

VERMILLION

Comprehensive Plan

2000 - 2020



*Prepared by the South Eastern Council of Governments at the direction of the
Planning Commission and the City Council of Vermillion, South Dakota*

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I. INTRODUCTION

A. PURPOSE OF THE COMPREHENSIVE PLAN

There are three primary purposes of this document:

- (1) To address the planning requirements of state law while also providing a sound and logical basis for city growth management strategies; and
- (2) To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments.
- (3) To provide the planning commission and city council with policies for future planning decisions and the methods and justification to control land use through the zoning and subdivision ordinance, the capital improvements program, and other enforcement controls.

B. AUTHORIZATION UNDER STATE LAW

Under 11-6-14 of South Dakota Codified Laws, the planning commission of a municipality is directed to *"propose a plan for the physical development of the municipality...[to] include the general location, character, layout and extent of community centers and neighborhood units..."*.

C. COMMUNITY INPUT

As a part of the comprehensive plan process, the Vermillion City Council requested community input on a variety of topics over several comprehensive focus meetings. The community input serves as one source of information to help form the comprehensive plan goals, policies and objectives. The following focus groups or persons were consulted:

1. Chamber of Commerce
2. Vermillion Development Corporation
3. Vermillion School Superintendent
4. Clay County Historic Preservation Commission
5. University of South Dakota
6. Clay Rural Water
7. Clay-Union Electric Cooperative
8. Clay County Commission
9. USD Foundation
10. Vermillion Can-Do Committee
11. Social and Human Services

II. DEMOGRAPHIC DATA

A. DEMOGRAPHIC CONDITIONS

Table 1. Population History (source: US Census, 1970-1990)

<u>YEAR</u>	<u>POPULATION</u>	<u>% INCREASE</u>
1960	6,702	
1970	9,128	49.6% increase
1980	10,136	11.1% increase
1990	10,013	1.2% decrease
2000*	11,400	13.9% increase

* US Census Bureau Estimate

B. POPULATION PROJECTIONS

Based upon current trends, a population projection through the study period indicates that the City of Vermillion will have a population of **12,938 by the year 2020**. The graph on the following page illustrates the Vermillion population projections utilizing a 30-year trend.

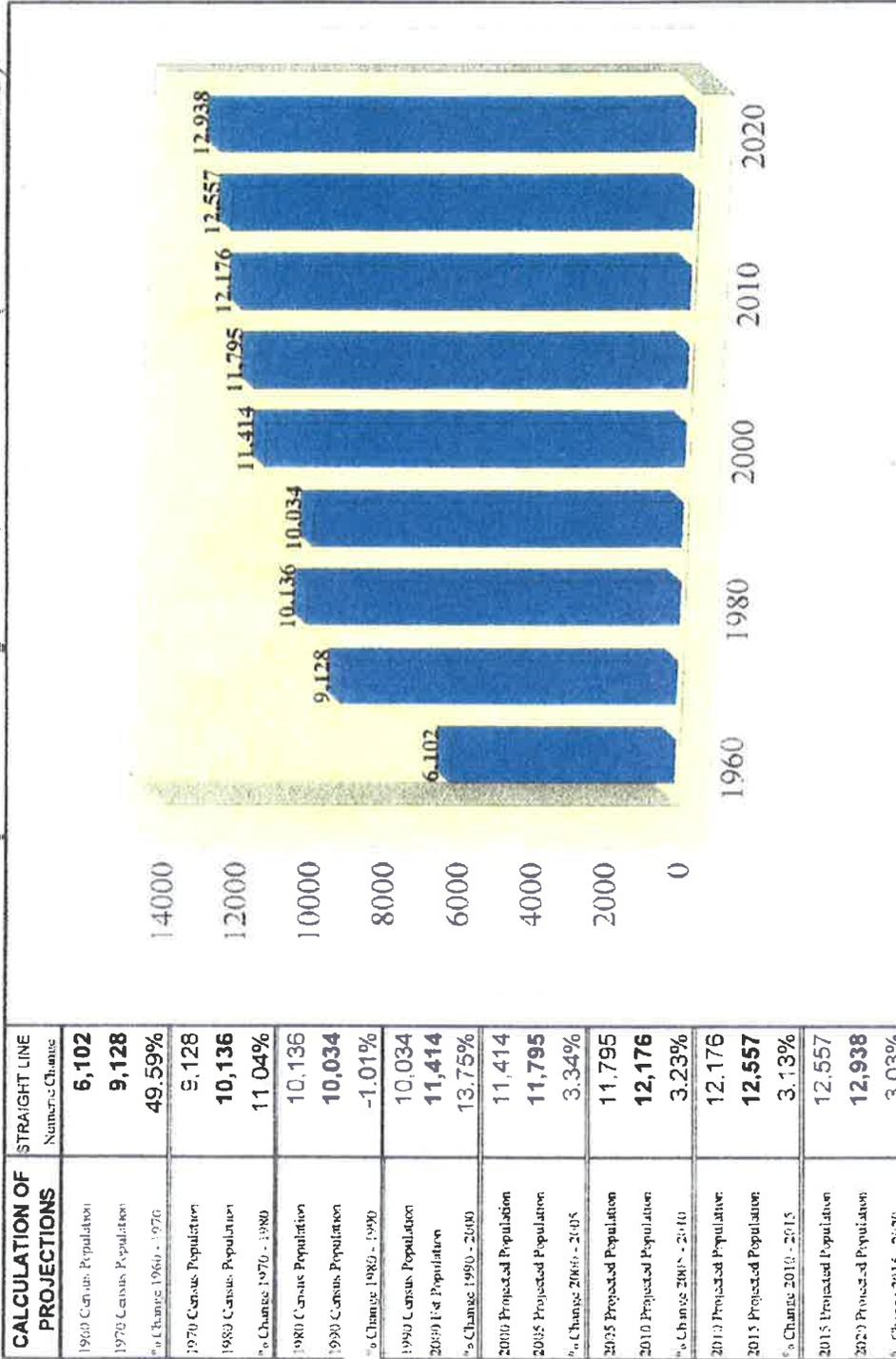
C. OTHER DEMOGRAPHIC DATA

The City of Vermillion has one of the lowest median ages in the state due to the University of South Dakota student population. However, the elderly population (65 and over) did increase slightly between 1980 and 1990. Also, the percentage of persons under 18 and between 18 and 24 decreased. This indicates, as is the national trend, that the population is becoming gradually older.

Table 2
Population by Age (Percent)

	Under 18	18-24	25-44	45-64	65 and Over
1980	18.4%	44.0%	21.3%	9.3%	7.1%
1990	17.4%	41.7%	22.7%	10.4%	7.7%

GRAPH 1 VERMILLION: Population Projections, 2000 - 2020: (30-Year Trend)



III. ENVIRONMENTAL CONSTRAINTS

A. PHYSICAL GEOGRAPHY

Vermillion is located in southeastern portion of South Dakota. The City is approximately one mile from the Missouri River, which is also the political state boundary with Nebraska. Vermillion is on generally level ground, with a rapid decrease in elevations to the south and west (the "Bluffs") to the Vermillion River. The elevation ranges from 1135 feet along the Vermillion River to 1240 in the eastern portion of the City.

B. FLOOD HAZARDS

The City of Vermillion has one major flood hazard area within the community along the Vermillion River. The Missouri River floodplain is within the study area, but is distant from any development. One other floodplain, a wetland area, is located in northeastern Vermillion along the SD 50 Bypass.

The Federal Emergency Management Agency (FEMA) has classified a significant area adjacent to the rivers as having special flood hazard areas. **Map 1**

C. DRAINAGE AND WETLANDS

Many small wetlands and potholes are found in the eastern portions of the city's growth areas, with the large majority being temporary in nature. Wetlands and water bodies are designated from base maps developed through the National Wetlands Inventory and other data sources. These natural resources provide a number of functions which are important to the health and welfare of the community. They provide storage for stormwater, help to control flooding, provide wildlife habitat, improve water quality, and they provide recreational opportunities. **Map 1**

D. SOILS

While the soils in the Vermillion planning area are excellent for agricultural purposes, their engineering properties present some limitations for urban development. The major limitation within Vermillion is the Tetonka soil found especially in eastern and northern Vermillion. This soil has high shrink-swell properties and can cause foundations to crack. Most of the soil is found in conjunction with small wetland areas. However, developers should be aware of this type of soil. A soil test would be the only reliable method to locate a soil with severe development limitations.

Other soil types found in many areas have severe limitations for various aspects of development including roads and streets, and dwellings with basements. These limitations are largely due to the following characteristics:

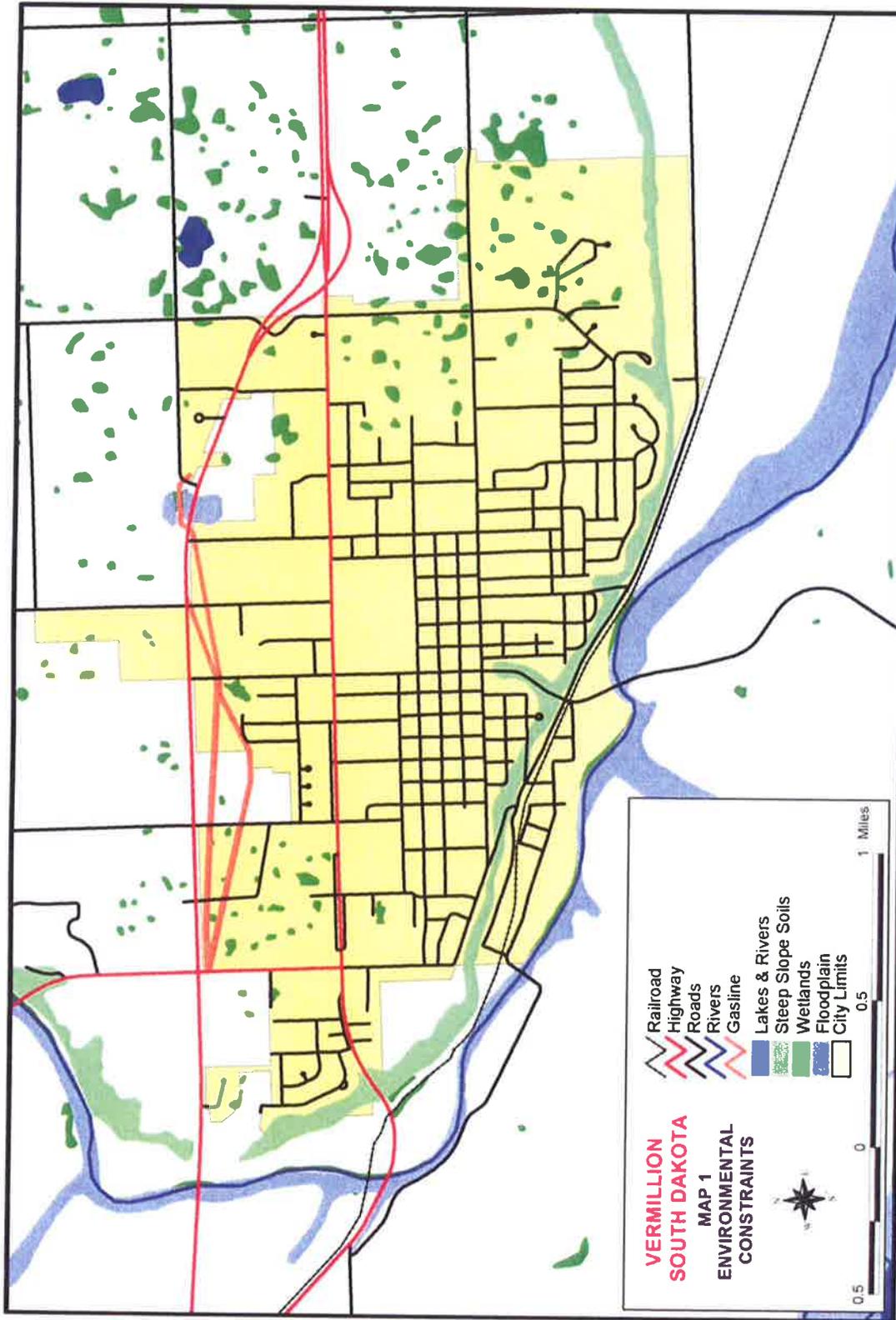
1. high clay and water table
2. hydric soil
3. flooding potential
4. shrink-swell
5. shallow depth to rock
6. gravel and sand pits
7. steep slopes

While these limitations do not rule out development, they do require compensating construction techniques and soil modification. The severe soil development limitations of the Vermillion area are shown on **Map 2**.

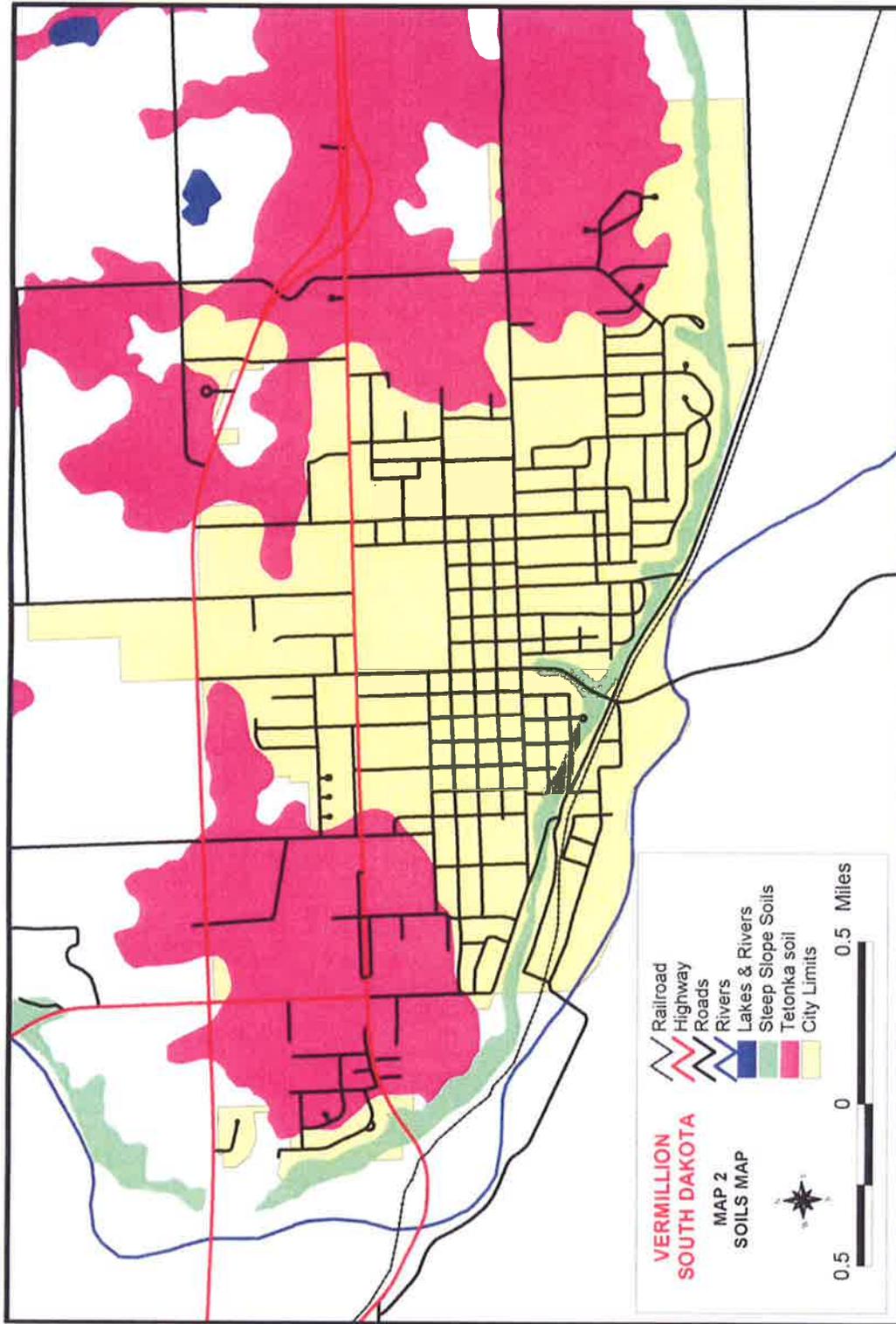
E. GAS LINES

Gas lines located in the northern part of the city may present some development complications. (**See Map 1**)

MAP 1



MAP 2



IV. CURRENT LAND USE PATTERNS AND CONSUMPTION PROJECTIONS

A. CURRENT LAND USE

The **current land uses** in Vermillion and the planning area are included on **Map 3**. The number of acres by various land use categories are summarized in the table below.

Table 3

Land Use	1964	1974	2000
Single-Family Residential	286	378	528
Multi-Family Residential	26	41	50
Mobile Homes	NA	45	89
Commercial	46	54	104
Industrial	31	32	82
Office/Public	144	203	275
Parks	21	77	275
Transportation	NA	NA	14
Vacant	438	713	430
TOTAL	991	1,512	1,847

B. FUTURE LAND AREA ESTIMATES

Household and a projected demand of each land use category is listed in the tables below.

Land Use Projection Tables Vermillion

Household Projections Table 4

	Population	Persons per Household	Households
1980	10,136	2.42	3,419
1990	10,034	2.32	3,428
2000	11,414	2.32	4,022
2005	11,795	2.31	4,204
2010	12,176	2.30	4,388
2015	12,557	2.29	4,574
2020	12,938	2.28	4,761

**2,082 people were counted as institutional or non-household (includes students in dormitories)*

Table 5

Households Added 2000 to 2020	
New Households	739

Table 6

Types of Households Added 2000 to 2020		
Types	Multi-family	Single-Family
Percentage	47.00%	53.00%
Number	347	392

Table 7

Land Use Consumption Needs	
Single-family Residential	392 units @ 2.5 units/acre + 50% multiplier = 235 acres
Multi-family Residential	347 units @ 12 units/acre + 50% multiplier = 43 acres
Industrial	110 acres (based on past land use trends)
Commercial	108 acres (based on past land use trends)
Office/Institutional	
Parks	26.5 acres (see parks analysis)

Table 8

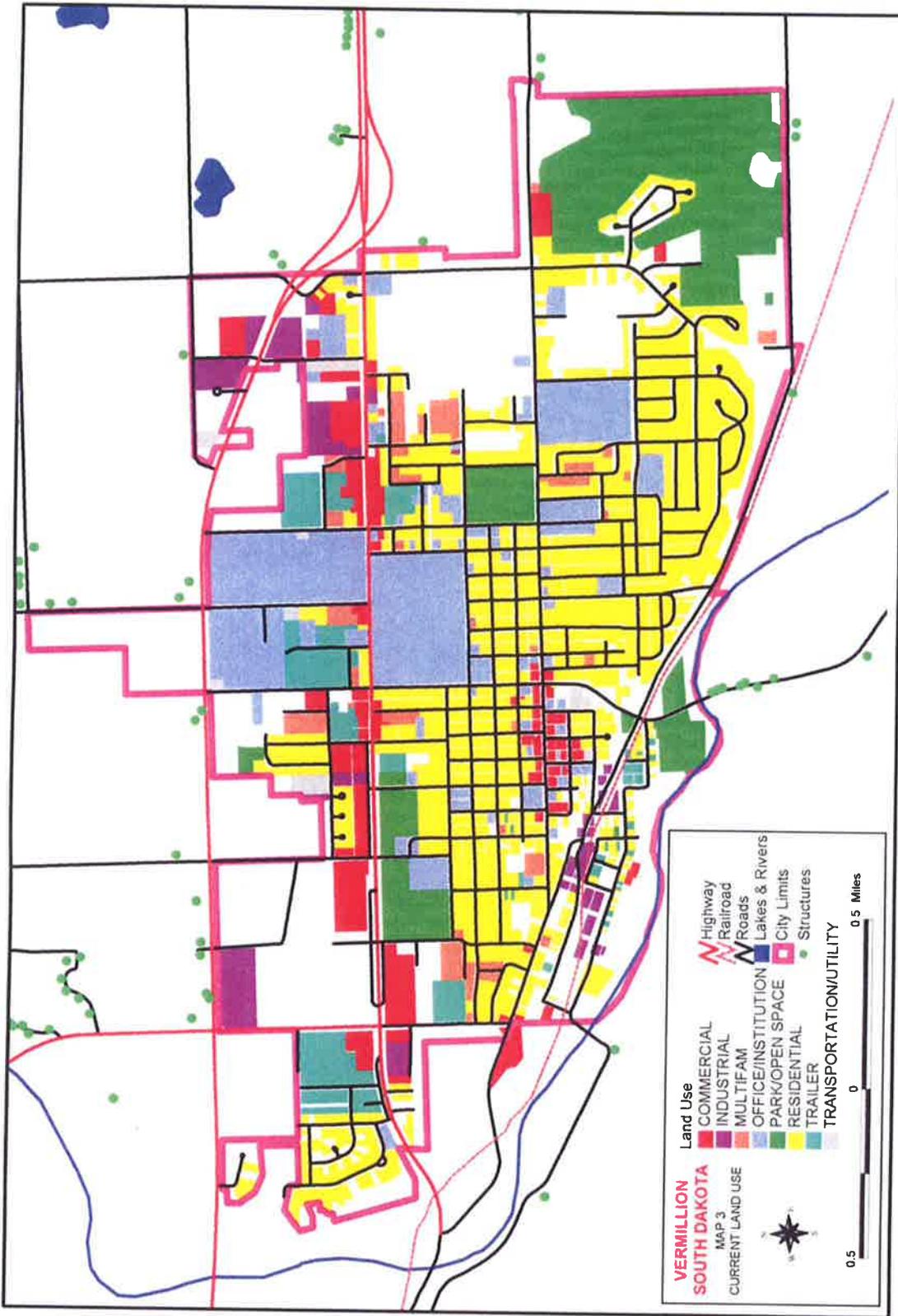
Future Land Use Available

<u>Land Use</u>	<u>Available Acres</u>
Single Family	238 acres
Multi Family	52 acres
Commercial	85 acres
Industrial	104 acres
Park	7 acres
Office	9 acres

A review of the population projections and land use consumption needs should be reviewed in a ten-year period to ensure enough land is available for future land use needs.

Additional land is available in growth areas #4 and #5 as indicated in the growth management policies. However, this area is not projected to develop to a large extent. Therefore, future land use was not determined. Map 4 illustrates the future land uses.

MAP 3



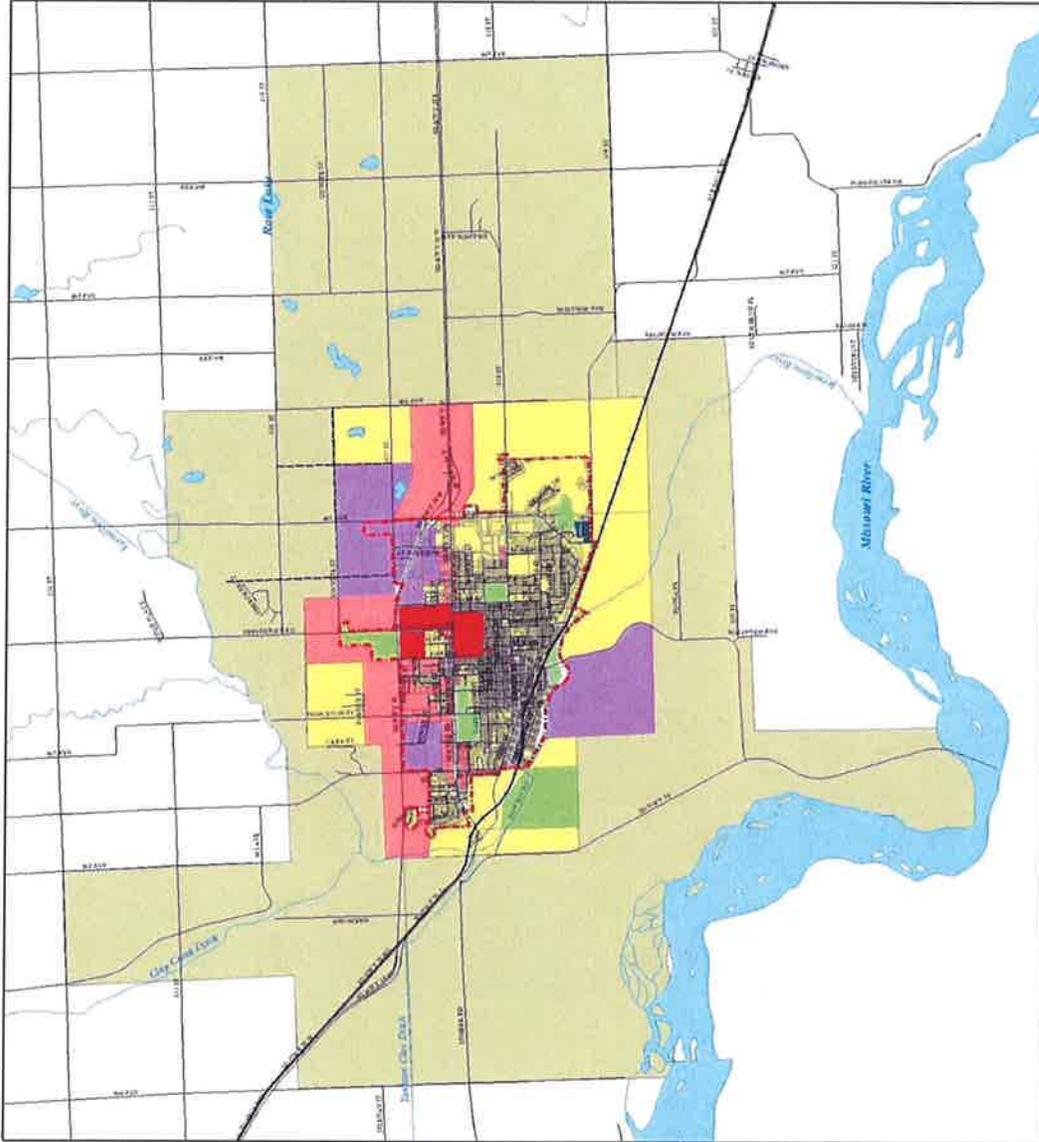
MAP 4

Future Land Use
City of Vermillion

Map 4



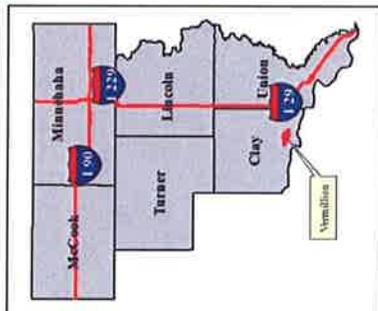
Letter of Liability: This information has been prepared by SECOG for the City of Vermillion. SECOG does not warrant the accuracy of the information provided. SECOG is not liable for any damages, including consequential damages, arising from the use of this information.



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



V. INFRASTRUCTURE ASSESSMENT

A. TRANSPORTATION

Arterial Streets are designed to carry a large volume of traffic at higher speeds. Within the city, the function of arterials is to facilitate the movement of goods and people with few obstructions. Ordinarily, arterial streets are spaced at one-mile intervals. Vermillion currently has six arterial roads within the community:

SD 50 Bypass is a major arterial and has become an important business and commuter highway. **Constraints:** As Vermillion continues to grow to the north the highway will have pressure for additional access points. An access management policy should be devised in conjunction with South Dakota DOT.

Cherry Street or SD 50 is a major arterial that moves traffic through the heart of town. The road has four sections.

1. *East City Limits to Plum Street* - This 4-lane urban section provides major influx of traffic into town towards the University. **Constraints:** Access points and lack of landscaping has created a typical commercial development with a large amount of asphalt.
2. *Plum Street to Dakota Street* - This 3-lane urban section receives the greatest amount of traffic in Vermillion due to the University as the generator. **Constraints:** Because the street splits the campus in half the road will never become a free-flowing road. The State has authority over the road and will focus on maintaining the roads present mobility status to avoid any type of gridlock.
3. *Dakota Street to Cottage* - This short 2-lane urban section provides a link to the western commercial area. **Constraints:** No or very little additional right-of-way is available for expansion of this road.
4. *Cottage to West City Limits* - This 2-lane rural section also has a frontage road as a mechanism for access management. **Constraints:** The section is deteriorating along with the frontage roads. With future development, the road may not distribute traffic efficiently. The road also has a bike trail on the south side of the road with good separation, however aesthetic value could be improved.

Main Street is a major arterial that serves the downtown area. **Constraints:** Traffic is slow in the downtown area and at times is fairly congested.

Crawford Road is a minor arterial on the east side of Vermillion. The road from Cherry Street to Main Street was recently improved to an urban 3-lane section. **Constraints:** The road lacks continuity with the missing section from Chestnut to Burbank Road. Crawford Road has limitations as an arterial from Main to Crestview because of the many residential driveways constructed or planned along the route.

Stanford or SD 19 is a minor arterial on the west side of Vermillion. The road is a 2-lane rural section. **Constraints:** The road may have some added traffic because of the new bridge over the Missouri River and new development on the west side of the city. Therefore, improvements to the road will be required.

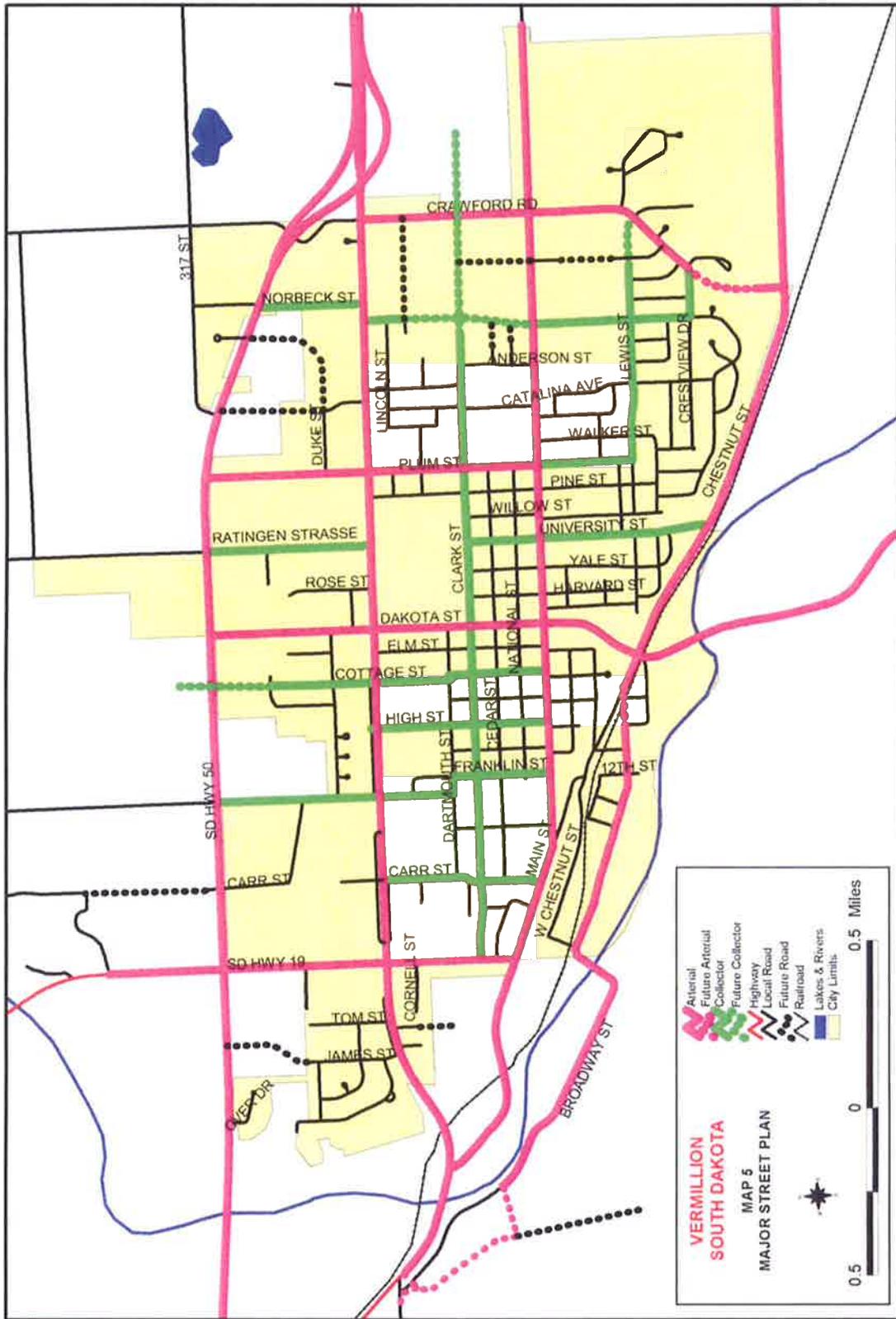
Dakota Avenue is a minor arterial serving as a link between the community's two largest traffic generators - USD and Downtown. The road will also serve as a future business route from traffic utilizing the new Missouri River bridge. **Constraints:** It is projected that the bridge and future development/redevelopment will create demand that will require a width expansion of Dakota Avenue.

Collector streets are designed to provide connectivity between arterials. They allow local traffic an access onto the arterial system. Collector streets are normally spaced one-half mile apart and include two lanes of traffic with turn lanes at major intersections, limited on-street parking, and may be adjacent to either residential or commercial uses.

Local streets provide access from low density residential developments to collector or arterial streets. Because of their function is based upon development patterns, there are no spacing requirements. Local streets operate at low speeds, with on-street parking and few traffic signals.

Map 5 illustrates all the current and future arterial, collector and local streets within Vermillion.

MAP 5



B. WATER FACILITIES

The City of Vermillion completed its current water treatment plant in 1972. The plant has a capacity of treating 3 million gallons per day; however, the maximum treated in one day was 1.8 million gallons. The treatment plant uses a lime-soda ash softening treatment to reduce the hardness of the water. The water is supplied through a number of wells located north of the Vermillion River. The water capacity of the community will accommodate the projected 20 year growth. However, a number of improvements to the distribution system and treatment plant will be required over the next ten years to maintain and improve services.

C. WASTEWATER FACILITIES

Existing Facilities

The wastewater facility is a secondary activated sludge facility and is designed to accommodate flows of up to four million gallons per day. Wastewater is pumped from the city to the plant by two pumping stations.

System Constraints

To maximize the efficiency of the wastewater facility, an infiltration study will need to be completed to detail the condition of existing sewer lines. The system is limited in its service area as detailed by the growth areas located on page 14.

D. SOLID WASTE MANAGEMENT

In 1994, the City of Vermillion implemented a Joint Powers Agreement with Clay County, the City of Yankton, and Yankton County for the ownership, management and funding of a solid waste system to include the landfill and recycling center in Vermillion and a transfer facility in Yankton. The agreement intention is based on mitigating the rising cost of integrated waste management. Under the terms of the agreement, Vermillion and Yankton share resources and funding for the integrated waste management system while exercising local control of the employees engaged in waste management activities.

E. MUNICIPAL LIGHT AND POWER

Vermillion Light & Power meets the daily demands for electric power to Vermillion homes and businesses; responds quickly to the community's requests for security, comfort, and convenience through electric service; insures that the demand for electric power is kept at the lowest reasonable cost; and maintains and improves upon the ability of Vermillion's electric facility to safely and reliably serve the needs of the community.

F. AIR SERVICE

The city-owned Harold Davidson Field is located on the south edge of the Vermillion on the mature river bottom formed by the Missouri River. The airport has two surfaced runways, the conditions of which are fair to good. A small administration/terminal building is located on the airport grounds. A waiting area, rest room, and office are provided. The building provides a convenient waiting area for pilots and passengers. At the present time there are no area or terminal navigational facilities available at the airport or in the immediate vicinity. There is, however, a unicom radio facility maintained and operated on the field by the airport operator.

VI. COMMUNITY PROTECTION SERVICES

A. POLICE AND EMERGENCY COMMUNICATION SERVICES

The Vermillion Police Department consists of Vermillion's Chief of Police, the Assistant Chief of Police, two detectives, the Patrol Division, and the records clerk. The Patrol Division provides police patrol on a 24-hour basis through all parts of Vermillion. Patrol is composed of an assistant police chief, three sergeants, three corporals, six officers, and one part-time officer.

Formed by an intergovernmental agreement between Clay County and the City of Vermillion, a Communications arm of the City Police acts as a separate department overseen by a five member User's Board: the City's Chief of Police, the County Sheriff, the Vermillion Fire Chief, the City/County Emergency Medical Services Director, and the Clay County Director of Emergency Management.

B. FIRE AND AMBULANCE DEPARTMENT

The Fire Department operates ten vehicles for which the City of Vermillion provides housing. The Fire Station is located at the corner of Center and National Streets. While fire suppression facilities are only one aspect of an effective fire protection program, they are a major consideration in the Comprehensive Plan. The location of fire stations is critical in providing adequate fire response time to all areas of the city. Coordinating the fire protection plan with the city growth through long-range land use planning will provide proper coverage with a minimum number of stations.

The Ambulance Department responds to approximately 400 calls per year, both emergency and non-emergency in nature. The Ambulance Department provides standby services at fires, athletic events, and community functions for approximately 2000 man hours per year.

A fire and ambulance facility will soon need room for expansion and additional training facilities. A new facility is being built at the intersection of Dakota and Duke Streets. This will give the department a strategic location, with close proximity to the campus and downtown. Also future plans will include a satellite station in the southeast part of town, possibly at Crawford and Main Streets.

VII. SCHOOL PLANS AND PROJECTIONS

A. VERMILLION PUBLIC SCHOOLS

The Vermillion School District is home to approximately 1,440 students K-12. In grades K-5, the teacher/student ratio is 1:22; at the middle school, the ratio is 1:21; and at the high school, the ratio is 1:18. Considerable emphasis is placed upon quality educational opportunities for the children in this university community. The community demands and receives an excellent educational program. The facilities are as follows:

Austin School - Grades K-2 with approximately 300 students.

Jolley School - Grades 3-5 with approximately 300 students.

Middle School - Grades 6-8 with approximately 360 students.

High School - Grades 9-12 with approximately 500 students.

B. PAROCHIAL SCHOOLS

The Catholic Church operates St. Agnes Elementary School, the city's only parochial school. St. Agnes School has been serving the St. Agnes Parish and community since 1961. The people of St. Agnes Parish have made a conscious decision to maintain a catholic grade school, pre-school through grade five.

C. UNIVERSITY OF SOUTH DAKOTA

Vermillion is the home of the University of South Dakota, which had an enrollment of over 7,500 in the fall of 1998. The University of South Dakota provides its own campus planning but does coordinate with the city in the area of utilities and streets. Recently, the University completed a Master Plan to detail future improvements and expansion of the campus facilities and services. This comprehensive plan has identified policies that take into account the University's Master Plan.

VIII. PARK AND OPEN SPACE INVENTORY AND NEEDS

A. PARK INVENTORY

<u>Name</u>	<u>Acres</u>	<u>Type</u>	<u>Comments</u>
Prentis Park	19.4 acres	Community	Baseball/softball field, swimming pool, playground areas, picnic shelters, volleyball courts, shuffleboard, horseshoes, basketball courts and restrooms
Barstow Park	19.39 acres	Community	Soccer fields, football fields, lighted tennis courts, lighted softball fields, picnic shelters, playground areas, ice rink and warming house, restrooms and fitness course.
Cotton Park	30 acres	Community	Trails, playground, picnic shelter, soccer field, restrooms
Bike trail	NA	Linear	running alongside Cherry Street from Cottage to Stanford Street. A second trail is located through Cotton Park to University Street
Bluffs Golf Course	214 acres	Golf Course	18-hole golf course
Lions Park and Fairgrounds	17.32 acres	Community	Playground areas, lighted softball field, picnic shelters, restrooms, camping facilities with electricity, sewage dump site, community center
Jaycee Park	.30 acres	Neighborhood	Playground areas, lighted basketball courts, picnic area and softball field.
Sertoma Park	1.02 acres	Neighborhood	Picnic areas, playground areas, softball field
Audubon Park	6.77 acres	Neighborhood	Playground area and picnic area

B. FUTURE PARK NEEDS

Neighborhood parks are generally between five and ten acres in size. The effective service area of neighborhood parks is one mile, depending on location, facilities, and accessibility. School/park sites also serve as neighborhood parks and include playground equipment in addition to play fields, parking lots, and multi-use paved areas for court games.

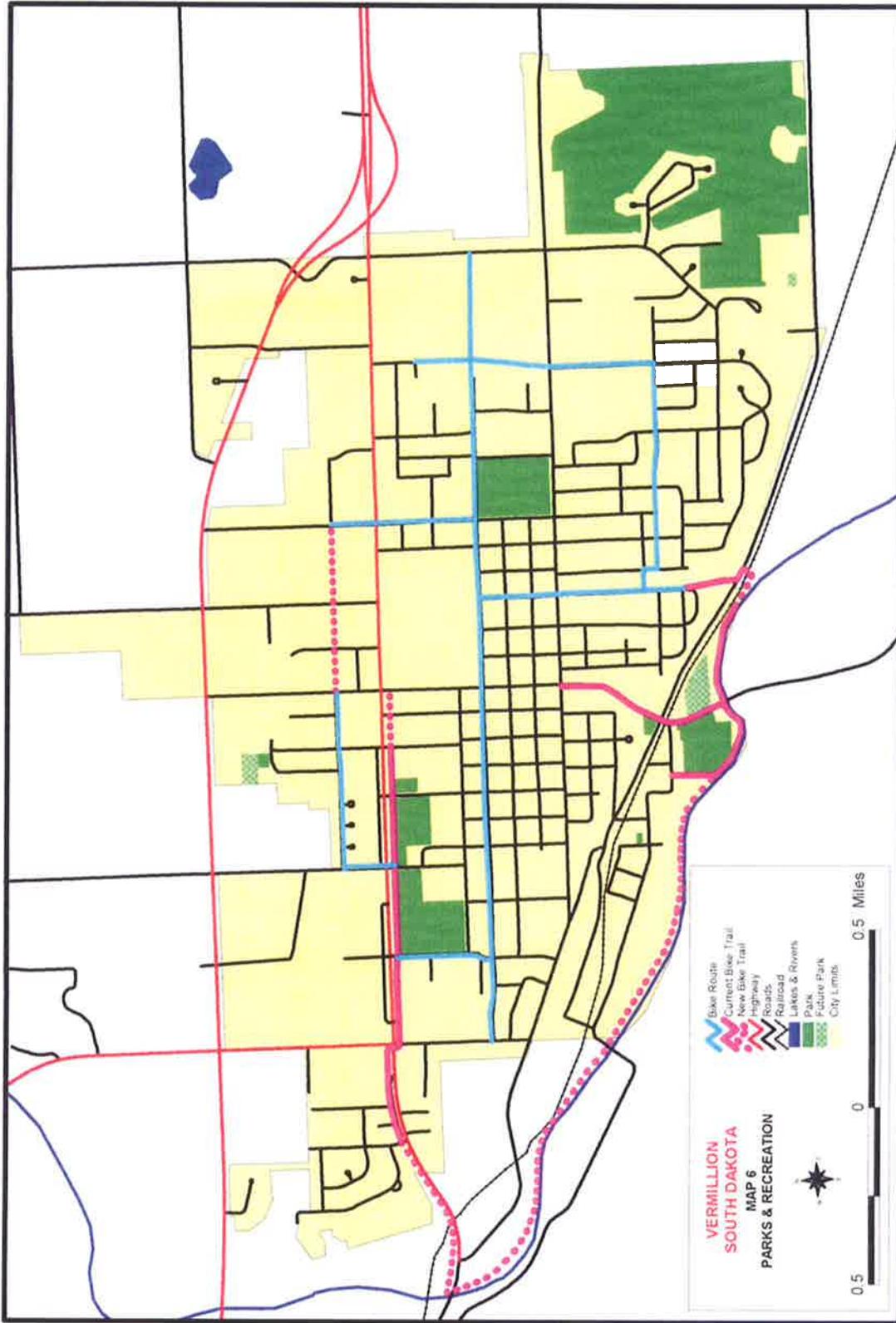
Community parks, because of their larger size, provide a much wider range of activities and facilities than neighborhood parks. The land area requirements generally range from 20 to 40 acres. Specialized facilities such as swimming pools, picnic areas, and athletic complexes can be accommodated in community parks. Community parks that should be provided include areas for passive uses, nature conservation, pools and aquatic centers, and athletic fields. Each of these four types of uses might include other uses such as neighborhood playground space, but generally larger parks will focus on one major type of activity.

Conservation and nature areas are specialized locations which preserve wildlife habitat, woodlands, and wetlands through open space development. Most commonly developed along the stream corridors and natural drainageways are linear parks or greenways which provide a variety of recreational opportunities to adjacent neighborhoods. These activities easily accommodate the development of a bike trail system.

The parks and open spaces on **Map 6** identify existing park facilities and proposed new facilities within the projected growth areas. These facilities will bring nearly all residential development within the service area of both neighborhood parks and community parks. The specific improvements provided within a park facility should be tailored to meet the needs of the nearby population which it will primarily serve. Where feasible, proposed parks sites are integrated with future elementary school sites to permit joint use of facilities. In addition, potential combinations of detention pond sites and neighborhood parks should be reviewed wherever feasible to allow more efficient land utilization and consolidation of maintenance costs.

If new parks are to be provided at reasonable cost and in proper locations, it is essential that park land acquisition take place prior to residential development. Integration of Park and school sites will likewise be feasible only if land acquisition occurs well ahead of residential development.

MAP 6



IX. NEIGHBORHOOD CONSERVATION

Blighted neighborhoods tend to grow into adjacent areas and invite additional deterioration. Visual deterioration gives the impression that nobody cares, creating an atmosphere which may foster crime, antisocial activities, and further blight. Declining neighborhoods demand additional health, social, and public safety services, weaken the tax base, and make activities to promote new economic development in the city more difficult.

Strategies to strengthen and preserve the older residential neighborhoods will maintain the supply of safe, decent, affordable homes and limit the need for costly increases in public services and avoid the need for dramatic revitalization programs. The goals of affordability, variety, safety, and preservation are emphasized.

A. LAND USE.

Zoning changes to allow multifamily or commercial land uses into older neighborhoods should be carefully analyzed. Conservation of single-family homes is encouraged. Commercial uses are ideally limited to business which service the neighborhood needs and that have minimal impact on adjacent properties.

B. INFRASTRUCTURE

Streets, utilities, and public facilities should be maintained and improved on an ongoing basis. Schools and parks contribute to neighborhood stability, and should set an example for residential areas in terms of maintenance and appearance. Parks near or within the city's south and west conservation areas will help stabilize and improve the appearance and image of the area.

C. PROPERTY MAINTENANCE

Inspections and enforcement of building and zoning codes, and effective nuisance abatement activities help prevent neighborhood decline. Other activities include Fire Department inspection of apartment units and enforcement of health code requirements. Legal assistance through the City Attorney's office is a key component for the effectiveness of these activities.

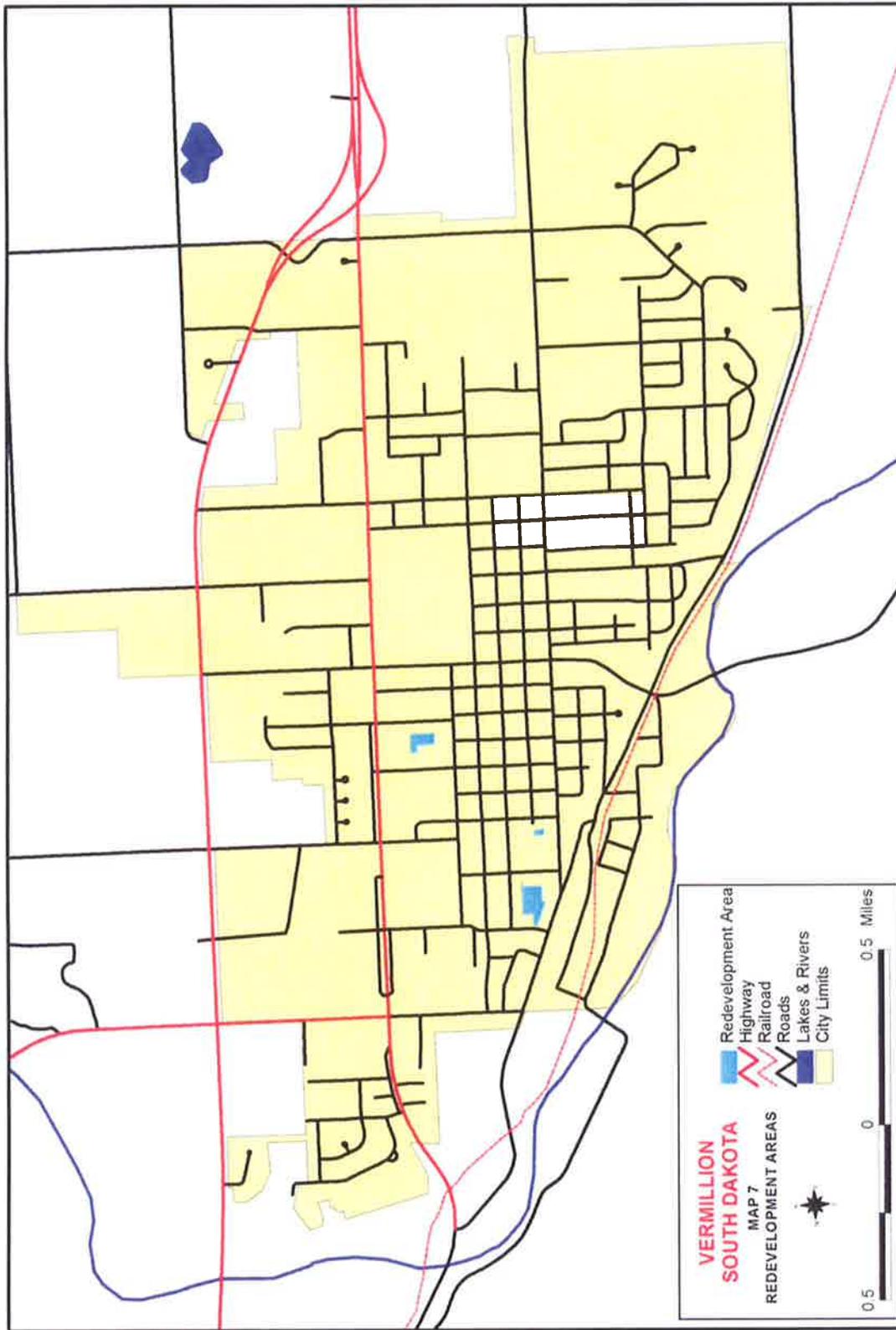
D. SPECIAL PROGRAMS

A private program geared towards neighborhood conservation areas will utilize volunteers to help maintain environmental conditions and provide assistance in cleaning up targeted older residential areas.

E. REDEVELOPMENT

In general, areas with large areas of vacant land surrounded by dilapidated homes and yards should be targeted for redevelopment. Three areas are designated for redevelopment (**Map 7**). In addition several policies have been identified for redevelopment.

MAP 7



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.

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 1 - 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 2 - Monitor the traffic flow on Chestnut Street for the need to create an arterial road to link with the bridge.

Policy 3 - Work with USD to designate an official USD entrance via the SD 50 Bypass and University Street with explicit signage at entrances. The project shall include the installation of a left turn lane at SD 50 Bypass and University Street and the development of University Street as a boulevard.

Policy 4 - 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.

Objective 6 - Redevelop and beautify identified areas of Vermillion

Policy 1 - Encourage much of the Lower Vermillion area to redevelop as indicated on the future land use map.

Policy 2 - 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 upgrading Barstow Park.

,Construct ice rink, ball field and skateboard park.

Policy 3 - Consider upgrading Lions Park.

*Lions A Field

*Replace playground equipment and develop additional camp sites.

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

Policy 1 - Construct satellite fire and ambulance facilities as needed to provide adequate service.

Policy 2 - 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 1 - Water distribution line upgrades - Jolley School area, lower Vermillion area, looping from tower to plant, Cherry and Cottage St area.

Policy 2 - Construction of a new water tower.

Policy 3 - 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 4 - Cooperate with USD on campus system storm sewer upgrades. Upgrade fire hydrants to meet City requirements.

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.

B. LAND USE PLANNING STRATEGY

The City of Vermillion has committed to shape the future of the community to enhance economic development and maintain a high quality of life for all citizens of the community. The following goals, objective, and policies will guide the planning commission and city council and are the basis for regulations contained within the City of Vermillion's zoning and subdivision ordinances.

Land Use Goal #1: Maintain suitable transition zones between low density residential areas and more intensive nonresidential uses.

Policies

1. Zone stable neighborhoods to prevent encroachment by incompatible industrial, commercial uses and excessively high density residential.
2. Encourage apartment, office, and institutional uses as alternatives to commercial strip development along major streets.
3. Allow conveniently located neighborhood commercial centers in locations that will not create land use conflicts or traffic problems.
4. Require that new development be compatible with existing adjacent development.
5. Require the clustering of neighborhood and convenience commercial uses in accessible locations.
6. Provide sufficient multifamily housing around commercial and industrial areas.
7. Allow high density housing only in close proximity to major streets and activity centers.
8. Prevent commercial strip development along major thoroughfares in the City. Instead, encourage development of commercial clusters with appropriate transition zones to residential areas.

Land Use Goal #2: Preclude development of land which is environmentally unsuitable for construction by retaining floodplains, drainageways, and other significant natural areas as open space networks for recreation and environmental enhancement.

Policies

1. Develop a bike trail and linear park system along the Vermillion River Floodplain.
2. Protect stream corridors, wetlands and the aquifer and other significant natural areas from incompatible development.

Land Use Location and Design Criteria

Residential

Low density (3 to 6 units/acre)

- *Access to local street system-avoid direct access to arterial streets
- *Convenient to neighborhood school, park, and commercial services
- *Avoid environmentally sensitive areas such as wetlands and drainageways

Medium density (6 to 16 units/acre)

- *Access to major street system
- *Well designed transition to adjacent land uses
- *Provision of usable open space based on project size
- *Transition between low density neighborhood and major streets

*Adjacent to neighborhood commercial center

High density (16 to 40 units/acre)

- *Adjacent to principal arterials near major commercial, institutional, or employment centers
- *Well designed transition to adjacent land use
- *Provision of usable open space based on project size

Commercial

Highway oriented and regional centers

- *Adjacent to major streets and regional highways
- *Controlled access to arterial streets
- *Quality architecture and well designed transition to adjacent uses

Community centers

- *Intersection of arterial streets and along transit routes
- *Mixed use development including office, institutional, or multifamily residences
- *Well designed transition to adjacent uses

Neighborhood retail, office, and convenience services

- *Convenient vehicular and pedestrian access to residential areas
- *Adjacent to major street intersections
- *Design compatible with surrounding uses
- *Well designed transition to adjacent uses
- *Located within residential, employment, or institutional centers

Downtown area

- *Pedestrian orientation
- *Quality urban design standards
- *Mixed uses including office, retail, institutional, cultural, and entertainment
- *Consolidate off-street parking areas
- *Residential uses within walking distance of CBD

Industrial

General light industrial

- *Regional highway access located close to major arterial streets
- *Rail access for industrial uses requiring it
- *Buffered from residential and other adjacent land uses
- *Industrial park setting with building design and landscape amenities
- *Include office, warehousing, and limited retail uses

Limited heavy industrial

- *Access to major streets
- *Well designed buffer to adjacent land uses
- *Minimize environmental impacts on surrounding properties

Mixed Use

Institutional, office, and other mixed use development

- *Convenient to intended market area
- *Vehicular access to major streets
- *Minimization of traffic impact on adjacent uses
- *Orderly expansion of institutional uses near residential areas
- *Design compatibility with adjacent uses
- *Include retail, multifamily, and business-technology land uses

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.

ACKNOWLEDGMENTS

This Comprehensive Plan is a compilation of effort by many people, organizations and government entities. This document expresses the great civic pride that exists in the City of Vermillion. Through the preparation and adoption of this document, the governing officials of Vermillion have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

Mayor: William J. Radigan

Council Members: Kevin Annis, John (Jack) Powell, Joe Grause, Leo Powell, Roger Kozak, Frank Slagle, Gary Wright, Barbara Yelverton

Planning Commission: Robert Iverson, (Chairperson), Don Forseth, Richard Hammond, Carol Traut, Scott Schempp, Margaret Crew, Tom Walker, Judy Clark and Cecil E. Harrington

City Manager: Jeffrey A. Pederson

Finance Officer: Michael Carlson

City Engineer: William Welk

Utility Engineer: Harold Holoch

Building Official: Farrel Christensen

RESOLUTION NO.

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF VERMILLION, AS PROVIDED FOR IN SDCL 11-6-16.

Whereas, Chapter 11 of South Dakota Codified Law has empowered the Planning Commission and City Council of Vermillion to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

Whereas, the Vermillion Planning Commission has developed a Comprehensive Plan for the years 2000-2020, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Council; and

Whereas, the Vermillion City Council has received the recommendation of the Planning Commission and has held the required Public Hearing; and

Whereas, the adoption of the Comprehensive Plan would enhance the responsible development of Vermillion and the surrounding area.

Now, therefore be it resolved by Vermillion City Council, that the Comprehensive Plan for the City of Vermillion for the years 2000 through 2020 be hereby adopted and effective upon 20 days after publication of this resolution.

ADOPTED THIS ____ DAY OF ____ 2000.

FOR THE GOVERNING BODY OF THE
CITY OF VERMILLION, SOUTH DAKOTA

By _____
William J. Radigan, Mayor

ATTEST:

By _____
Michael D. Carlson, Finance Officer

Publication Date:

Effective Date:

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).

Dated at Vermillion, South Dakota this 18th day of July, 2011.

FOR THE GOVERNING BODY OF THE
CITY OF VERMILLION, SOUTH DAKOTA

By John E. (Jack) Powell
John E. (Jack) Powell, Mayor

ATTEST:
By Michael D. Carlson
Michael D. Carlson, Finance Officer

Approved: July 18, 2011
Published: July 29, 2011
Effective: August 18, 2011

