



**Spearfish Planning Commission**  
Regular Session Minutes  
March 7, 2023 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, March 7, 2023 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Vice Chair Meghan Byrum called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Vice Chair Meghan Byrum, Commissioner Rick Tysdal, Commissioner Toby Bordewyk, Commissioner Larry Vavruska, and Commissioner Bob Meyer. Also present: Planning Director Marlo Kapsa, Assistant Planning Director Jennifer Bergstrom, City Attorney Ashley McDonald, and City Administrator Steve McFarland.

**APPROVAL OF MINUTES:**

**Vavruska moved, Tysdal seconded, and all voted to approve the minutes of the February 21, 2023 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

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

- Request:** Approve a Final Plat for Tract S & Tract M of Section 9, T6N, R3E  
**Location:** Northeast of the intersection of N Rainbow Road and Turtle Lane; Within 3-Mile Extraterritorial Jurisdiction Area  
**Applicant:** Interstate Engineering  
**Action:** Approve Final Plat with Stipulations

Kapsa presented the final plat, which is a minor plat within the 3-Mile Extraterritorial Jurisdiction area with Lawrence County. This property is currently unplatted and this plat will create two new lots. The proposed Tract M will be 2.25 acres in size, and the proposed Tract S will be 8.9 acres in size. Kapsa stated that this plat was approved as a sketch plat at the February 21<sup>st</sup> Planning Commission meeting, with stipulations. These stipulations had mostly been met, with the exception that the 40-foot right-of-way along North Rainbow Rd. (including the 33-foot section line right-of-way) should extend along the entirety of the western property boundary.

**Tysdal moved, Vavruska seconded, and all voted to approve the final plat with the stipulations listed in the staff report.**

- Request:** Approve a Final Plat for Lot 1A1 and Lot 1A2 of Pine Oak Subdivision in Section 6, T6N, R2E  
**Location:** West of intersection of Hillsview Road and Ridge Road; Within 3-Mile Extraterritorial Jurisdiction Area  
**Applicant:** All Aspects Inc.  
**Action:** Approve Final Plat

Kapsa presented the final plat, which is a minor plat in the 3-Mile Extraterritorial Jurisdiction area with Lawrence County. This plat will split the existing Lot 1A Revised into two lots: Lot 1A1, which will be 2 acres in size, and Lot 1A2, which will be 19.147 acres in size. Kapsa stated that this plat was approved as a sketch plat at the February 21<sup>st</sup> Planning Commission meeting, with stipulations. All stipulations were met, including the dedication of a 50-foot right-of-way along Hillsview Road. She noted that they will be recording a well share agreement along with the final plat.

**Meyer moved, Bordewyk seconded, and all voted to approve the final plat.**

**5. Items for Discussion:**

**Corridor Studies – Project Updates:** Kapsa provided an update on the progress of the corridor studies that are in process. She stated that a Study Advisory Team meeting was held the week prior for the Spearfish Rest Area/Welcome Center Corridor Study and that there will be a public input session for this study on April 5<sup>th</sup> at 5:30 at Spearfish City Hall. She said that the following week there will be a Study Advisory Team meeting for the Colorado Boulevard Corridor Study, as well as a discussion with staff on future traffic volumes for the Highway 85 Corridor Study.

**6. City Council Update –**

Kapsa stated that at the March 6<sup>th</sup> City Council meeting, the City Council approved a resolution that adopted a discretionary formula for reduced taxation for affordable housing structures. She stated that City Council also held a public hearing and approved the second reading of Ordinance 1377, amending regulations for the administrative approval of plats. She also noted that a sewer service agreement and an encroachment agreement were approved.

**7. Public Comment –** No comments were provided.

**8. Adjournment -** Byrum adjourned the meeting at 3:17 PM.