



**City of Spearfish**  
City Council Study Session Minutes  
February 15, 2023, 4:15 p.m.

The City Council Study Session was called to order by Mayor Senden at 4:15 p.m. in the Council Chambers of City Hall on Wednesday, February 15, 2023. The following council members were present: Clark, Hourigan, Hodgs, and Klarenbeek. Absent: Jacobs and Rath. City staff present were: City Administrator McFarland, City Attorney McDonald, Finance Officer DeNeui, Public Safety Director Rotert, Public Works Director Broyles, City Planner Kapsa, Parks and Recreation Director Ehnes, Assistant City Planner Bergstrom, and Administrative Assistant Bussiere.

Hourigan moved, Klarenbeek seconded, and all voted to approve the agenda as presented.

**Items for Council Discussion:**

Housing Study – City Planner Kapsa reviewed THE housing market study that was conducted in conjunction with Elevate Rapid City, City of Rapid City, Black Hills Area Community Foundation, and the John T. Vucurevich Foundation. The study’s goal was to gain a better understanding of key housing market needs in Rapid City and along the I-90 Corridor. Results of the study indicate that Spearfish’s population has grown 15% in the past 10 years (2010 to 2020) with the largest growth seen in the 20-35 age cohort followed by the 65-84 and 35-54 cohorts. For housing needs, the study found Spearfish will need 603-656 additional ownership units and 224-281 additional renter units by 2030. These indicate an average of 75-82 new construction ownership units and 28-35 new construction rental units per year. The results of the study are useful in guiding the City’s supportive strategies and policies to be implemented. The first steps to be taken are a revision to the Discretionary Formula to include projects that prioritize affordable housing units and exploring how the Housing Infrastructure funding (House Bill 1033) can benefit housing opportunities in Spearfish. Future steps are to draft short-term rental policies and develop a housing trust fund. Discussion was held on the study as well.

**City Council Agenda:**

Draft Agenda – The draft agenda for the February 21, 2023 City Council Regular Session was previewed and no questions were asked on the proposed items.

A time for public comment was opened at 4:50 p.m. with Joe Jorgensen, resident, speaking in favor of passage of Ordinance 1377 and the results of the housing study. No further comments were received and the time for public comment was closed.

No additional discussions were held, and with a motion from Hourigan, second by Klarenbeek all voted to adjourn at 4:53 p.m.