

**CITY OF DEADWOOD**

**PLANNING AND ZONING COMMISSION**

July 18, 2007

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson Marie Farrier on Wednesday July 18, 2007 at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT PLANNING & ZONING: Marie Farrier, Sheree Green, Larry Ryan, Mel Allen & Jim Shedd.

**APPROVAL OF MINUTES**

**Mr. Ryan moved to approve the minutes of the July 5, 2007 Joint Meeting, as mailed. Mr. Shedd seconded and the motion carried.**

All in favor - 5  
Opposed - 0

**NEW BUSINESS:**

**Chuck Vanderziel, Black Hills Council of Local Governments**  
**RE: Amendment to Tax Increment District 8 - Deadwood Stage Run Development**

Mr. Vanderziel referred to the following handout stating the revisions to the TIFD:

**DEADWOOD TIF #8 - DEADWOOD STAGE RUN SUBDIVISION**

**PARAMETERS FOR PROJECT PLAN REVISION**

Developers of the Deadwood Stage Run Subdivision are requesting a revision of the previously approved Project Plan due to the wide variance between preliminary infrastructure cost estimates and bids recently received on Phase I of the proposed project.

The original engineer's estimate for Phase I infrastructure costs was \$1.98 million, and the low bid received by the City of Deadwood for the project was in the range of \$3.2 million, or more than 60% higher than the engineer's estimate. The developers have made some modifications to the original bid specifications and have come up with a low bid contract price of \$2.94 million to complete their revised Phase I infrastructure components. (cost increase for Phase I is: \$2.94M - \$1.98M = \$960,000 cost increase)

**Comparison of selected Original and Revised Project Plan Parameters**

<u>Housing Units:</u>	<u>Original</u>	<u>Revised</u>	<u>(Change)</u>
Phase I - Single Family	40	38	(-2)
- Town Houses	42	22	(-20)
Phase II - Single Family	40	40	
Phase III - Single Family	24	40	(+16)
Total Single Family -	104	118	(+14)
Total Town House -	42	22	(-20)
Total Housing Units	146	140	(-6)
<u>Total Assessed Valuation:</u>	\$33.2 (million)	\$34.7	(+ \$1.5 million)
<u>Amount of Authorized TIF Front-End Costs:</u>	\$1,000,000	\$1,375,000	(+ \$375,000)
<u>Length of Expected TIF Payments Years:</u>	6 - (2009-2014)	8 - (2009-2016)	(+2 years)

Mr. Vanderziel stated the total increase for the TIFD was \$375,000 and the pay off would be over eight years instead of the six years as stated in the first proposal. Mr. Vanderziel stated that TID money will be used only for Phase One; Phase Two and Three are the developer's responsibility. This money will be used for the infrastructure for the development (water, sewer, road, etc).

Mr. Allen voiced concern with the paving of Mt. Roosevelt Road; which was not in the boundary of the TIFD or the city limits of Deadwood. Mr. Allen stated Mt. Roosevelt Road was a Forest Service road and he had seen problems in the past with securing easements across Forest Service lands. He indicated he did not understand how the City would see a return on paving a road that was not within the city limits. Mr. Vanderziel stated in the TIFD Project Plan it was stated that adjoining and adjacent lands were included for the overall project. Mr. Allen stated he would like to see the written agreements from the Forest Service to avoid any problems that may arise in the future. Mr. Pearson, one of the property owners, stated they would have the agreement when they came forth with the plat. Mr. Pearson stated the agreement was currently at the District Office.

Mr. Jim Raysor, City Planner, stated he had spoken with the Lawrence County Highway Superintendent, Mr. Dick Burke, regarding Mt. Roosevelt Road. Mr. Raysor stated the City maintains one eighth (1/8) of Mount Roosevelt Road while the County maintains the remainder. Mr. Raysor stated Mr. Burke would be willing to grant an easement to the City; therefore, the road could be paved without the easement from the Forest Service, if they refused to sign it. He pointed out the road would then be maintained by the City.

Mr. Allen stated he was not against the development; however, Planning & Zoning has never dealt with property outside of the Deadwood City limits and he would like to have the written agreement from the Forest Service confirming the paving and extension of the water line. Mr. Raysor stated he would like the road to be paved after the completion of Phase One since there would be a lot of heavy machinery going in and out of the subdivision.

Mr. Allen stated he was satisfied with the answers he received. Chairman Farrier stated the Planning & Zoning Commission could refuse to sign the plat until the written agreement was provided to the Commission.

Mr. Vanderziel stated the Neighborhood Housing Services Agreement for the Land Trust had not been affected by adjustment and was still in place.

Ms. Williams informed Mr. Vanderziel that the City of Deadwood Finance Officer, Ms. Mary Jo Nelson and City Attorney, Mr. Jason Campbell, are requiring a statement that would eliminate the TID being counted as debt for the City of Deadwood. Mr. Vanderziel noted the statement would be incorporated into the Contract for Private Development. Mr. Campbell stated the Funding Out Clause must be stated in the contract so that Pierre would not count this as debt for the City. Mr. Campbell stated he had some legal language regarding the clause for Mr. Vanderziel.

**Ms. Green moved to approve the Amendment to Tax Increment District #8 for Deadwood Stage Run Development. Mr. Ryan seconded and the motion carried.**

<u>All in favor</u>	-	<u>5</u>
<u>Opposed</u>	-	<u>0</u>

**FINDINGS OF FACT:**

- 1) Sandra Grosek - Conditional Use Permit for large daycare - 732 Main Street

**Ms. Green moved to approve the Findings of Fact for Sandra Grosek - Conditional Use Permit for large daycare - 732 Main Street Mr. Allen seconded and the motion carried.**

<u>All in Favor</u>	-	<u>5</u>
<u>Opposed</u>	-	<u>0</u>

- 2) Lou and Linda Stojack - Request for variance from front yard setbacks - 60 Denver Street

Mr. Ryan moved to approve the Findings of Fact for Lou and Linda Stojack - Request for variance from front yard setbacks - 60 Denver Street. Mr. Shedd seconded and the motion carried.

All in Favor - 5  
Opposed - 0

**ADJOURNMENT:**

Mr. Ryan moved to adjourn the Regular Meeting of the Planning and Zoning Commission. Mr. Shedd seconded and the motion carried.

All in favor - 5  
Opposed - 0

There being no further business, Planning & Zoning Commission adjourned at 5:30 p.m.

ATTEST:

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Ms. Marie Farrier  
Chairman (Acting)  
Planning and Zoning

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Ms. Sheree Green  
Secretary (Acting)  
Planning and Zoning