



Spearfish Planning Commission
Regular Session Minutes
02Aug22 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, 02Aug22 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Meghan Byrum called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Meghan Byrum, Toby Bordewyk, Bob Meyer, Rick Tysdal, and Barbara Zwetzig; absent Greg Kruskamp and Larry Vavruska. Also present: Planning Director Nick Broyles, Mayor John Senden, City Administrator Steve McFarland, City Attorney Ashley McDonald, and Administrative Assistant Erica Bussiere.

APPROVAL OF MINUTES

Zwetzig moved, Meyer seconded, and all voted to approve the minutes of the 19Jul22 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST

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

Broyles introduced Rick Tysdal via a short biography, and Commissioner Tysdal addressed the Board.

- 1. Request: Discuss Development Options for the Highway 85 Corridor**
Location: City Council Chamber, 625 Fifth Street, Spearfish, SD
Applicant:
Action: Request Motion from Planning Commission on How to Proceed

Broyles and City staff presented findings for questions posed by the Planning Commission on 19Jul22. Findings are articulated in the 02Aug22 agenda: (1) options for de-annexation – how is it initiated/approved; (2) ordinance 15A compels connection to city services to subdivide; can a property have septic without subdividing? Does it matter 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) discuss engineering of septic systems with the result of quantifying septic requirements, and possibly approving on a case-by-case basis; (5) through “special permitted uses”, can commercial activities be permitted on AG?

Staff recommended one of two options: (1) recommend City Council to continue to require development to occur within the parameters of existing code and annexation agreement, or (2) recommend City Council direct staff to explore changes to current ordinances to facilitate development through alternative means.

Zwetzig made a motion and Meyer seconded to direct staff to develop high-level, big-picture bullet points to define general requirements, with particular emphasis on risk, simplicity, and flexibility for the following three items:

- (1) Actual “special permitted uses” language across appropriate zoning districts that would address septic systems, or onsite sewage disposal. Commission suggested something similar to the “conditional use permit” language – perhaps where specific questions need to be answered by applicant
- (2) Proposed language edits of Chapter 15A of the code (subdivision) to align with “special permitted uses” from item 1
- (3) At a big picture level, explore a methodology for quantifying risks associated with septic systems

The motion passed unanimously with no Commissioner dissent.

Spearfish Planning Commission

Regular Session Minutes

Page 2

2. **City Council Update:** Broyles provided an update on the Elkhorn Ridge Lift Station A & B bid letting and award. The bid came in at ~1% over engineer's estimate. Elkhorn and KLJ recommended awarding the contract to Mainline Construction and City Council concurred. Broyles also provided an update on the Exit 8 Community Path Project. Bids came in at ~56% over engineer's estimate. The bid was rejected. Lastly, Broyles informed Commission that Council and Staff are currently in 2023 budget discussions.
3. **Public Comment:** Public comment was provided by Joe Jorgenson.
4. **Adjournment:** Byrum adjourned the meeting at 4:35 PM.