



**Spearfish Planning Commission Agenda**  
**February 6th, 2024 at 4:00 p.m.**  
**Meeting Location: City Council Chamber, 625 Fifth Street, Spearfish, SD**  
**And Zoom Online Meeting**

Join Zoom Meeting  
<https://us02web.zoom.us/j/86210986980>

Meeting ID: 862 1098 6980  
Or Dial in:  
+1 669 444 9171 and enter Meeting ID

---

- A. Call To Order
- B. Roll Call
- C. Approve the Minutes from January 2nd, 2024 meeting
- D. Approve Agenda
- E. Declaration of Conflicts of Interest
- F. Items for Action
  - 1. **Request:** Approve a Sketch Plat of Tract D and Tract B of the S1/2NW1/4 and N1/2N1/2SW1/4 of Section 11, Township 6 North, Rand 3 East, BHM  
**Location:** East of the intersection of St. Onge Rd and Steinmyer Ln  
**Applicant:** William & Deborah Myer  
**Action:** Approve the Sketch Plat with Stipulations
  - 2. **Action** Elect 2024 Planning Commission Chair and Vice Chair
- G. Items for Discussion
  - 1. Project Updates
  - 2. Current Topics in Planning
    - a. Short Term Rentals
- H. City Council Update
- I. **Public Comment** - Public comments are welcome at this time, however, no action will be taken.
- J. Adjournment



**Spearfish Planning Commission**  
Regular Session Minutes  
January 2<sup>nd</sup>, 2023 at 4:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, January 2<sup>nd</sup> at 4:00 p.m. in the council chamber of city hall and via Zoom video conference. Greg Kruskamp chaired, and the meeting was called to order at 4:04 p.m. Roll call was taken with the following members present: Meghan Byrum, Greg Kruskamp, Rick Tysdal, Amy Davison, and Dylan Wilde. Also present: Marlo Kapsa, Planning Director, John Senden, Major, Jaymia Ecker, Assistant Planning Director, and Ashely McDonald, City Attorney.

**APPROVAL OF MINUTES:**

Byrum moved, Tysdal seconded, and all voted to approve the minutes of the December 19<sup>th</sup>, 2023 Planning Commission meeting.

**APPROVAL OF AGENDA:**

Byrum moved, Davison seconded, and all voted to approve the agenda of the meeting as presented.

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Kruskamp called for any potential conflicts of interest to be identified. None were identified.

**ITEMS FOR ACTION**

- 1. Request:** Approve a Change of Zoning from Agriculture District to C2 Highway Commercial District  
**Location:** South of the Intersection of Paramount Dr and Tranquility Ln  
**Applicant:** Amigos, LLC  
**Action:** Hold a Public Hearing and Make a Recommendation to City Council

Kapsa provided details on the proposed rezone of the property, consisting of approximately 33.75 acres, from AG to C2. The subject property is currently undeveloped and adjacent to R-3 and PUD districts developed with a mix of uses. Proposed development of the property will require additional street connections to be built and a traffic impact study. Commission members inquired about adjacent street classifications, proposed development procedures, and intent of the C2 district. Community member Steve Benton shared their concerns related to increased traffic and commercial uses of the property. Additional community members (not listed on the sign in sheet) inquired about impacts to adjacent residential property taxes, proposed development procedures, and stormwater infrastructure. City staff and the planning commission addressed the concerns with the available information.

Byrum moved, Davison seconded, and all voted in favor of the motion to make a recommendation to city council. The request will go before City Council for consideration and a public hearing at the January 16<sup>th</sup>, 2024 meeting.

- 2. Request:** Approve a Sketch Plat of Lots 5A-1 and 6A-1  
**Location:** Southwest of the Intersection of Upper Valley Rd and W Highway 14  
**Applicant:** Jeffery Leonard (owner)  
**Action:** Make a Recommendation to City Council  
Kapsa summarized the staff report for the request involving a lot line revision between two parcels outside of city limits and within the 3-mile platting jurisdiction. The request meets all minimum city and county standards and staff recommended approval.

Tysdal moved, Byrum seconded and all voted in favor of the motion to make a recommendation to city council.

3. **Request:** Approve a Final Plat of Lots 1 and 2 of the Dailey Subdivision  
**Location:** Approximately 1 mile east of the intersection of Rainbow Rd. and E Colorado Blvd  
**Applicant:** Kevin Dailey (owner)  
**Action:** Approve the Final Plat with Stipulations  
Kapsa summarized the staff report involving a subdivision of a parcel located outside of but adjacent to city limits. The purchaser intends to request annexation and rezone of the parcel with frontage along Colorado Blvd. Lawrence County Commission approved the non-compliant lot size with a no-build stipulation at the commission meeting earlier in the day (01/02/2024).

Members of the planning commission inquired about the no build stipulation, future street connections and the purchaser's intent to rezone. The no build stipulation will be overwritten by the city at the time of annexation. The intent is to request to rezone the property to Development Review District (DRD).

Tysdal moved, Byrum seconded and all voted in favor of the motion to approve the final plat with stipulations noted in the staff report.

3. **Request:** Approve a Final Plat for Centennial Vista Lots 7A and 8A of Centennial Vista  
**Location:** Centennial Vista Subdivision South of Pendo Road.  
**Applicant:** Tim Legel  
**Action:** Make a Recommendation to City Council  
Kapsa summarized the request involving a lot line revision between two properties. The revision is minor and better aligns with the topography of the lots and existing structures.

Davison moved, Byrum seconded and all voted in favor of the motion to

### **ITEMS FOR DISCUSSION**

#### **Project Updates**

#### **Current Topics in Planning – Safe Streets Presentation**

The planning department presented on the scope of the Safe Streets for All planning grant received by the city. The presentation also covered street design and safety considerations related to various forms of transportation.

### **CITY COUNCIL UPDATE**

No updates.

### **PUBLIC COMMENT**

No updates.

### **ADJOURNMENT**

The meeting was adjourned at 5:18 PM.



**Spearfish Planning Commission Staff Report**  
**Meeting Location: 625 Fifth Street, Spearfish SD, Council Chamber of City Hall**  
**and by Zoom Online Meeting**

---

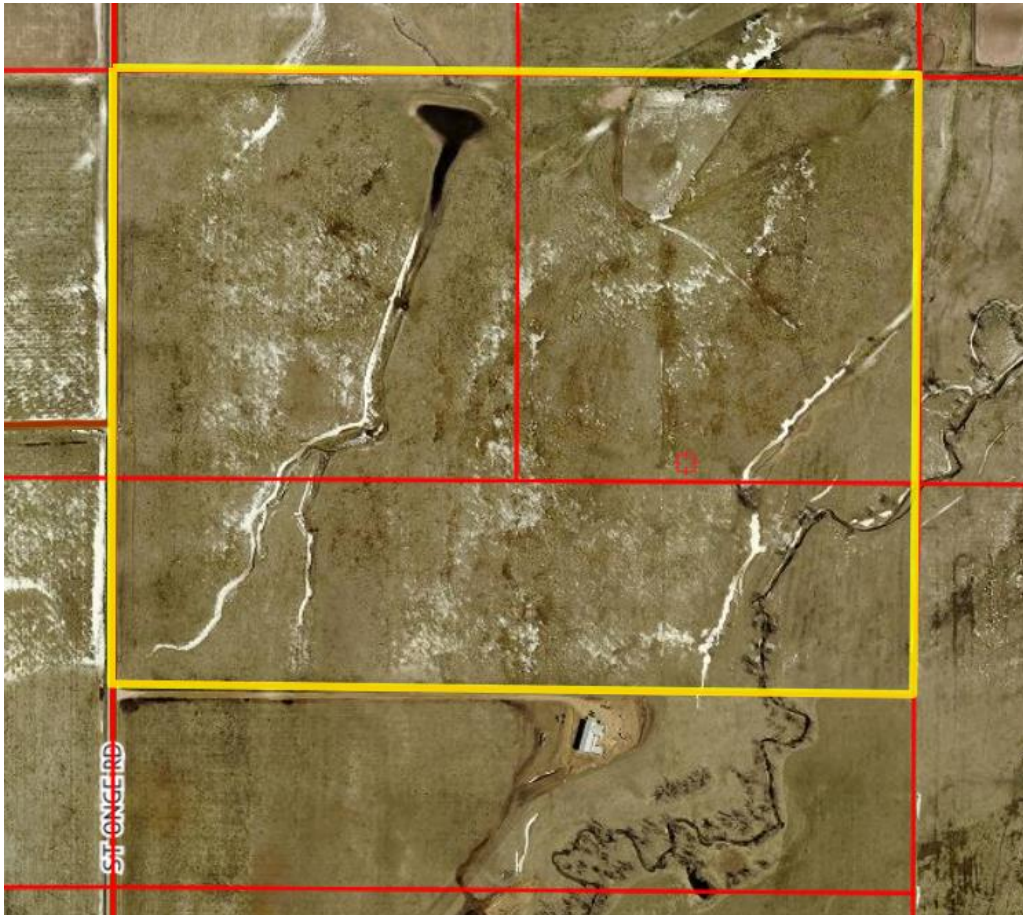
**Meeting Date and Time:** February 6th, 2024 at 3:00 p.m.

**Applicant:** William & Deborah Myer

**Request:** Approve a Sketch Plat of Lot 1 and Tract H1 Formerly Tract H of the Elkhorn Ridge Addition

**Location:** East of the intersection of St. Onge Rd and Steinmyer Ln

**Action:** Approve the Sketch Plat with Stipulations



**Proposal Summary:** The sketch plat involves a subdivision of property outside of city limits and within the 3-mile platting jurisdiction. The proposed plat creates one 77.95 acres lot and one 41 acre lot.

## **General Comments:**

The proposed plat is a minor plat located outside of city limits within the 3-mile platting jurisdiction. The entirety of the property is currently zoned A-1 - General Agriculture District (Lawrence County zoning district) with no existing structures. The proposed plat creates one 77.95 acres lot and one 41 acre lot to be known as Tract D and Tract B of the S1/2NW1/4 and N1/2N1/2SW1/4 of Section 11, Township 6 North respectively.

## **Staff Review:**

Zoning: The subject property is zoned A-1. Resulting lots exceed the 40-acre minimum lot size required by this zoning district.

Utilities: The plat dedicates a 30' access and utility easement along the southern boundary of tract D as well as a 5' public utility easement along the interior sides of all lot lines. Per statute, there is a highway easement along the section line.

Access: Access to Tract D is from St. Onge Rd located adjacent to the western boundary of the lot. Access to Tract B is granted through a 30' access and utility easement through Tract D dedicated as part of the plat.

Platting Process: Following approval of the Sketch Plat by Planning Commission, the applicant may submit a Final Plat for review by the Planning Commission and for final approval with a public hearing by City Council.

## **Summary:**

Staff would recommend approval of the proposed Sketch Plat with the following stipulations:

1. Prior to submitting the final plat, the plat document shall be revised to dedicate 50' of right-of-way adjacent to St. Onge Rd. along the west lot line of Tract D on the final plat.
2. Prior to submitting the final plat, the applicant shall work with city staff to ensure any new proposed access easements meet minimum spacing distances from existing access to adjacent property.
3. Prior to submitting the final plat, a written access and utility agreement shall be submitted for recording with the final plat document.

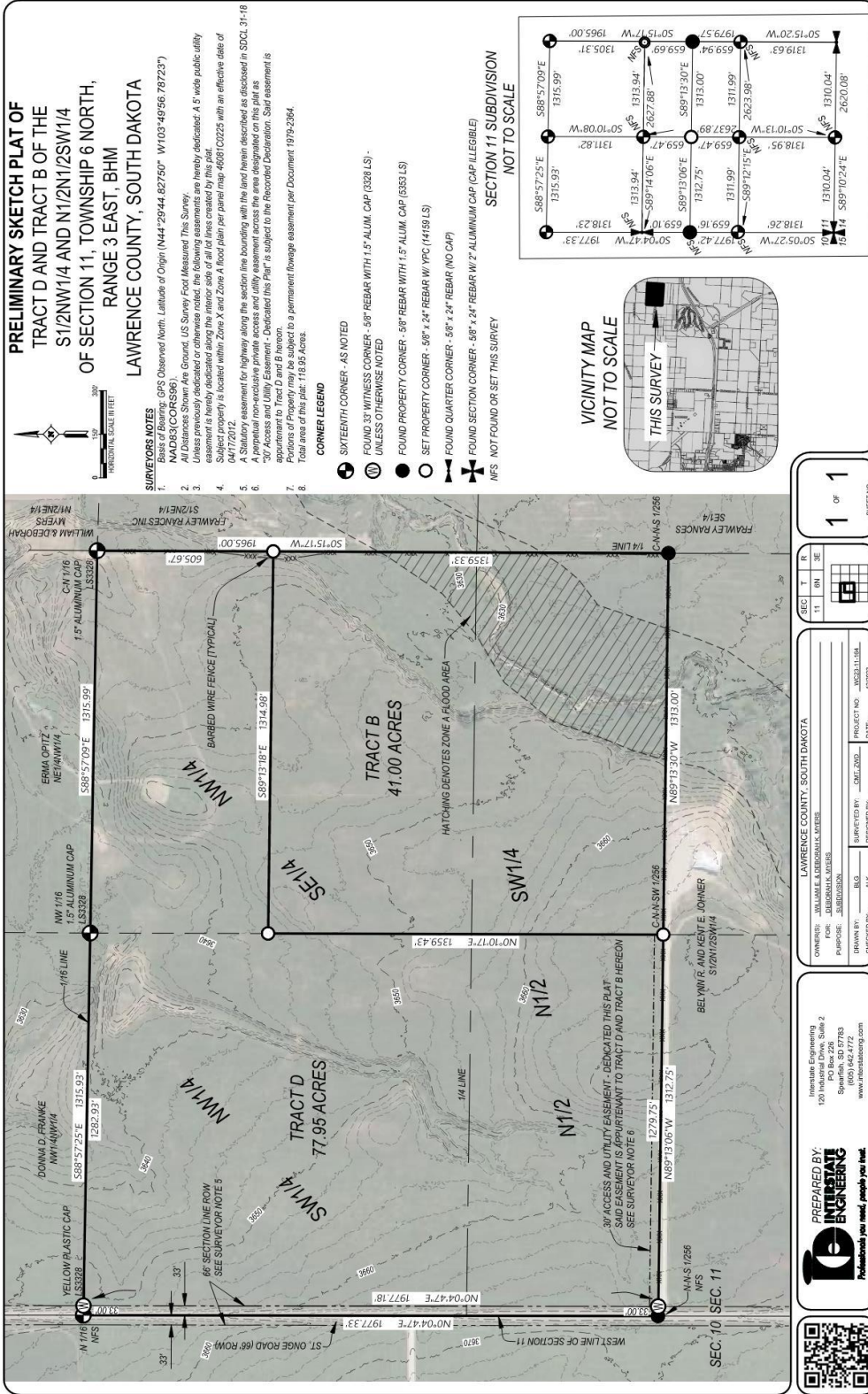
**STAFF CONTACT:** Marlo Kapsa – Planning Director, 605-717-1122;  
[marlo.kapsa@cityofspearfish.com](mailto:marlo.kapsa@cityofspearfish.com)

## **ATTACHMENTS:**

Page 3 – Sketch Plat



# Sketch Plat

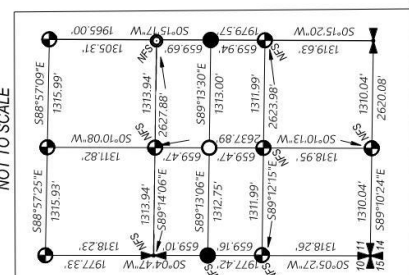


**PRELIMINARY SKETCH PLAT OF TRACT D AND TRACT B OF THE S1/2NW1/4 AND N1/2N1/2SW1/4 OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 3 EAST, BHM LAWRENCE COUNTY, SOUTH DAKOTA**

**SURVEYOR'S NOTES**  
 1. Basis of Bearing: GPS Observed North. Latitude of Origin (N44°29'44.82750", W103°49'56.78723") NAD83(CORS96).  
 2. All Distances Shown Are Ground. US Survey Foot Measured This Survey.  
 3. Unless Previously Declared or Otherwise Noted, the Following Easements are hereby dedicated: A 5' wide public utility easement for overhead utility lines along the 14 Line.  
 4. Subject property is located within Zone X and Zone A flood plain per parcel map 469810225 with an effective date of 04/17/2012.  
 5. A Statutory easement for highway along the section line bounding with the land herein described as disclosed in SDCL 31-18 "Access and Utility Easement".  
 6. A perpetual non-exclusive private access and utility easement across the area designated on this plat as "Access and Utility Easement" is hereby granted. Dedicated this Plat is subject to the Recorded Declaration. Said easement is subject to the Recorded Declaration.  
 7. Portions of Property may be subject to a permanent flowage easement per Document 1973-2984.  
 8. Total area of this plat: 118.95 Acres.

- CORNER LEGEND**
- SIXTEENTH CORNER - AS NOTED
  - FOUND 3" WITNESS CORNER - 3/8" REBAR WITH 1.5" ALUM. CAP (3324 L.S.) UNLESS OTHERWISE NOTED
  - FOUND PROPERTY CORNER - 5/8" REBAR WITH 1.5" ALUM. CAP (3333 L.S.)
  - SET PROPERTY CORNER - 5/8" x 24" REBAR W/ 1" YPC (14159 L.S.)
  - FOUND QUARTER CORNER - 5/8" x 24" REBAR (NO CAP)
  - FOUND SECTION CORNER - 5/8" x 24" REBAR W/ 2" ALUMINUM CAP (CAP ILEGIBLE)
  - NOT FOUND OR SET THIS SURVEY

**SECTION 11 SUBDIVISION NOT TO SCALE**



**VICINITY MAP NOT TO SCALE**



SEC.	T.	R.
11	N.	3E.

1 OF 1 SHEET NO.

LAWRENCE COUNTY, SOUTH DAKOTA	
OWNERS:	WILLIAM L. AND KENT E. JOHNER
FOR:	LIBERATION, EASEMENTS
PURPOSE:	SUBDIVISION
DRAWN BY:	BLO
CHECKED BY:	ALB
SURVEYED BY:	CHL 2020
PROJECT NO.:	102311394
DATE:	12/2023

**PREPARED BY:**  
**INTERSTATE ENGINEERING**  
 Professionals you need, people you trust.

Interstate Engineering  
 150 Industrial Drive, Suite 2  
 Spearfish, SD 57783  
 (605) 842-4172  
 www.interstateeng.com



© 2023 INTERSTATE ENGINEERING, LLC