



**Spearfish Planning Commission**  
Regular Session Minutes  
19Jul22 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, 19Jul22 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Meghan Byrum chaired the meeting and called the meeting to order at 3:00 p.m. Roll call was taken with the following members present - Meghan Byrum, Toby Bordewyk, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig; members absent – none. Also present were Planning Director Nick Broyles, City Administrator Steve McFarland, City Attorney Ashley McDonald, and Administrative Assistant Erica Bussiere.

**APPROVAL OF MINUTES:**

**Vavruska moved, Kruskamp seconded, and all voted to approve the minutes of the 05Jul22 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

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

**ITEMS FOR ACTION:**

- 1. Request:** Further discuss development of Highway 85 corridor  
**Location:** City Council Chamber, 625 Fifth Street, Spearfish, SD  
**Applicant:**  
**Action:** Request direction from Planning Commission on how to proceed

Broyles and Mathis (City Engineer) presented staff recommendations regarding options for infrastructure development along the Highway 85 corridor from Kerwin Lane to Kellem Lane. In summary, the five recommendations were: (1) do not pursue the creation of a new zoning district, (2) do not modify any existing ordinance texts; C2, Chapter 15A Subdivisions, or otherwise, (3) do not de-annex the parcels; keep them within the City, (4) do let development occur within the constraints of existing code; staff encourages developers to continue to develop, communicate, and submit creative strategies for growth along the corridor, and (5) developers should consider creative alternatives such as small package plants for small geographic areas; proposals should be landowner driven and staff would be pleased to review.

The was discussion between the Planning Commission, City Staff, and Joe Jorgenson regarding recommendations and alternatives. Planning Commission, in turn, directed the City Staff to research the following and report back to the Commission: (1) options for de-annexation; how is it initiated/approved? (2) Ordinance 15A compels connection to City services to subdivide; can you have septic without subdividing; regardless of if it is zoned AG or C2? (3) can “special permitted uses” allow for septic/wells on AG and/or C2? Does it matter if it is subdivided or not? (4) the Commission wants to see some discussion on the engineering of septic systems, with the result of quantifying septic requirements, and possibly approving on a case-by-case basis, and (5) through “special permitted uses”, can commercial activities be permitted on AG?

Additional thoughts from the Planning Commission were (1) we should have the same allowances on City ground east of the Highway that they do on County ground west of the highway, (2) we should have a provision for the use of septic based on quantity of discharge, or capacity, and (3) we should conduct some analysis of geology and hydrology of the area.

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**2. City Council Update:** Broyles provided the following City Council updates: (1) there was significant public comment on Airbnb's in town and some problems they were contributed to (parking, blocked mailboxes, noise); Council was asked if they should be regulated in some way. (2) Scott Deaver is now the permanent Fire Chief, (3) Rainbow Road channel grading and culvert upsize was approved, (4) Colorado Boulevard chip seal was approved, and (5) Resolution 2022-22 to transfer 10 additional lots to SEDC was passed.

**3. Public Comment:** Public comment was made by Joe Jorgenson.

**4. Adjournment:** Byrum adjourned the meeting at 4:16 p.m.