



Spearfish Planning Commission
Regular Session Minutes
October 3rd, 2023 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, October 3rd at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Greg Kruskamp chaired and the meeting was called to order at 3:00 p.m. Roll call was taken with the following members present: Rick Tysdal, Meghan Byrum, Toby Bordewyk, Greg Kruskamp, Amy Davison, and Dylan Wilde. Also present: Marlo Kapsa, Planning Director, Ashley McDonald, City Attorney, City Administrator, and Jaymia Ecker, Assistant Planning Director.

APPROVAL OF MINUTES:

Tysdal moved, Byrum seconded, and all voted to approve the minutes of the September 19th, 2023 Planning Commission meeting.

APPROVAL OF AGENDA:

Byrum moved, Wilde seconded, and all voted to approve the agenda of the meeting as presented.

DECLARATIONS OF CONFLICTS OF INTEREST:

Kruskamp called for any potential conflicts of interest to be identified. None were identified

ITEMS FOR ACTION

- Request:** Approve a Change of Zoning from Heavy Industrial District to C2 Highway Commercial District

Location: West of the Intersection of Colorado Boulevard and Maitland Road

Applicant: City of Spearfish

Action: Consider the rezone request prior to holding a public hearing during the October 17, 2023 Planning Commission Meeting

Notes: Kapsa stated that the request involves a one acre property proposed to be rezoned from Heavy Industrial District to Highway Commercial District. The rezone generally aligns with existing surrounding zoning and uses. The property is developed with an office building, a legal non-conforming use at the time of annexation, the rezone to Highway Commercial District will allow for future use of the office building to be compliant with current zoning ordinance. Bordewyk moved, Byrum seconded and all voted to set a public hearing for the next planning commission meeting on October 17th.
- Request:** Approve the Tax Increment Finance (TIF) District 7 Project Plan

Location: Southwest of Intersection Hill Street and Harvard Street

Applicant: Hold a Public Hearing and Make a Recommendation to City Council

Action: Stencil Group, LLC

Notes: Kapsa introduced the item stating that the proposed TIF district would support the development of two new apartment buildings located at the southwest intersection of Hill and Harvard Streets. The plan stipulates that rent would be capped at affordability at the 80% area median income (AMI) level and has a maximum of 4.9 million in funding with qualifying costs fronted by the developer and repayment of debt up to twenty years after the district is created.

Tobin Morris of Colliers Securities, representing Stencil Group, gave an overview of TIF covering topics including housing classification, a history of

TIF, liability, impact to school district funding, the “but for” test, and project costs. A commissioner inquired about the term of affordability. Nate Stencil confirmed that five-year term required by statute is the length of the affordability at or below 80% AIM and added that they do not foresee rents exceeding that level after the term. Stencil theorized that the additional rental units will restructure the local market by freeing up units at lower price points.

Kruskamp opened the public hearing. Easton, school superintendent, spoke stating that they estimated minimal loss to the district’s funding and long-term financial benefit. With no other comments, the public hearing was closed. Byrum moved, Tysdal seconded all vote to approve the recommendation. The item will go before city council at the October 16th meeting.

ITEMS FOR DISCUSSION

Planning Studies – Project Updates

Comprehensive Plan Update – The consultancy group hired for the project will be in town for several meetings and working sessions including the open house scheduled on October 18th from 5:30-7:30 PM at the City Park Pavilion.

Short-term Rental Discussion - The September 27th study session included a discussion on the topic of short-term rental impacts and regulatory approaches, staff recommended establishing a task force and expect to have applications available in the coming weeks.

City Council Update – The annexation of the Hill Street property was approved. In addition, the first reading of the rezone for the same property was approved. The concept and final plans for mixed use buildings at Village at Creekside were approved.

PUBLIC COMMENT

No comments were provided.

ADJOURNMENT

The meeting was adjourned at 3:31 PM.