

MINUTES

Land Use Committee Meeting

Tuesday, February 19, 2019 at 5:30 PM*

Carnegie Town Hall, 235 West 10th St., Sioux Falls, South Dakota 57104

1. Call To Order

Present: Committee Chair Rick Kiley, Committee Member Christine M. Erickson, Committee Member Marshall Selberg, Committee Member Theresa Stehly

Committee Chair Rick Kiley called the meeting to order at 5:30 p.m.

2. Approval of Minutes

A. Tuesday, November 20, 2018

A motion was made by Committee Member Selberg and seconded by Committee Member Erickson to approve the minutes.

Voice vote to approve. Motion Passed.

3. Reports and Updates

A. Shape Places Zoning Ordinance Amendments by Jason Bieber, Urban Planner

Presentation: Approximately 15 minutes followed by discussion

Bieber gave the presentation and discussed the following: Definition Revisions, Primary Form Definition, Form Amendments, and Proposed Landscape/Bufferyard Changes.

Discussion followed regarding: support of the amendment to add Accessory Daycare Centers in MD Forms (Apartments); how current properties will be impacted by the proposed changes; support of the proposed amendment for RE6 Form - Move Assisted Living Facilities to Permitted Uses; how often amendments are made; rules for operating a Bed & Breakfast; number of B & Bs in the city; fee for B & Bs; difference between a twinhome and duplex; State Law defines Airbnb and B & B; and residential requirements for Airbnb versus B & B.

B. Shape Places - Apartment Residential District Amendment by Greg Neitzert, City Council Member

Presentation: Approximately 10 minutes followed by discussion

Neitzert discussed the following in regards to his proposed amendment: The Problem; Apartment Forms - MD-1; Apartment Forms - MD-2; Apartment Forms - MD-3; The MD-2 Form Problem; 3-Story Forms; Proposed Solution; Example; Proposed Amendment; Narrowly Tailored; Other Minor Changes (1); Other Minor Changes (2); Input Solicited; and Summary.

Discussion followed regarding: the amendment addressing affordable housing; how often a bigger buffer zone is required, when there have been rezones; appreciation for working on this; setback differences between homes and apartments; 85th & Brett; Oscar Howe residential setbacks; what fits where; affordable living; current setbacks; a thorough presentation; apartments in Northwest Sioux Falls; and the need for a terrace approach to apartments.

4. Open Discussion

There was none.

5. Public Comment

There was none.

6. Adjournment

Committee Chair Rick Kiley adjourned the meeting at 6:15 p.m.

Denise D. Tucker, MMC, Assistant City Clerk