

THE MINNEHAHA COUNTY COMMISSION CONVENED AT 5:00 PM on October 24, 2023, pursuant to adjournment on October 24, 2023. COMMISSIONERS PRESENT WERE: Beninga, Bleyenberg, Karsky, and Kippley. Commissioner Bender was absent. Also present were Kym Christiansen, Commission Recorder, and Eric Bogue, Chief Civil Deputy State's Attorney.

City Council members present were: Barranco, Cole, Jensen, Merkouris, Neitzert, Selberg, Soehl, Starr. Mayor TenHaken was absent.

Vice-Chair Karsky called the meeting to order.

MOTION by Bleyenberg, seconded by Beninga, to approve the agenda.

MOTION by Kippley, seconded by Beninga, to amend the agenda by placing agenda item 2 before agenda item 1. 4 ayes. The City concurred.

MOTION to approve the amended agenda. 4 ayes. The City concurred.

JOINT POWERS AGREEMENT

Mike Gramlick, Interim Metro Communications Director, spoke about the proposed joint powers agreement for emergency communications and the advantages that the agreement will provide.

Mike Milstead, Minnehaha County Sheriff, spoke about the work that was done to create the proposed joint powers agreement and how it is the right thing to do.

MOTION by Beninga, seconded by Bleyenberg, to approve the Joint Powers Agreement for Emergency Communications.

MOTION by Beninga, seconded by Kippley, to amend the first sentence of section 4.3 of the proposed joint powers agreement by deleting the clause ",at the direction of the Metro Board," which appears after "The Manager". By roll call vote: 4 ayes. The City concurred.

MOTION to approve the joint powers agreement as amended. 4 ayes. The City concurred.

TEXT AMENDMENT

Scott Anderson, Planning Director, was present for the public hearing and gave the second reading to consider revisions to the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls related to Vacation Home Rental/Short Term Rental as a conditional use in seven (7) zoning districts in the Joint City/County Zoning Ordinance and adds a definition for Vacation Home Rental/Short Term Rental to the Zoning Ordinance. Vacation Home Rentals/Short Term Rentals continue to present themselves throughout the county and the proposed ordinance amendment attempts to provide a fair framework on how the use can be accommodated. A previous ordinance amendment attempted to address this use through the permitted special use process. The process would have allowed the use to occur when specific criteria were met. The permitted special use track was approved by the Joint Planning Commission but was remanded back to the Joint Planning Commission following the August 22, 2023, Minnehaha County Commission/City of Sioux Falls Council meeting and direction was given to staff at the meeting to have the regulation of Vacation Home Rentals/Short Term Rental administered through a conditional use permit process. The elected officials indicated that the ability to recall and/or revoke a conditional use permit was necessary and not available through a permitted special use process. The Planning Commissions have heard from both concerned citizens and advocates of this use throughout the hearing process and two areas of concern have been discussed, including a registry and complaints procedures. The proposed text amendment would require that current owner and any manager information be kept by the current owner and any

manager information be kept current at the Planning Department and at the rental property. The criteria proposed by staff is attempting to be fair to the applicant and surrounding neighborhood in order that the use can be compatible. The proposed ordinance sets guidelines for the number of occupants per bedroom and requires minimum parking requirements. In addition, the contact information of the owner/manager will be required to be posted on site and provided to the Planning Department for issues to be addressed by both renters and planning staff. This item was heard during the September 25, 2023, meeting of the Joint Sioux Falls and Minnehaha County Planning Commission and was recommended for approval.

Vice-Chair Karsky asked for public comments on the proposed ordinance amendment. The public comment was received from Tyler Childress.

MOTION by Kippley, seconded by Bleyenbergh, to adopt Ordinance Amendment #23-05. By roll call vote: 4 ayes. The City concurred.

OPPORTUNITY FOR PUBLIC COMMENT

Sarah Koob, Sioux Falls, SD, spoke about concerns about the LGBTQ community and their opening of a venue.

Sierra Broussard, Sioux Falls, SD, spoke about the LGBTQ community.

Thomas Warner, Sioux Falls, SD, spoke about concerns with about the city sign ordinance.

MOTION by Beninga, seconded by Kippley, to adjourn at 5:35 p.m. 4 ayes. The City concurred.

The Commission adjourned until 9:00 a.m. on Tuesday, November 7, 2023.

APPROVED BY THE COMMISSION:

Jean Bender
Chair

ATTEST:

Kym Christiansen
Commission Recorder