



City of Vermillion Planning Commission Agenda

5:30 pm Regular Meeting

Monday, June 27, 2011

City Hall

Large Conference Room

25 Center Street

Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
 - a. May 23, 2011 Regular Meeting.
3. **Adoption of the Agenda**
4. **Visitors To Be Heard**
5. **Public Hearings**
 - a. 2000-2020 Comprehensive Plan Amendments.
6. **Old Business**
7. **New Business**
8. **Adjourn**

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities.

After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed.

During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish.

Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday May 23, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on May 23, 2011 at 5:30 p.m.

1. Roll Call

Present: Howe, Gruhn, Manning, Reasoner, and Iverson. Absent: Fairholm, Forseth, Muenster, and Tuve.

Also present were José Dominguez, City Engineer, Farrel Christensen, Building Official, Darby Ganschow, USD Representative, and Andy Colvin, Assistant to the City Manager.

2. Minutes

a. May 9, 2011 Regular Meeting.

Moved by Howe to approve the May 9, 2011 Regular Meeting minutes, seconded by Reasoner. Motion carried 5-0.

3. Adoption of the Agenda

Moved by Manning to adopt the agenda as printed, seconded by Reasoner. Motion carried 5-0.

4. Visitors to be Heard

5. Public Hearing

a. An Amendment to the Zoning Ordinance of the City of Vermillion to exclude from the R-2 Medium-Density Residential District and include in the R-1 Low-Density Residential District the area south of E. Clark Street, north of E. Main Street between N. Dakota Street and N. Plum Street.

Farrel reported that petitions were received from several property owners to rezone several blocks of residential property located south of USD Campus from R-1 residential to R-2 residential. Farrel noted that the biggest difference between the old and new zoning district will be that multi-family dwellings and Fraternity/Sorority Houses will not be allowed. Current uses will become non-conforming and allowed to exist until the use changes or they are damaged or destroyed. Farrel reported that the Comprehensive Plan addresses down-zoning, historic neighborhoods, but at the request of the property owners. Farrel noted that approximately 20% of the homeowners have signed petitions in favor of the zone change.

Chairman Iverson stated that this is a Public Hearing and asked if there is anyone in the audience who would like to speak on the proposed change.

Barb Iacino, 1105 East Cherry, spoke against the proposed change and asked those present for the purpose of the change. Ms. Iacino asked if there are problems with parties, rentals, parking, or other issues.

Kolly Fostvedt, 1510 Crestview, spoke against the proposed change. Mr. Fostvedt stated that he owns a historic home in the proposed district that was originally built to be a multiple family dwelling and that the proposed change would prevent him from rebuilding the structure should it be damaged or destroyed.

Lee McCahren, 114 N. University, asked about the procedure for taking proponent and opponent testimony.

Brian Hochhalter, Vermillion, spoke against the proposed change and asked whether he will be able to sell his rental property. Mr. Hochhalter stated that the area will look worse since, in many cases, the rental properties look better than the single family homes.

Dan Neufeld, 125 N. University, spoke in favor of the proposed change. Mr. Neufeld stated that the area is being taken care of and that the neighborhood should be kept as a prime residential area.

Glynis Erickson, Dakota Realty and Property Management at 125 E. Cherry, spoke against the proposed change and stated that her office has received lots of calls from property owners concerned about their property. Ms. Erickson stated that the proposed change will create too many non-conforming uses and may affect banking and loans for rental properties. Ms. Erickson also stated that the rental code takes care of many of the issues surrounding rentals, such as parking and the dividing of homes into multiple dwellings.

Lee McCahren, 114 N. University, asked City staff what affect the proposed change will have on Dr. Ateshzar's House. Farrel stated that the home is a single dwelling rental unit and would conform to the R-1 district.

Joan Holter, 219 N. Yale, spoke in favor of the proposed change and stated that Fraternities and Sororities affected by the change would likely build elsewhere should the current structure be significantly damaged or destroyed due to the limited area for parking. Ms. Holter also pointed to the Sioux Falls Cathedral District as a model of how a change of zoning to a more restrictive classification can increase property values.

Lindsey Hovden, speaking on behalf of Alpha Phi Sorority, objected to the change and stated that there is no other use for the Greek houses.

Don Foley, owner of three properties in the area, spoke against the proposed change stating that he has invested \$200,000 into his rental property because the area allowed multiple family dwellings. Mr. Foley stated that there is a deal between the City and property owners and that the deal should not be broken without good reason, which he has not heard.

Michelle Laughlin, 122 N. Yale, spoke in favor of the proposed change and stated that her house was a 7-unit rental before she restored it back to its original condition. Ms. Laughlin stated that her property value is now higher because of the restoration and that it would be a shame for it to go back to a rental.

Mary Dennison, Vermillion, spoke against the change and stated that the parking issues are caused by USD and 1-person rentals who allow several friends to move in, even though it violates City code. Ms. Dennison stated that the proposed change will not solve the parking problems.

Tom Craig, 512 Crawford Court, stated that the area was originally zoned for sororities, fraternities and multi-family dwellings. Mr. Craig stated that the area has not changed and that it should remain R-2.

Marty Gilbertson, 2021 Old Bridge Road, spoke against the proposed change. Mr. Gilbertson stated that he has purchased property and invested significantly in the neighborhood, and that the proposed change would mean money has been wasted.

Greg Card, 208 S. Crawford Road, spoke against the proposed change stating that he owns property in the area. Mr. Card stated that the comparison to the Cathedral District in Sioux Falls is like comparing apples to oranges because the area is prime for housing students due to the proximity to campus. Mr. Card also stated that people have made significant investments in the area and the change would be detrimental to those investments.

Lori Whitman, 221 N. Harvard, spoke against the proposed change and stated that she would like to see the petitions that have been submitted.

Dan Neufeld, 125 N. University, asked if the City wanted this zone change. Chairman Iverson stated that the change was requested by several property owners in the district.

Chad Grunewaldt, 100 N. Yale, spoke against the proposed change. Mr. Grunewaldt stated that he bought his current home because it had value as a duplex and if it is taken to the R-1 district, there is little incentive to invest in the property.

Barb Iacino, 1105 East Cherry, stated that the Ateshzar was an eyesore and historic preservation happened because of the landlord.

Chairman Iverson closed the public comment segment of the hearing and asked for questions and comments from the Planning Commission.

Commissioner Reasoner asked Darby Ganschow about the USD parking issue and if there are any plans to manage the problem. Darby stated that USD is aware of the parking issue around campus.

Commissioner Howe stated that the proposed change is far too reaching and will impact too many properties negatively.

Commissioner Manning stated that he used to live in the area and had two rental units across the street and that the proposed change will not solve any perceived problems.

Moved by Howe to recommend denial of the zone change request, seconded by Reasoner. Motion carried 5-0.

6. Old Business

7. New Business

8. Adjourn

Moved by Manning to adjourn, seconded by Howe. Motion carried 5-0.

Chairman Iverson declared the meeting adjourned 6:25 p.m.



Council/Planning Commission Agenda Memo

From: Andy Colvin, Assistant to the City Manager

Meeting: June 27, 2011

Subject Comprehensive Plan Amendments

Presenter: Toby Brown, Planner, Southeastern Council of Governments

Background: With the upcoming proposal to adopt the Joint Jurisdictional Ordinance, SECOG has recommended that the City adopt a future land use map prior to the joint ordinance. The City's Comprehensive Plan currently has no provision for land use categories outside of City limits since the plan focused more on infill. The future land use map will serve as a guide for the Planning Commission and City Council to make policy decisions within the joint jurisdictional area and 3 mile platting jurisdiction (Master Street Plan Adoption). Since there are no defined use categories in the area currently, it would be difficult to consider and justify zone change requests and provide for future extensions of utilities and infrastructure.

On June 2, 2010, the City Council and Planning Commission met jointly to review and discuss two proposed future land use maps. Both maps were developed by the Planning Commission: one was very broad and encompassed an area along the Missouri River from County line to County line; the other was scaled-back and looked at natural boundaries and limits for development. The consensus of the group was to continue working with the City/County planning committee.

Discussion: The City Council and Planning Commission met again on February 8, 2011 to view and comment on a proposed future land use map presented by staff and prepared by SECOG. Overall, it seemed that the group was comfortable with the map as presented, with the exception of a few corrections that needed to be made. There were a few comments that the map needed to encompass more area along the river.

Decisions on platting and zoning will be guided by the future land use map. The document can be changed as circumstances warrant. Staff looked at where current and future growth would likely occur, as well as utility capabilities. The map does not provide platting jurisdiction, which extend significantly farther away from City limits

than this map. The Master Street Plan provides for an approximate three-mile platting boundary outside of City limits.

The proposed amendments also modify the City's Growth Management Strategy and Plan Implementation sections. Many of the policies and objectives in the amendment have been completed or altered at some point. The Planning Commission has participated in a number of goal-setting work sessions and staff prepared a modified version of the Planning Policy Framework that incorporates ideas from the work sessions. Additionally, the previous framework was at times too specific and included items that should be part of a Capital Improvement or Master Plan (i.e. utility extensions, electrical upgrades, stoplight installation, etc.). Capital items are best left to a more manageable, less broad plan based on the wishes of the City Council and available financial resources.

A City Council hearing to adopt the amendments has not been scheduled and staff will not do so until the Planning Commission provides a recommendation.

Conclusion/Recommendations: The proposed amendments are a joint effort between City staff and SECOG planners. If the Planning Commission would like to make changes to the amendments, then staff would request such changes be made part of the motion to adopt in order to ensure the general wishes of the board as a whole. Toby Brown will be present on Monday to facilitate discussion and/or adoption.

Goal – A growing, vibrant and diverse community that is committed to sustainable urban development and growth

1. *Objective* – Land use opportunities that will accommodate a population of 20,000 by 2030.
 - Policy/Action* – Define priority growth areas where utilities and infrastructure can be provided easily and economically.
 - Policy/Action* – Provide incentives for infill and the development of underutilized parcels where utilities and infrastructure are readily available.
 - Policy/Action* – Provide housing options within the City specifically for first-time homebuyers and new young families.
 - Policy/Action* – Provide cooperative homes for older adults with shared centralized services.

2. *Objective* – Compact and contiguous urban growth.
 - Policy/Action* - Maintain the growth area boundary as the division between urban and rural densities and services, and encourage growth and development that will promote an efficient use of present and future public investments in roads, utilities and other services.
 - Policy/Action* - Avoid scattered or strip commercial and industrial development outside the urban service area and direct such uses into existing developed locations where adequate services are available including major street access and proper water/sewer systems.
 - Policy/Action* - Outside the City of Vermillion’s growth areas, utilize the joint jurisdictional agreement with Clay County to allow growth which is environmentally safe, cost effective, and preserves the rural character and farmland.

3. *Objective* – A positive and consistent visual theme of the community that highlights and showcases the people and overall pride of the City.
 - Policy/Action* – Utilize land use planning that protects neighborhoods, while promoting compatible, mixed uses.
 - Policy/Action* – Assure that community entrances and transportation corridors express a strong statement of quality and community pride.
 - Policy/Action* – Provide consistent standards for the design of major private development projects.
 - Policy/Action* – Jointly create and implement a University of South Dakota/Vermillion Master Plan that identifies future locations for university facilities and identifies strategies for the completion of shared facilities.

4. *Objective* – Connected, stable and attractive residential neighborhoods that accommodate the needs of current and future residents of the City.
 - Policy/Action* – Preserve the compatibility of existing neighborhoods by not approving zoning changes that increase the number of allowed dwelling units within existing single-family residential structures.
 - Policy/Action* – Strengthen active code enforcement to stabilize property values and address neglect.
 - Policy/Action* – Work with the Clay County Historic Preservation Commission to develop a plan to improve and preserve the historical neighborhoods of Vermillion.

5. *Objective* – High quality and historic character of downtown.
 - Policy/Action* – Create a Business Improvement District (BID) to facilitate the construction of improvements and amenities and strengthen the management system within the Central Business District.
 - Policy/Action* – Encourage the development of a Downtown Master Plan to detail renovations required to create a historically authentic and aesthetically pleasing commercial area.

Goal – Build and maintain an efficient and safe transportation system that addresses current and future mobility needs.

1. *Objective* – A local transportation network that provides for the efficient movement of people and goods.
Policy/Action – Coordinate growth and future transportation investments by extending arterial roadways to serve new development areas.
2. *Objective* – Efficient and safe parking in the downtown core area and in areas surrounding the University of South Dakota campus.
Policy/Action – Develop a joint University of South Dakota/Vermillion Transportation Plan that addresses the transportation challenges in areas surrounding campus.
3. *Objective* – Alternative modes of transportation to improve city-wide mobility.
Policy/Action – Accommodate bicycles along future streets with the creation of bicycle lanes and paths.
Policy/Action – Develop a fixed-route bus transportation system.
4. *Objective* – Upgrade the current arterial and collector street system to handle current traffic and new growth.
Policy/Action – Develop a Capital Improvement Plan and schedule to address needed street improvements.

Goal – A system of parks, trails, recreational and library facilities that provide diverse opportunities for City residents and visitors.

1. *Objective* – A wide variety of parks, recreational and natural areas, and open spaces in proximity to all residents.
Policy/Action – Develop a Parks Master Plan that addresses necessary improvements and future expansion needs.
2. *Objective* – Recreational programs with a variety of programs that appeal to all age groups.
3. *Objective* – Cooperative agreements and joint efforts with other governmental jurisdictions, institutions, and private sector entities.
4. *Objective* – A strong library system that meets the needs of the community.
Policy/Action – Renovation and expansion of the library.

Goal – Build and maintain adequate public facilities and services for current and future residents.

1. *Objective* – Community facilities and services that are provided to City residents in a fiscally responsible manner and under consistent standards.
2. *Objective* – Efficient distribution of quality utility services to City residents.

Goal – Strengthen the tax base, expand employment opportunities, build community wealth and enhance the quality of life in the City of Vermillion.

1. *Objective* – An enhanced quality of life that contributes to the appeal of Vermillion as a place to live and work.

2. *Objective* – Partner with the Vermillion Chamber of Commerce and Development Company to develop an economic development program that facilitates business start-ups, encourages the expansion of existing businesses, and attracts new employers that contribute positively to the tax base.
Policy/Action – Construct an appropriate sized “spec” building to enable turn-key economic development.
3. *Objective* – Partner with the University of South Dakota to research and implement economic development spin-offs.
Policy/Action – Create a targeted scholarship/loan program, workshops and seminars to enhance the workforce skills of the current population.
4. *Objective* – Vermillion as a destination for tourism.
Policy/Action – Partner with the Clay County Commission and Vermillion Area Chamber of Commerce and Development Company to develop a master plan that looks at the Missouri National Recreational River as a destination for tourists and visitors, while preserving the natural habitat.
5. *Objective* – Strengthen programs for the provision of information and effective marketing of Vermillion.
Policy/Action – Develop a brand/logo and tagline for Vermillion.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE 2000 - 2020 VERMILLION
COMPREHENSIVE PLAN AS PROVIDED FOR IN SDCL CHAPTER 11-6.

WHEREAS, the Vermillion City Council desires to amend the 2000 - 2020 Vermillion Comprehensive Plan; and

WHEREAS, the Vermillion Planning Commission has held the required public hearing and has recommended approval of said proposed amendments; and

WHEREAS, the Vermillion City Council has received the recommendation of the Vermillion Planning Commission and has held the required public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Vermillion City Council hereby adopts the attached addendum which will amend the 2000 - 2020 Vermillion Comprehensive Plan and that these amendments will take effect upon publication of a notice of adoption and summary (SDCL 11-6-18.2).

Adopted this _____ day of _____, 2011.

John E. (Jack) Powell, Mayor

ATTEST:

Michael Carlson, Finance Officer

(SEAL)

Addendum

2000 - 2020 Vermillion Comprehensive Plan

The 2000 - 2020 Vermillion Comprehensive Plan is amended as follows:

On page 12 replace “MAP 4 FUTURE LAND USE” with the attached new map of the same title (attached as Exhibit A).

On page 23 amend “X. GROWTH AREA ANALYSIS” to read as follows:

X. GROWTH AREA ANALYSIS

The costs of extending water and sewer services are the primary considerations in designating future growth. However, other factors must also be considered, which includes capacity of the transportation system, environmental suitability and compatible land uses. The following analysis is intended to provide the City of Vermillion and Clay County with a guide to land use decisions and direct implementation through the zoning and subdivision regulations. **Map 4** illustrates all future development areas and corresponding land uses. Prior to expanding into the identified development areas, it will be necessary to ensure that all proposed development is serviceable with municipal utilities, including water and sewer.

It is appropriate to note that rezoning requests (and other development approvals) for land uses not consistent with the Future Land Use map (**Map 4**), except for previously established and approved land uses, should not be considered until the Comprehensive Plan has been amended, as necessary, to provide for such land uses. In those cases where development requests are not consistent with the Plan but represent a benefit to the community, the City should process such requests and Plan amendments concurrently and in a timely fashion. In addition, **the Future Land Use map is not the community's official zoning map.** It is a guide for future land use patterns. The Future Land Use element and all other aspects of the Comprehensive Plan are implemented primarily through development regulations (e.g., zoning and subdivision regulations). Text of the zoning regulations and its corresponding map determine which specific development requirements apply to a particular property.

On page 24 delete “MAP 8 GROWTH AREAS”.

On pages 25 - 31 amend “XI. PLANNING POLICY FRAMEWORK” to read as follows:

XI. PLANNING POLICY FRAMEWORK

Vermillion has adopted this Comprehensive Plan to provide a framework for specific future land-use and growth management policies and recommendations. It is designed to be a dynamic and flexible process to accommodate the changing needs of a growing population, yet steady enough to allow for reasonable long-term investment strategies by both public and private sectors. To the greatest extent possible, future planning for the City of Vermillion ought to involve the public, other City agencies and elected officials throughout the planning and implementation phases.

A. GROWTH MANAGEMENT STRATEGY

The following goals and policies are a detailed expression of the community's aspirations for the future and can be considered the heart of the Comprehensive Plan. The goals, objectives and policies provide direction for future planning and activities for the City of Vermillion and the contiguous planning area.

Goal 1. Focus New Development within Existing City Limits Area

Objective 1 - Allow development within existing sanitary sewer and drainage basins as detailed by the future land use map

Policy 1 - Encourage growth within existing undeveloped areas of the municipal limits as indicated by future land use map.

Policy 2 - Discourage growth in areas not suitable for utility hookups.

Objective 2 – Allow compact and contiguous urban growth within municipal limits

Policy 1 - Maintain the growth area boundary as the division between urban and rural densities and services, and encourage growth and development that will promote an efficient use of present and future public investments in roads, utilities and other services.

Policy 2 - Avoid scattered or strip commercial and industrial development outside the urban service area and direct such uses into existing developed locations where adequate services are available including major street access and proper water/sewer systems.

Policy 3 - Establish an area-wide approach to cooperatively manage future growth.

Objective 3 - Upgrade the current arterial and collector street system to handle current population and new growth

Policy 5 - Consider improving Stanford (SD 19) from Cherry Street to Main Street to a three-lane urban arterial section. Study the need for a stop light at intersection of Cherry Street.

Policy 7 - Consider the feasibility of widening narrow streets at the time of resurfacing where on-street parking is currently not allowed but is needed by area residents.

Policy 9 - Monitor the traffic flow on Chestnut Street for the need to create an arterial road to link with the bridge.

Policy 10 - Work with USD to designate an official USD entrance via the SD 50 Bypass and University Street with explicit signage at entrances.

Policy 11 - The City will work with USD to plan for efficient and safe traffic movements around the USD campus.

Objective 4 - Improve the downtown area by investing in redevelopment

Policy 1 - Encourage the development of a downtown master plan in conjunction with the Clay County Historic Preservation Commission to detail renovations required to create a historically authentic and aesthetically pleasing commercial area. The study may include the following: landscape strips and islands, historical lighting, suggested renovation of building fronts, on and off street parking, and historical design review districts.

Policy 2 - Encourage the cooperation of business-owners and the City to keep the downtown clean and well-maintained.

Objective 5 - Work with the Clay County Historic Preservation Commission to improve the historical assets of Vermillion

Policy 1 - At the initiative of property owners, support the creation of an Historical Design Review District to ensure selected areas of town maintain its historical integrity.

Policy 2 - At the initiative of property owners, down zone historical neighborhoods to single-family only zones to help maintain the historical character of the property.

Policy 3 - Enforce Vermillion's definition which includes the limitation of four unrelated persons per residence.

Objective 6 - Redevelop and beautify identified areas of Vermillion

Policy 2 - Encourage much of the Lower Vermillion area to redevelop as indicated on the future land use map.

Policy 4 - Identify neighborhoods to target for a clean-up program.

Policy 7 - Encourage the enhancement of gateways to the community including East Cherry Street through the use of attractive welcome signs and citywide landscape plan.

Objective 7 - Expand and improve the City's existing park and recreation system

Policy 1 - Consider improving the City's bike trail system.

*Conduct a master plan to expand the bike trail system west along Cherry Street to Vermillion River then southeast to Cotton Park and from W Cherry Street to Spirit Mound along Hwy 19. Create a tree and garden linear park. (See map 6)

Policy 2 - Consider expanding and improving Cotton Park.

*Hire a consultant to establish master plan including old lime pit area.
*Replace playground equipment.

Policy 3 - Look at upgrading Prentis Park.

*Baseball field expansion and stadium light replacement.
*Grandstand expansion (2005-2010).

Policy 4 - Consider upgrading Barstow Park.

Install ice rink and skateboard park.

Policy 5 - Consider upgrading Lions Park.

*Lions A Field
Develop additional camp sites.

Policy 8 - Consider upgrading the Vermillion/USD softball complex (**joint project**)

*Construct concession/restroom/storage facilities.

Policy 9 - Examine the possibility of upgrading playground equipment in Sertoma, Jaycee Parks and the Country Side Addition.

Objective 8 - Improve and expand the City's community services

Policy 1 - Study the need for additional satellite fire and ambulance facilities in Vermillion to provide service.

Policy 3 - Improve Library facility and services with the possibility of the following projects:

- *Renovation of the Library courtyard
- *Expansion of the Library and parking lot

Objective 9 - Upgrade the City's utility services

Policy 2 - Water distribution line upgrades - Jolley School area, lower Vermillion area, looping from tower to plant, Cherry and Cottage St area.

Policy 3 - Construction of a new water tower.

Policy 4 - Electric system distribution upgrades -

*Phase 1 - conversion of overhead 2.4 KV to underground 13.8 KV, replacement of 10/14 MVA power transformer

*Phase 2 - replace the existing 69 KV radial transmission line top along with a double linebreaker scheme and additional circuit to east side of town

*Phase 3 - conversion of remaining 13.8 KV overhead to 13.8 KV underground completing the underground electric system

Policy 5 - Cooperate with USD on campus system storm sewer upgrades.

Objective 10 - Support the community's social service programs

Policy 1 - Support, as financially able, priority social service needs of the community.

Goal 2. Preserve the Function and Character of the Rural Area

Objective 1 - Outside the City's growth areas, encourage agriculture to remain the dominant land use activity

Policy 1 - Outside the City of Vermillion's growth areas, utilize the joint jurisdictional agreement with Clay County to allow growth which is environmentally safe, cost effective, and preserves the rural character and farmland.

Objective 2 - Within the City's growth areas, discourage scattered residential, commercial or industrial development

Policy 1 - Within the City of Vermillion's growth areas, utilize the joint jurisdictional agreement with Clay County to allow development only when the City can annex and provide all City services.

On page 34 amend "XII. PLAN IMPLEMENTATION" to read as follows:

XII. PLAN IMPLEMENTATION

The best possible way to implement a comprehensive plan is to utilize all of the administrative tools available in order to influence development in a positive manner. There are many tools which can be utilized, including

zoning regulations, subdivision regulations, policy plans, capital improvements plans, annexation studies, and well rounded community involvement.

Local Governing and Advisory Boards. The key players in the implementation of a Comprehensive Plan are the Planning Commission and the City Council. It is the duty of the governing body of Vermillion to encourage progress by utilizing all of the tools available, so that orderly growth and development can take place. With public input, the Planning and Zoning and the City Council can create a balance between industry, commerce, and housing, and can utilize all of the resources available to facilitate civic improvement.

Local Regulatory Tools. Perhaps the most widely utilized administrative tools are the Zoning and Subdivision regulations. It is essential to revise either or both of these documents when they conflict with the Comprehensive Plan. The City maintains a joint zoning ordinance with Clay County in the joint jurisdictional area. Those portions of the growth areas outside the joint jurisdictional area will be regulated by the County's land use ordinances.

Annexation. If the orderly growth of Vermillion is to continue over the planning period, it is essential the City continue an active annexation program. The boundaries for providing municipal services should generally coincide with the corporate limits. Areas designated by the land use plan as future growth areas of the City should be annexed in advance of major development as should existing rural subdivisions which lie adjacent to the City. This policy will assure that sufficient development land to accommodate the future growth of the urban areas is maintained.

Capital Improvements Planning. The purpose of capital improvements planning is to provide local government officials with a guide for budgeting for major improvements which will benefit the community. Before future development can be considered, the City must review current infrastructure and identify any deficiencies which need to be corrected prior to the development. It is the intention of the City to upgrade a portion of existing utilities and transportation routes on an annual, ongoing basis. Information within the Comprehensive Plan will be utilized in constructing the Vermillion capital improvement plan.

Joint Jurisdiction. Decisions on land use issues in the area surrounding the City occur jointly between the City and Clay County. This joint arrangement is intended to promote the orderly outward growth of the City and minimize conflicts between urban and rural land uses. A large portion of the joint jurisdiction is devoted to agricultural uses but other uses are present including residential acreages, rural residential subdivisions, commercial and industrial uses. Those portions of the growth areas outside the City's joint jurisdiction boundary will be regulated by Clay County's land use ordinances.

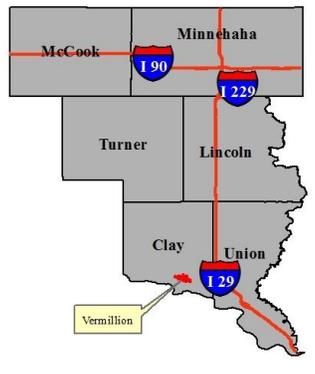
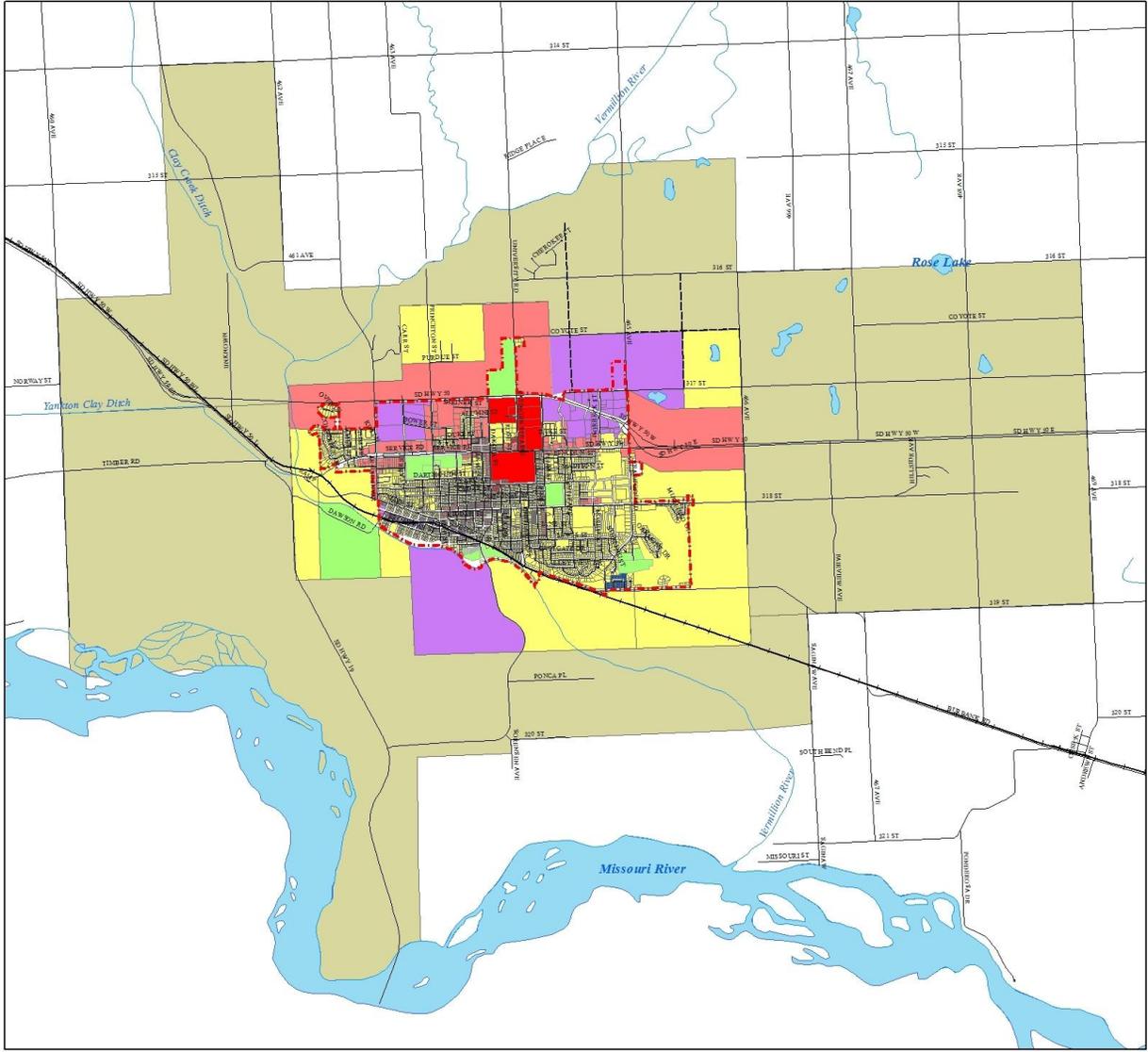
EXHIBIT A

Legend

- Residential
- Commercial
- Industrial
- Urban Reserve
- Planned Development
- University of South Dakota
- Parks, Recreation & Open Space
- Roads
- Railroad
- Creeks, Rivers & Lakes
- City Limits



0 0.5 1 2 Miles

Map 4

Future Land Use

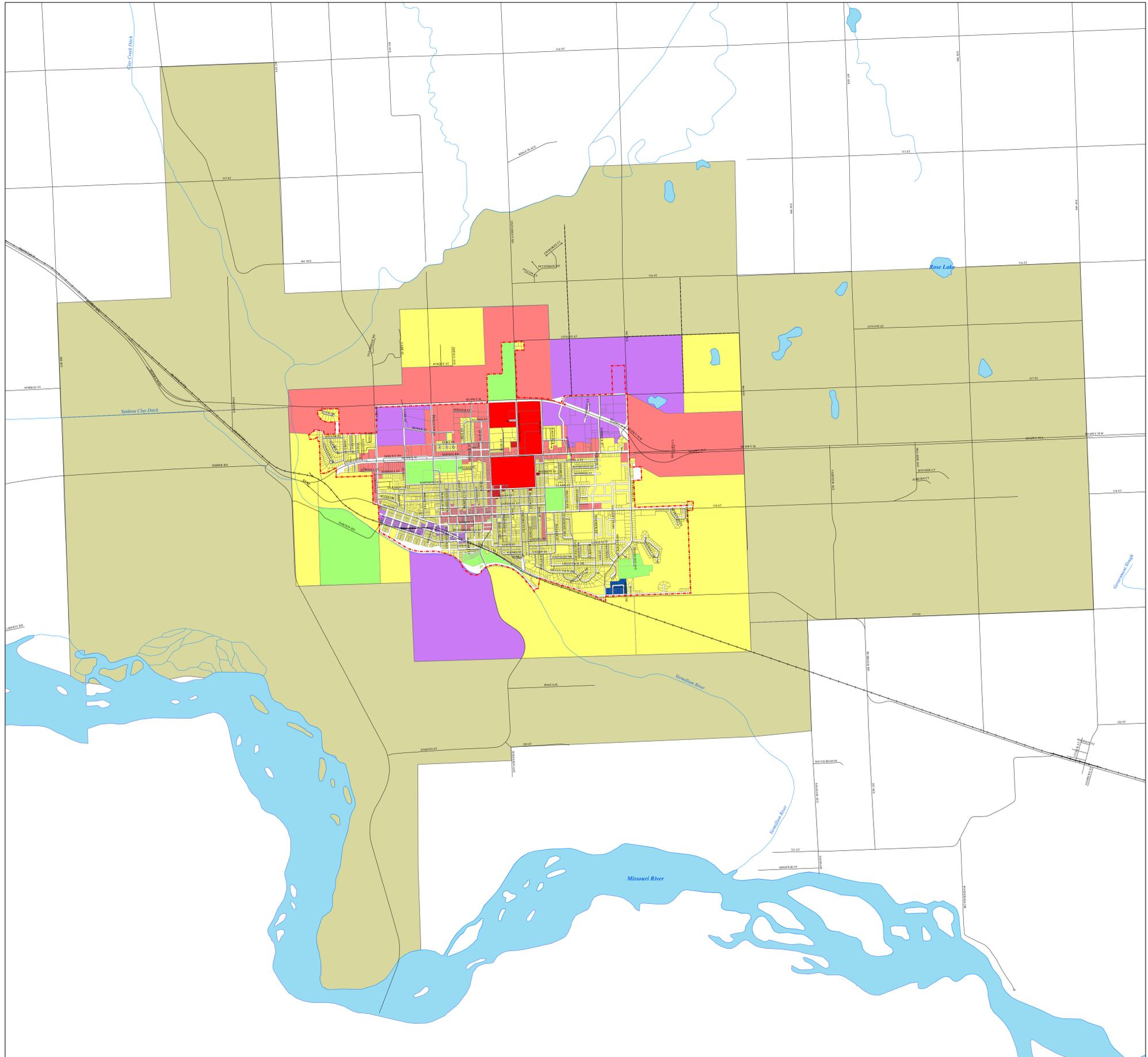
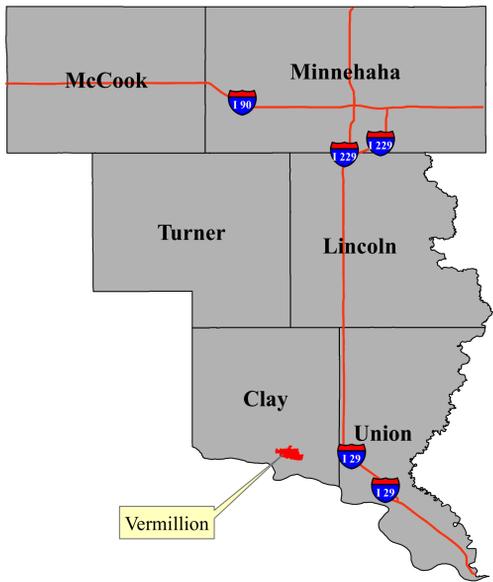
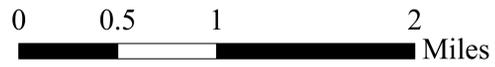
City of Vermillion

SECOG
SOUTH EASTERN COUNTY OF GOVERNMENT

Limit on Liability: This information has been secured from sources we believe to be reliable, however, we do not guarantee the accuracy of the information contained herein. This map does not eliminate the need for an on-site investigation.

Legend

- Residential
- Commercial
- Industrial
- Urban Reserve
- Planned Development
- University of South Dakota
- Parks, Recreation & Open Space
- Roads
- Railroad
- Creeks, Rivers & Lakes
- City Limits



Map 4

Future Land Use

City of Vermillion



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