. Definitions and Article V. Supplementary Regulations, Section 3. Minimum off-street parking requirements, to define and add a parking rate for studio/efficiency apartments
- Location:** Citywide
- Applicant:** City of Spearfish



**Action: Set a public hearing for September 8, 2020**

Watson presented the proposed changes to the zoning ordinance. The Planning Commission discussed the studio unit square footage requirements, the parking calculations, and if size or number of bedrooms should be regulated. The Planning Commission determined that more discovery was needed. **Bordewyk moved, Vavruska seconded and all voted to continue the discussion.**

**3. Discussion**

**Item: Zoning changes to accommodate conversion of garages to apartments**

Van Holland presented staff research and possible regulations. The Planning Commission discussed possible size thresholds, lot coverage requirements, rental restrictions, and location restrictions. The Planning Commission recommended a working group be assembled for further input.

**PUBLIC COMMENT**

No public comment received

**CITY COUNCIL UPDATE:**

Watson updated the Planning Commission on items from the August 17, 2020 City Council meeting, including the proposals for the Jackson Boulevard sign and discussion on renegotiating a ground lease on Lookout Mountain

**ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 4:45 p.m.