



Spearfish Planning Commission
Regular Session Minutes
January 19, 2021

The Spearfish Planning Commission met in regular session on Tuesday, January 19, 2021 at 3:00 p.m. via Zoom video conference. Toby Bordewyk served as temporary chairman and called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Barbara Zwetzig, and Bob Meyer. Greg Kruskamp arrived at the meeting at the end of discussion on item 3 and assumed the chair beginning with item 4. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald and City Administrator Mike Harmon. Absent: Larry Vavruska

APPROVAL OF MINUTES:

Meyer moved, Zwetzig seconded and all voted to approve the minutes of the January 5, 2021 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- Request:** Approve a DRD Concept Plan Revision and Final Plan for an assisted living, memory care, and independent living facility and townhomes
Location: Tract P Elkhorn Ridge – north of Colorado Blvd., east of Highway 85
Applicant: SLH Holdings, LLC
Action: Hold a public hearing and make a recommendation to City Council

Chris Wehrle, Wyss Associates, presented the request on behalf of the applicant and provided an update on the traffic study. Watson followed with a presentation of the staff report and conditions of approval as required by DRD zoning. Bordewyk opened the public hearing. No comments were submitted, and the public hearing was closed. **Zwetzig moved, Byrum seconded, and all voted to recommend approval to City Council with the four conditions as noted in the staff report.**

- Request:** Approve a parking variance for a multi-family project
Location: Lot 4B Block 9 Green Acres Addition (between 7th and 10th Avenues on 34th Street)
Applicant: Pennbrook Limited Partnership
Action: Make a recommendation and set public hearing for the Board of Adjustment for February 1, 2021

Watson provided an overview of the staff report and read the second page of the applicant's request letter into the record since it was not published in the staff report. Watson reviewed the variance findings and staff recommendation. Watson explained this request in connection to item 3. Joan Franken of Costello Companies presented a summary and justification for their request for the variance. **Meyer moved, Zwetzig seconded, and all voted to set a public hearing date for the Board of Adjustment for February 1, 2021, with a recommendation of denial.**

- Discussion Item:** Modify Zoning Ordinance Article V. Section 3. Minimum Off Street Parking Requirements, Section A.3. pertaining to multi-family parking requirements
Location: Citywide
Applicant: Costello Companies
Action: Set a public hearing for February 2, 2021, or continue discussion

Watson provided an overview of the changes proposed by the applicant, and the research contained in the staff report. Joan Franken of Costello Companies summarized their request and provided examples of other projects using the proposed parking rates. A brief discussion followed concerning a more comprehensive

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review of multi-family parking instead of just this context pertaining to the state administered housing program, applicability to other zoning districts, and potential for unintended impacts. Watson noted that she would seek guidance from City Council for if they would like all multi-family parking rates to be reviewed.

Meyer moved, Zwetzig seconded to set a public hearing date for February 2, 2021. Motion passed 2-1 with Meyer and Zwetzig voting yes and Byrum voting no.

[Kruskamp assumed the chair from Bordewyk]

- 4. Discussion Change of zoning from County Ag to County Rural Residential**
Item:
Location: **Immediately west of Sky Ridge, south of Colorado Boulevard**
Applicant: **Hartland Enterprises LLC**
Action: **Provide input to city comments letter**

Watson provided a summary of the staff memo and seeks Planning Commission input that could be incorporated into an official response to Lawrence County as they review the request for a change of zoning from Ag to Rural Residential to allow 16 residential lots averaging 4.7 acres in size. The Commission provided comments that focused on: 1) low-density surrounded by more urban land use is inconsistent within a growth area, 2) terrain indicates that low density would be compatible with site constraints, 3) gravel roads and on-lot water/sewer are not appropriate since public water and sewer services are nearby and annexation would be appropriate, 4) would result in a setting like the upper/lower valley areas that are surrounded by city limits. Property owner Scott Gerber provided an overview and summary of his vision for the property noting the terrain and other site features posed challenges to the development of the property. **No action was taken.**

- 5. Discussion Solar / Photovoltaic regulations**
Item:
Applicant: City of Spearfish
Action: Provide Input to 1-5-21 staff memo

Watson reviewed the outstanding items from the January 5 memo concerning this zoning text update for solar energy sites. The Commission discuss many topics including: 1) definition of the land use, including scale or size in the definition, 2) expand on the equipment listing in the definition to include other components beyond solar-electric, 3) use of the word 'solar' versus 'photovoltaic', 4) ID other potential locations in addition to AG zoning, possibly industrial, 5) need to minimize impacts to surrounding land uses, 6) encourage buried dry utilities versus new overhead lines, 6) FAA input, 7) Checklist of items required for a complete application, 8) Noticing requirements. **No action was taken.**

6. Election of Planning Commission Chair and Vice Chair:

Byrum Moved, Zwetzig seconded, and all voted to elect Toby Bordewyk as the 2021 Chair. Zwetzig moved, Meyer seconded, and all voted to elect Meghan Byrum as the 2021 Vice Chair.

CITY COUNCIL UPDATE:

Watson noted that a possible appointment to the replace Drew Skjoldal was pending.

PUBLIC COMMENT

No public comment received.

ADJOURNMENT:

Chairman Kruskamp adjourned the meeting of the Planning Commission at 4:49 p.m.