



**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.