



**City of Vermillion
Planning Commission Agenda**

5:30 p.m. Regular Meeting
Monday, June 13, 2016
Large Conference Room – 2nd Floor
City Hall
25 Center Street
Vermillion, SD 57069

1. **Roll Call**

2. **Minutes**

- a. May 9, 2016 Regular Meeting

3. **Adoption of the Agenda**

4. **Visitors To Be Heard**

5. **Public Hearings**

- a. First reading of Ordinance 1343 – electrical substation fencing and screening amendment.
b. Request for a Conditional Use Permit to construct a single-family home at 2924 Pettersen Road, legally described as Lot 24, Rolling Hills Estates, SW1/4, Section 6, AG, Vermillion Township, Clay County, South Dakota. (Joint item with Clay County Planning Commission.)

6. **Old Business**

7. **New Business**

- a. Visioning Session – Draft Comprehensive Plan Chapters
1. Planning and Development
 - Environment and Geography
 - Land Use
 - Growth Areas
 2. Economic Development
 - Overview
 - Socio-economics
 - Housing and Neighborhoods

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 9, 2016 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on May 9, 2016 at 5:30 p.m. This was also a joint meeting with the Clay County Planning Commission.

1. Roll Call

Present: Fairholm, Forseth, Gruhn, Muenster, Manning, Oehler, Tuve and Iverson. Absent: None.

Staff present: Andy Colvin, Assistant City Manager and Jose Dominguez, City Engineer.

2. Minutes

a. March 29, 2016 Regular Meeting.

Moved by Fairholm to approve the March 29, 2016 Regular Meeting Minutes, seconded by Oehler. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Tuve to adopt the agenda, seconded by Fairholm. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. Joint Jurisdiction Zoning Ordinance Amendment - Amending Appendix A, 2012 Joint Zoning Regulations for Clay County and the City of Vermillion, Chapter 2, Section 2.03(A) Zoning Map, by including certain real property in the Aquifer Protection Overlay Zone A - Aquifer Critical Impact Zone. (Joint item with Clay County Planning Commission)

Chairman Iverson opened the public hearing for the City.

Cindy Aden reported to the Joint group that the Lewis and Clark Water system has submitted an application to include certain property within the Zone A Aquifer Critical Impact Zone overlay category.

Jim Auen, speaking on behalf of Lewis and Clark, provided some background on the proposed amendment. Jim indicated that the amendment is necessary to protect Lewis and Clark's wells from potential contamination by prohibiting some uses, such as Chemigation and spreading of waste for fertilizer.

Grant Sorensen, 219 Sorensen Avenue, asked about the current zoning and why it needs to be changed. Grant stated that he feels the zoning should be left alone and that the proposed amendment may devalue their property since some uses that are possible now will no longer be possible if adopted. Sorensen also stated that he is concerned about the ability of the City to provide the bio-solids from the treatment plant for spreading as fertilizer.

Clay County Planning Commission members expressed concern about future loss of value for farmland.

Discussion followed.

Moved by Muenster to recommend approval of the amendment to the City Council, seconded by Tuve. Motion carried 8-0.

The Clay County Planning Commission recommended approval of the amendment to the Clay County Commissioners. The action was approved by a vote of 3-2.

6. Old Business

7. New Business

8. Adjourn

Moved by Forseth to adjourn, seconded by Fairholm. Motion carried 8-0. Iverson declared the meeting adjourned at 6:20 p.m.

Planning Commission

Agenda Memo

From: Derek Chancellor, Administrative/Communications Intern

Meeting: June 13, 2016

Subject: Ordinance 1343 - Amending the City of Vermillion's Code of Ordinances, Title XV Land Usage, Chapter 155 Zoning Regulations, modifying the "Applicable Standards" for the "Permitted Use" of an electrical substation and adding a provision to the Landscaping Standards which would include special requirements for electrical substations.

Presenter: Andy Colvin, Assistant City Manager

Background: Several weeks ago, City staff recognized an issue with respect to fencing around electrical substations. Like all uses, a substation must meet a minimum setback when placed on a parcel of land. Current regulations require a fence to be constructed around a substation at all setback lines. This means that the area within the fence will be greater, which results in two different issues that contribute to added and unnecessary costs. When a substation is constructed, the area inside a fence has wiring in the ground as well as a quartzite rock surface. The larger this area is, the more safety wiring and surface rock will be required. The length of fencing required to encompass an electrical substation, if specifically adhered to the setback lines, would be far greater, and therefore would be costlier and unnecessary. Staff are proposing an amendment to the zoning ordinance to simplify the rule and placement of a fence/screen.

Discussion: Currently, under Section 155.031 R-1 Residential District, Section 155.032 R-2 Residential District, Section 155.033 R-3 Residential District, Section 155.034 R-4 Manufactured Housing District, Section 155.035 CB Central Business District, Section 155.036 GB General Business District, Section 155.038 GI General Industrial District, and Section 155.039 HI Heavy Industrial District, the language pertaining to use of an electrical substation reads, "An opaque screen, 6 feet in height located at all setback lines." References are then made to §155.070 and §155.077.

The adoption of this amendment would result in modifications that would completely omit the previously quoted language from the individual district regulations. Language

would be added to the Landscaping standards section to require a fence around substations, and an opaque screen when abutting a residential district. Staff feel that the amendment will simplify the regulations surrounding substations and eliminate the need for unnecessary costs.

Compliance with Comprehensive Plan: The amendment will help alleviate extra costs associated with electrical infrastructure improvements, which is one of the top goals in the City's Comprehensive Plan.

Conclusion/Recommendations: The Planning Commission is asked to accept public comment on the proposed amendment and forward a recommendation to the City Council. Staff recommend approval of the amendment.

PROPOSED ORDINANCE NO. 1343

AN ORDINANCE AMENDING CITY OF VERMILLION CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 155 ZONING REGULATIONS, TO MODIFY THE APPLICABLE STANDARDS FOR THE PERMITTED USE OF AN ELECTRICAL SUBSTATION AND ADD A PROVISION TO LANDSCAPING STANDARDS WHICH INCLUDES SPECIAL REQUIREMENTS FOR ELECTRICAL SUBSTATIONS.

BE IT ORDAINED, by the Governing Body of the City of Vermillion, South Dakota and it is hereby ordained by authority of the same that each of the following sections of Chapter 155 be amended as set forth below:

- § 155.031 R-1 RESIDENTIAL DISTRICT.
- § 155.032 R-2 RESIDENTIAL DISTRICT.
- § 155.033 R-3 RESIDENTIAL DISTRICT.
- § 155.034 R-4 MANUFACTURED HOUSING DISTRICT.
- § 155.035 CB CENTRAL BUSINESS DISTRICT.
- § 155.036 GB GENERAL BUSINESS DISTRICT.
- § 155.038 GI GENERAL INDUSTRIAL DISTRICT.
- § 155.039 HI HEAVY INDUSTRIAL DISTRICT.

(A) *Permitted Use.*

<i>Permitted Use</i>	<i>Applicable Standards</i>
Electrical substation	An opaque screen, 6 feet in height located at all setback lines. §155.070, 155.077

BE IT FURTHER ORDAINED, by the Governing Body of the City of Vermillion, South Dakota and it is hereby ordained by authority of the same that the following provision be added to Chapter 155 as set forth below:

§ 155.077 LANDSCAPING STANDARDS.

- I) *Special requirements for electrical substations.* A fence 7 feet in height shall encompass the electrical substation. An opaque screen shall be provided for any side abutting a residential zone.

Dated at Vermillion, South Dakota this _____ day of _____, 2016.

THE GOVERNING BODY OF THE CITY
OF VERMILLION, SOUTH DAKOTA

By _____
John E. (Jack) Powell, Mayor

ATTEST:

By _____
Michael D. Carlson, Finance Officer

First Reading:

Second Reading:

Publish:

Effective Date:

Planning Commission Agenda Memo

From: Derek Chancellor, Administrative/Communications Intern

Meeting: June 13, 2016

Subject: Conditional Use Permit Application to Construct a New Single-Family Dwelling at 2924 Pettersen Road (Joint Jurisdictional Zoning Area)

Presenter: Cynthia Aden, Clay County Zoning Administrator

Background: Mart Brothers Construction submitted an application for a conditional use permit to build a new single-family home at 2924 Pettersen Road. The area is currently zoned Agricultural with a legal description of Lot 24, Rolling Hills Estates, SW1/4, Section 6, Vermillion Township, Clay County, South Dakota.

Discussion: Chapter 16 stipulates that the following criteria must be addressed prior to granting a conditional use permit:

- A. *Impact of the proposed use on adjacent properties:* From staff's review, it does not appear that the construction of a new home would negatively impact the surrounding properties. The area where the home will be constructed is a residential subdivision and will be surrounded by other single-family homes.
- B. *Measures shall be taken to ensure that the proposed use does not alter the general character of the neighborhood:* As noted above, the home will be constructed in a residential subdivision and will not alter the character of the neighborhood.
- C. *The effects of noise, odor, traffic, air and water pollution, and other negative factors:* The proposed use is for a single-family home and will not create issues with noise, pollution or traffic.
- D. *The proposed use shall not adversely affect the public:* The proposed use will not affect the public.

Compliance with Comprehensive Plan: The Comprehensive Plan specifies that development should be encouraged in areas adjacent to the City where utilities can be provided easily. It is not currently feasible for the City to serve the Pettersen development with utilities. However, the lots have already been approved and are suitable for residential development.

Conclusion/Recommendations: The City and County Planning Commissions are asked to take public comment and grant or deny the conditional use permit application. It is the responsibility of the applicant to demonstrate compliance with the ordinance. Based on the criteria listed in the ordinance, staff would recommend approval of the conditional use permit.

CLAY COUNTY CONDITIONAL USE APPLICATION

CONDITIONAL USE APPLICATION NUMBER JT 02	Application Fee - \$100
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SECTION 1: APPLICANT/OWNER/CONTACT INFORMATION

	APPLICANT INFORMATION	OWNER INFORMATION	
NAME	Mart Bros Construction	Dani Ann Manning	
ADDRESS	623 Shupe Vermillion	422 S. Crawford Vermillion	
TELEPHONE	606-8759		
FAX			
EMAIL			

SECTION 2: PROPERTY INFORMATION

STREET ADDRESS	2924 Petterson Rd		
LEGAL DESCRIPTION	Lot 24 Rolling Hills Est SW 1/4		
TOWNSHIP NAME & SECTION #	Vermillion 6	ZONING DISTRICT	AG

SECTION 3: SITE PLAN INFORMATION

Applicant must submit a plan of the lot or property with the following information:

- Location of all existing and proposed buildings or additions; dimensions of all buildings; distance from all buildings to the property lines at the closest points; North arrow; building height; dimensions of property lines; right-of-way easements; name and location of adjacent streets, waterways or other public places.
- If applicable, also show name of project or business; parking lots or spaces; screening; landscaped setback and trees.

SECTION 4: STATEMENT OF CONDITIONAL USE DESIRED

Building permit for single family dwelling

Signature	Chui Mart
Date	5-11-16

NOTE: The Zoning Office may require plans to be prepared by a registered engineer or land surveyor. The applicant may be required to provide additional information and/or records.



Overview



Legend

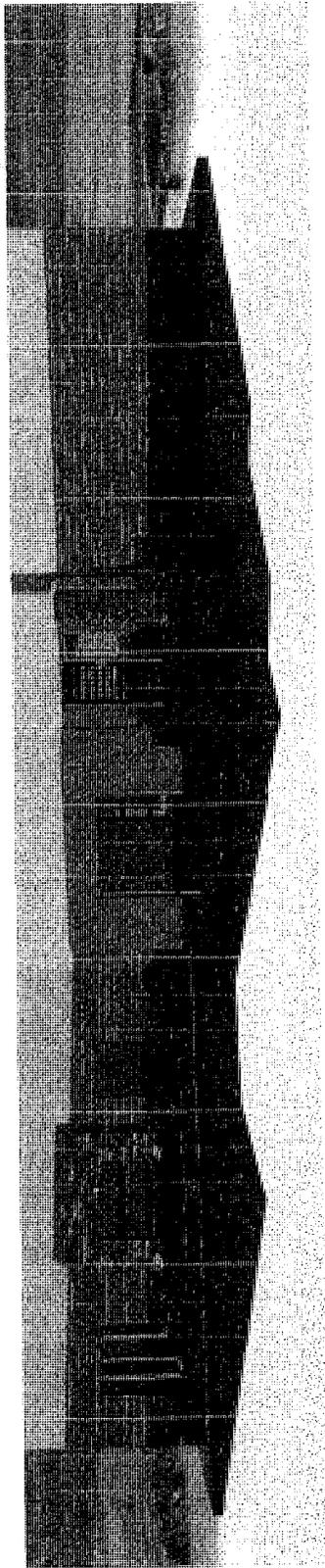
-  Corporate Limits
-  PLS Townships
-  Parcels
-  Roads

Parcel ID	11100-09251-063-24	Alternate ID	130061411	Owner Address	MANNING DANIEL J & ANNE M
Sec/Twp/Rng	06-092-51	Class	FARM		422 S CRAWFORD RD
Property Address	2924 PETTERSEN RD	Acreage	1.48		VERMILLION SD 57069-
District	VERMILLION TWP - VERMILLION SCH				
Brief Tax Description	LOT 24 ROLLING HILLS EST SW 1/4 6-92-51 VERMILLION TWP				
	(Note: Not to be used on legal documents)				

The records or data in this Website may not accurately represent the actual conditions as they exist today. Any decisions made using this data should be field verified. Clay County makes no warranties, expressed or implied, as to the accuracy or use of the Data.

Date created: 5/11/2016

 Developed by
The Schneider Corporation



LABEL	TITLE
A-0.0	COVER SHEET
A-0.1	BASEMENT FRAMING
A-1.1	MAIN FLOOR FRAMING PLAN
E-1	EXTERIOR ELEVATIONS
E-2	EXTERIOR ELEVATIONS
S-1	FOUNDATION/FOOTING PLAN

DRAWING INDEX

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THESE DOCUMENTS ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THE OWNER TO ENSURE THAT THE DESIGN INTENT IS MET. THE CONTRACTORS SHALL VERIFY THAT THE SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING TO WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE ENFORCED THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

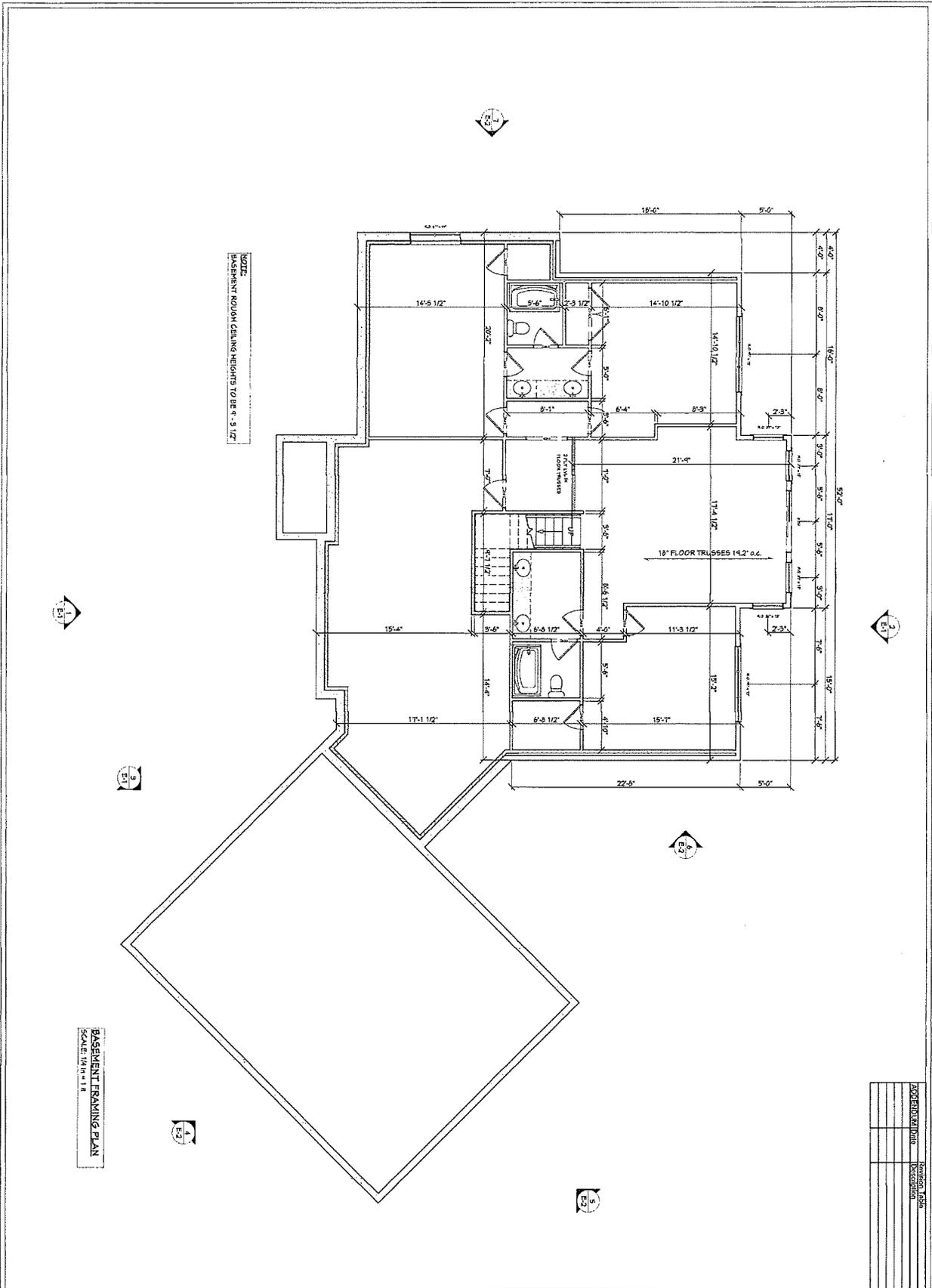
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLAN OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTORS SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

APPROVAL	DATE	REVISION	DATE

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. 4Design Consulting is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

<p>A-0.0</p> <p>SHEET:</p>	<p>SCALE:</p> <p>SEE NOTES</p>	<p>DATE:</p> <p>4/20/16</p> <p>2:40:04 PM</p>	<p>COVER SHEET</p> <p>DRAWINGS PROVIDED BY:</p> <p>ERIC ROBERTS</p>	<p>DAN AND ANNE MANNING</p> <p>2424 PETERSEN RD</p> <p>VERMILLION, SD 57064</p>	<p>* SCALE:</p> <p>PRINTED ON 24x36 (FULL SCALE)</p> <p>PRINTED ON 12x18 (1/2 SCALE)</p>	 <p>4501 N. 57th STREET</p> <p>SUITE 110B</p> <p>SIOUX FALLS, SD 57103</p> <p>605-275-4355</p> <p>INFO@4DDDESIGNCONSULTING.COM</p>
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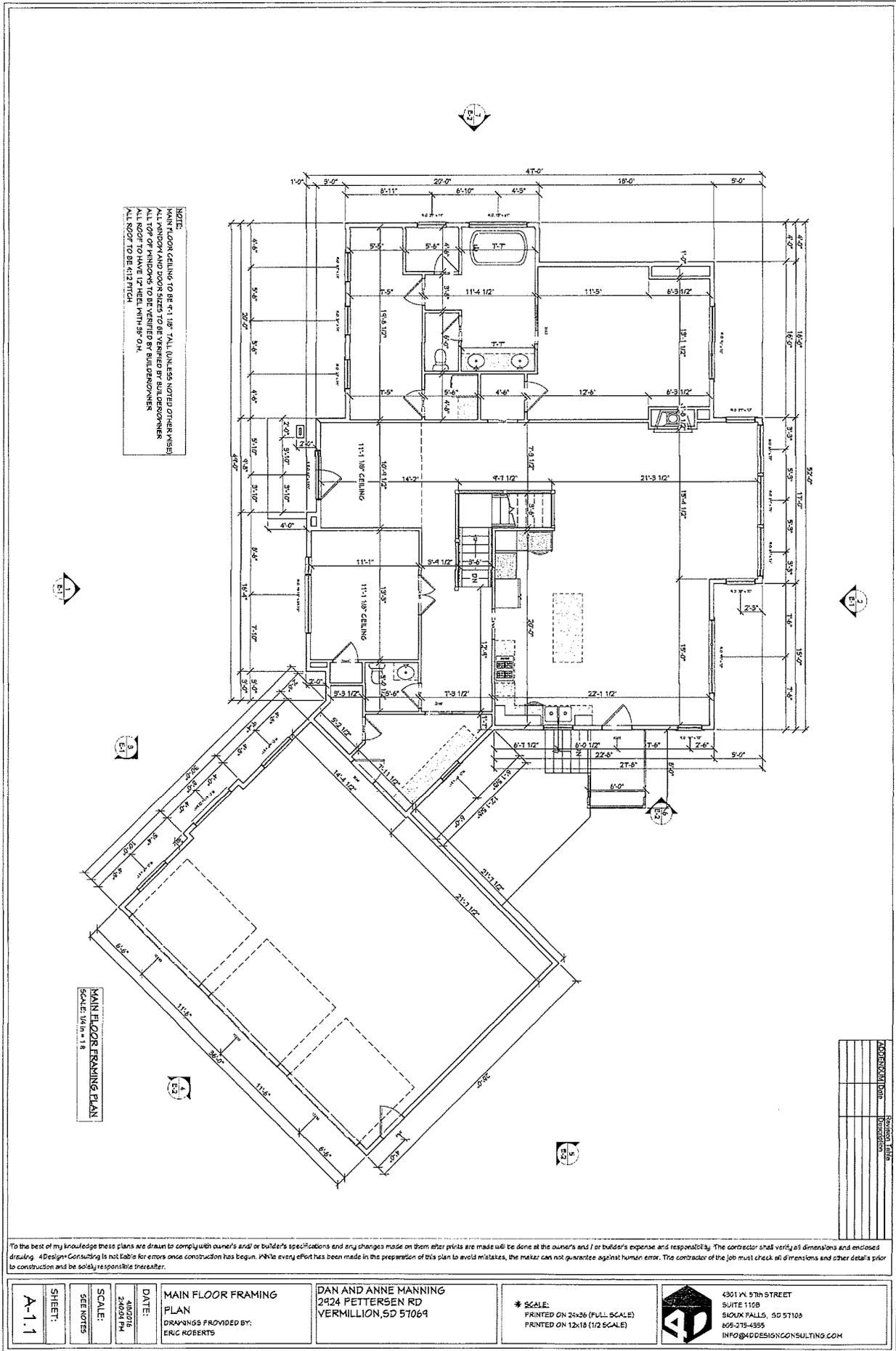
NOTE:
BASEMENT ROOM CEILING HEIGHTS TO BE 8' - 5 1/2"

BASEMENT FRAMING PLAN
SCALE: 1/8" = 1'-0"

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. 4Design+Consulting is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the matter can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

A-0.1 SHEET:	SCALE: SEE NOTES	DATE: JANUARY 24/2014 PM	BASEMENT FRAMING DRAWINGS PROVIDED BY: ERIC ROBERTS	DAN AND ANNE MANNING 2924 FETTERGEN RD VERMILLION, SD 57069	* SCALE: PRINTED ON 24x36 (FULL SCALE) PRINTED ON 12x18 (1/2 SCALE)	 4301 PL 5TH STREET SUITE 110B SIOUX FALLS, SD 57103 605-275-4999 INFO@4DESIGNCONSULTING.COM
		SEE NOTES				

REVISIONS	DATE	BY



NOTE:
 MAIN FLOOR CEILING TO BE #1 1/8" TALL (UNLESS NOTED OTHERWISE)
 ALL WINDOW AND DOOR SIZES TO BE VERIFIED BY BUILDERS
 ALL TOP OF FINISH FLOOR TO BE VERIFIED BY BUILDERS
 ALL ROOMS TO BE FINISHED BY BUILDERS
 ALL ROOMS TO BE 413 PITCH

MAIN FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

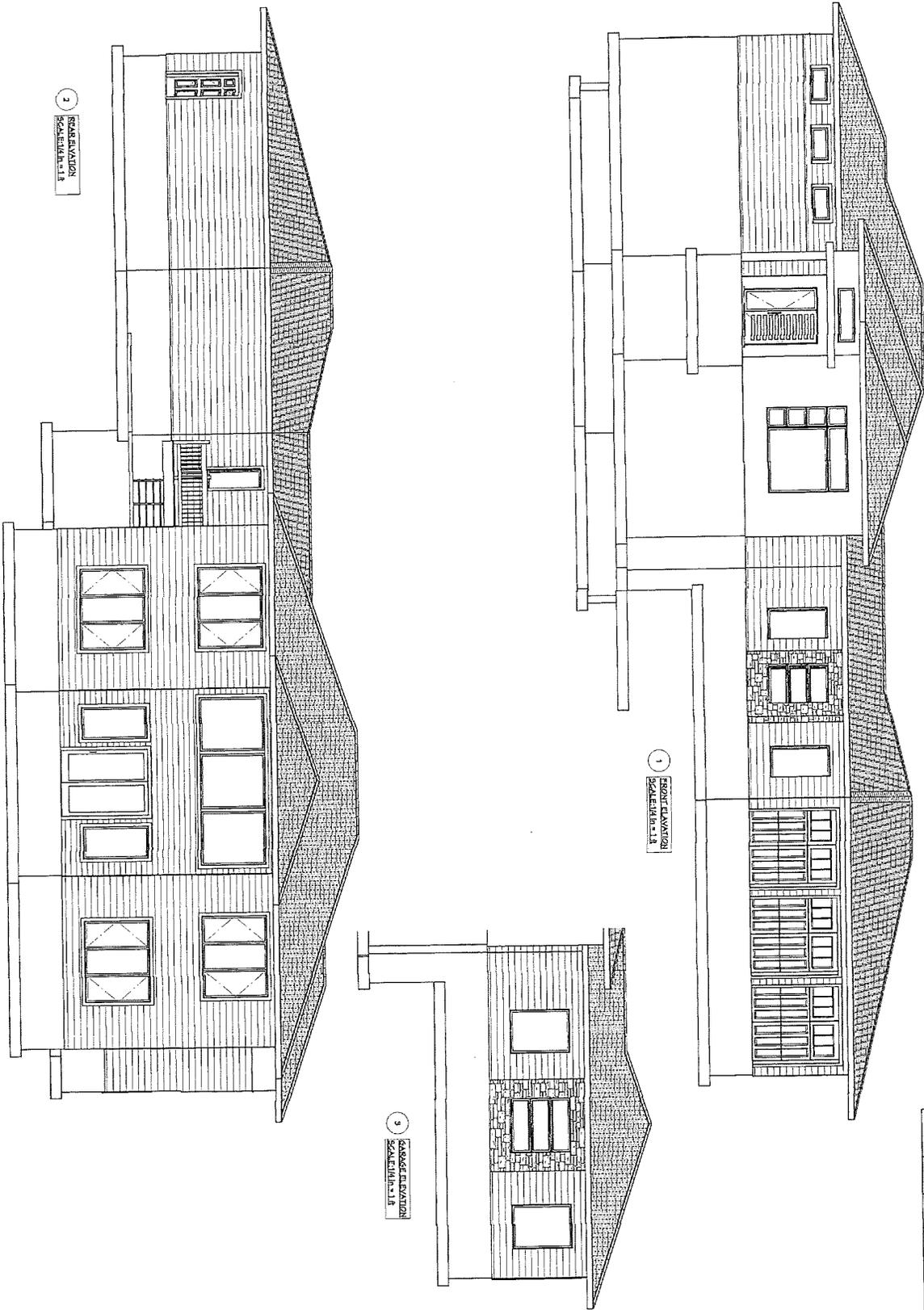
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after plans are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. 4D Design Consulting is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

DATE: 4/20/24
 2:00 PM
 SCALE: 1/4" = 1'-0"
 SHEET: A-1.1
 SEE NOTES

DAN AND ANNE MANNING
 2424 PETERSEN RD
 VERMILLION, SD 57069
 DRAWINGS PROVIDED BY:
 ERIC ROBERTS

* SCALE:
 PRINTED ON 24x36 (FULL SCALE)
 PRINTED ON 12x18 (1/2 SCALE)

4301 N. 57th STREET
 SUITE 110B
 SIOUX FALLS, SD 57108
 605-278-4955
 INFO@4DDESIGNCONSULTING.COM



2 REAR ELEVATION
SCALE: 1/8\"/>

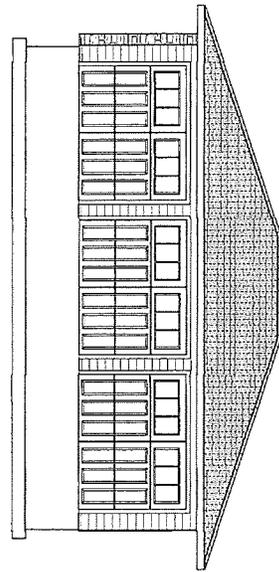
1 FRONT ELEVATION
SCALE: 1/8\"/>

3 BACK ELEVATION
SCALE: 1/8\"/>

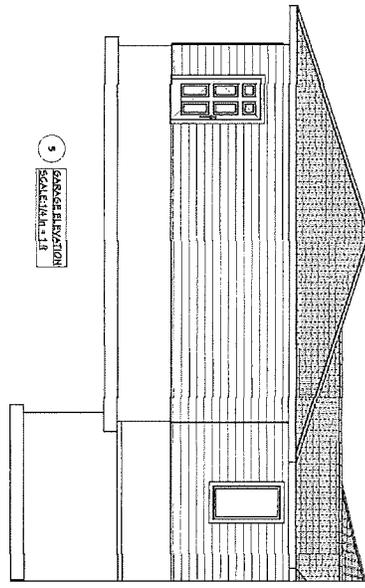
DATE:	4/20/16
SCALE:	24x36 (1/2 SCALE)
SEE NOTES	
SHEET:	E-1

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. 4Design Consulting is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

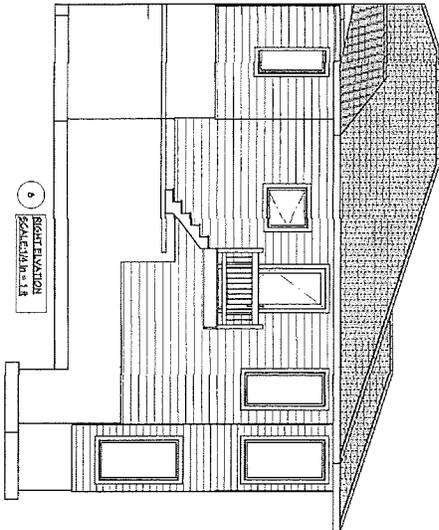
DATE: 4/20/16 2:40:00 PM	EXTERIOR ELEVATIONS	DAN AND ANNE MANNING 2924 PETTERSEN RD VERMILION, SD 57069	* SCALE: PRINTED ON 24x36 (FULL SCALE) PRINTED ON 12x18 (1/2 SCALE)	 4901 W. 57th STREET SUITE 1108 SIOUX FALLS, SD 57108 605-275-4355 INFO@4DESIGNCONSULTING.COM
	DRAWINGS PROVIDED BY: ERIC ROBERTS			



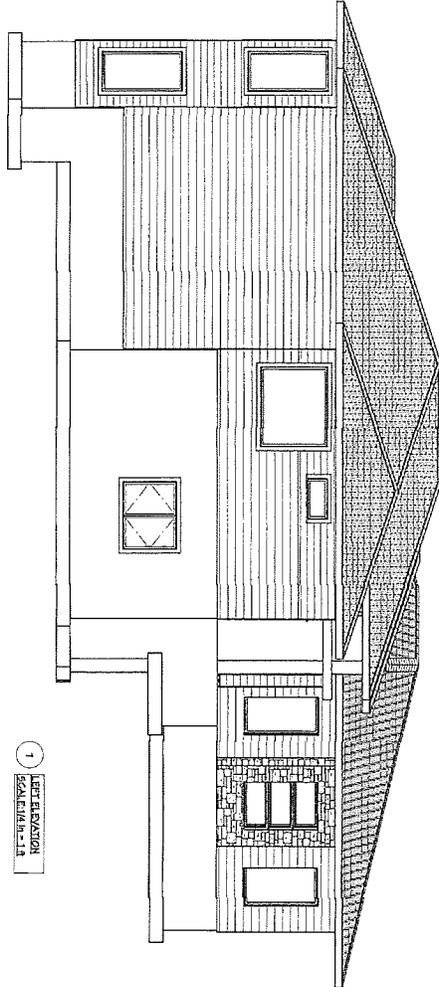
4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



5 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



8 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

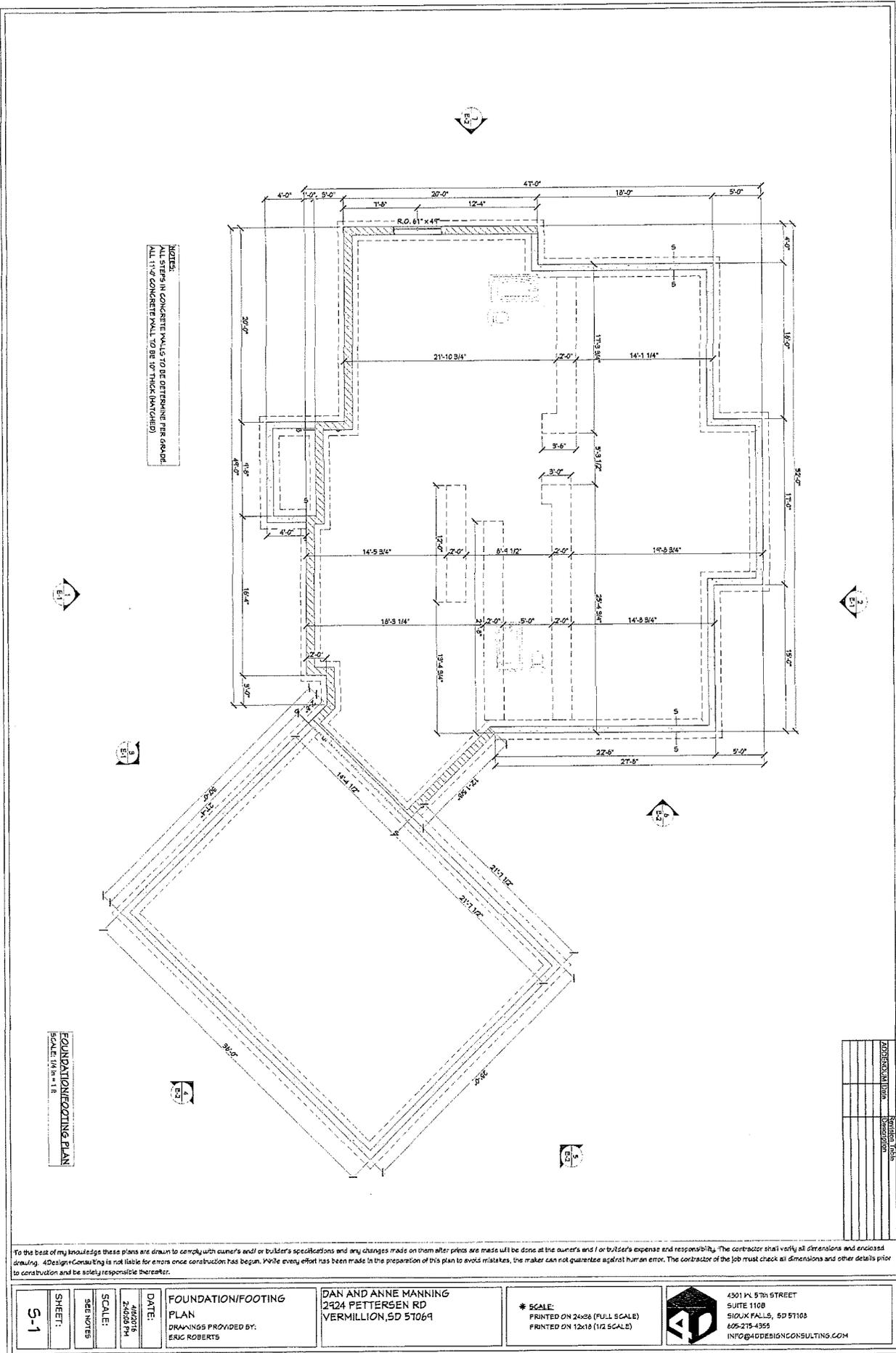


1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

REVISION NUMBER	DESCRIPTION

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. AD Design Consulting is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

SHEET: E-2	DATE: _____ DRAWN BY: APPROVED BY:	EXTERIOR ELEVATIONS DRAWINGS PROVIDED BY: ERIC ROBERTS	DAN AND ANNE MANNING 2424 PETERSEN RD VERMILLION, SD 57069	* SCALE: PRINTED ON 24x36 (FULL SCALE) PRINTED ON 12x18 (1/2 SCALE)	 4301 W. 57th STREET SUITE 1103 SIOUX FALLS, SD 57108 605-275-4855 INFO@ADDDESIGNCONSULTING.COM
	SCALE: _____ SEE NOTES	DATE: _____	DRAWING PROVIDED BY:	* SCALE:	



NOTES:
 ALL DIMENSIONS IN CONCRETE WALLS TO BE CENTERLINE PER 6404R.
 ALL 1" OF CONCRETE WALL TO BE 1/2" THICK UNCHANGED.

FOUNDATION/FOOTING PLAN
 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. AD Design+Consulting is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.

SHEET: S-1	DATE: 4/10/2016 2:00:03 PM	FOUNDATION/FOOTING PLAN DRAWINGS PROVIDED BY: ERIC ROBERTS	DAN AND ANNE MANNING 2924 PETERSEN RD VERMILLION, SD 57069	* SCALE: PRINTED ON 24x36 (FULL SCALE) PRINTED ON 12x18 (1/2 SCALE)	 4301 ILL 57th STREET SUITE 1108 SIOUX FALLS, SD 57108 605-275-4355 INFO@ADDDESIGNCONSULTING.COM
	SCALE: AS NOTED				

Planning Commission Agenda Memo

From: Andrew Colvin, Assistant City Manager

Meeting: May 23, 2016

Subject: Comprehensive Plan

Presenter: Andrew Colvin

Background: The 2035 Comprehensive Plan is in the final stages of development. A number of work sessions have been held to develop a vision for the plan and stakeholder meetings were conducted to gather input from key organizations, businesses and individuals in the community. After gathering the information, staff put together a draft of goals to be included in the plan, divided among the chapters.

SECOG is providing some professional assistance in preparing the document. Kristen Benidt has replaced Toby Brown as the Planner for Vermillion. Toby resigned and took a position with Lincoln County as the Planning Director.

Discussion: Final drafts of chapters dealing with economic development and land use have been prepared for comment and consideration. The land use section includes the maps, existing and future uses, growth areas and geography. The economic development section addresses housing, socio-economic data and demographics.

Compliance with Comprehensive Plan: Once a final draft is approved, a series of public open houses will be held and the goals will be presented for input.

Conclusion/Recommendations: Staff asks the Planning Commission to review the sections and make a motion to approve with any suggested changes. If more time is needed then action can be delayed until the next meeting.



2035 Comprehensive Plan

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

ACKNOWLEDGEMENTS

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 and City Council Members

Mayor: John E. (Jack) Powell

City Council: Holly Meins, Clarene Meins, Rich Holland, Steve Ward, Katherine Price, Kelsey Collier-Wise, Howard Willson, Parker Erickson

Planning Commission

Chairman: Robert Iverson

Board Members: Don Forseth, Ted Muenster, Matt Fairholm, Debby Gruhn, Laura Jones, Mike Manning, Doug Tuve, Valerie Hower

City Staff

City Manager: John Prescott

Assistant City Manager: Andrew Colvin

Finance Officer: Mike Carlson

City Engineer: Jose Dominguez

Building Official: Farrel Christensen

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 B. Land Use.....

 C. Growth Areas.....

 D. Utilities and Infrastructure.....

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 B. Socio-Economics

 C. Housing and Neighborhoods

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 B. Libraries and Museums

 C. Education.....

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Chapter 5: Plan Implementation.....

Introduction

Community Location and Overview

The City of Vermillion is located in southeast South Dakota encompassing the junction of Highways 50 and 19. These major roadways, Highway 50 traversing East/West and Highway 19 traversing North/South, provide superior access to Vermillion. Interstate 29 is located approximately eight minutes directly east from Vermillion by Highway 50. By area Vermillion is approximately 80% developed or in open space. According to the 2010 U.S. Census, the City had approximately 10,571 residents.

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 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; and
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.

Additionally, there are six supplemental purposes of this document:

1. To improve the physical environment of the community as a setting for human activities; to make it more functional, beautiful, decent, healthful, interesting and efficient.
2. To promote the public interest (the interest of the community at large) rather than the interests of individuals or special interest groups within the community.
3. To facilitate the democratic determination and implementation of community policies on physical development.
4. To effect political and technical coordination in community development; to be effective, coordination must occur across governmental jurisdictions (county, school, township, etc.).
5. To inject long-range considerations into the determination of short-range actions.
6. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

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...”*

Development and Adoption

The Vermillion City Council has adopted this document in accordance with state law. In developing this Comprehensive Plan, the Vermillion Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning Commission and City Council meetings and public hearings. This Comprehensive Plan is intended to guide the City in its implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies as deemed necessary by the City Council and Planning Commission.

Area of Planning Jurisdiction

The City of Vermillion shall, under South Dakota statutes, have the authority to control development within the corporate limits of Vermillion.

Intergovernmental Considerations

A comprehensive plan affects not only those living in the study area, but also (to some extent) those living and working throughout the Vermillion area. As a result, the City Council has requested input from the Vermillion School District.

Appropriate Use of the Comprehensive Plan

South Dakota laws require that zoning districts must be in accordance with the Comprehensive Plan. It is the intent of this document to show the most appropriate use of land within the study area, based on the potential for growth and development of the community.

Community Survey Results

A community survey was distributed to residents of Vermillion. The intent of the survey was to better involve citizens in the planning process. What follows is a summary of responses, broken down into strengths, weaknesses and needs for the City of Vermillion.

Strengths

- The majority of respondents felt that the Vermillion School District, University of South Dakota, museums/libraries, outdoor activities and utility system were the top five (in that order) important features of Vermillion
- Fire protection and ambulance service received a favorable rating from the majority of responding citizens

Weaknesses

- A significant number of respondents felt that there was not enough business
- Respondents felt that more spending should be appropriated towards streets, parks/natural resources and utilities

Needs

- Keeping graduates of the University of South Dakota/job growth is a major need for the Vermillion community
- More single-family, senior housing and condo/townhouses housing opportunities are needed in Vermillion

Members of the Vermillion community are encouraged to actively pursue these recommendations as well as add to them. This Comprehensive Plan strives to involve the public in the planning process to the greatest extent possible.

Part II

Chapter 1 – Planning and Development

A. Environment and Geography

Physical Geography

Vermillion is located in Clay County in southeastern 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 “Bluff”s) to the Vermillion River. The elevation ranges from 1,135 feet along the Vermillion River to 1,240 feet in the eastern portion of the City.

Floodplains

There are a few areas within the City of Vermillion and the immediate vicinity which are designated as floodplains by the Federal Emergency Management Agency. Floodplains are areas adjacent to creeks, rivers, and lakes that are subject to periodic inundation. The 100-year floodplain elevation is the boundary of floodplain as defined by the Federal Emergency Management Agency. A 100-year flood is considered one that has a one percent chance of occurring in any given year. The floodplains of the Vermillion area are shown on Figure 3-1. Generally, the floodplain areas within and surrounding the City align the edges of the Vermillion River. The Missouri River 100-year floodplain is within the study area, but is distant from any significant development. The City of Vermillion has adopted floodplain management regulations and participates in the National Flood Insurance Program.

Wetlands

The *National Wetlands Inventory* was used to identify the general location of wetlands. These are considered areas of high constraint/importance because of their value for habitat, groundwater recharge, and surface water storage and filtration. They are generally regulated by State and Federal agencies. These natural resources provide a number of functions that are important to the health and welfare of the community. The wetlands of the Vermillion area are shown on Figure 3-1.

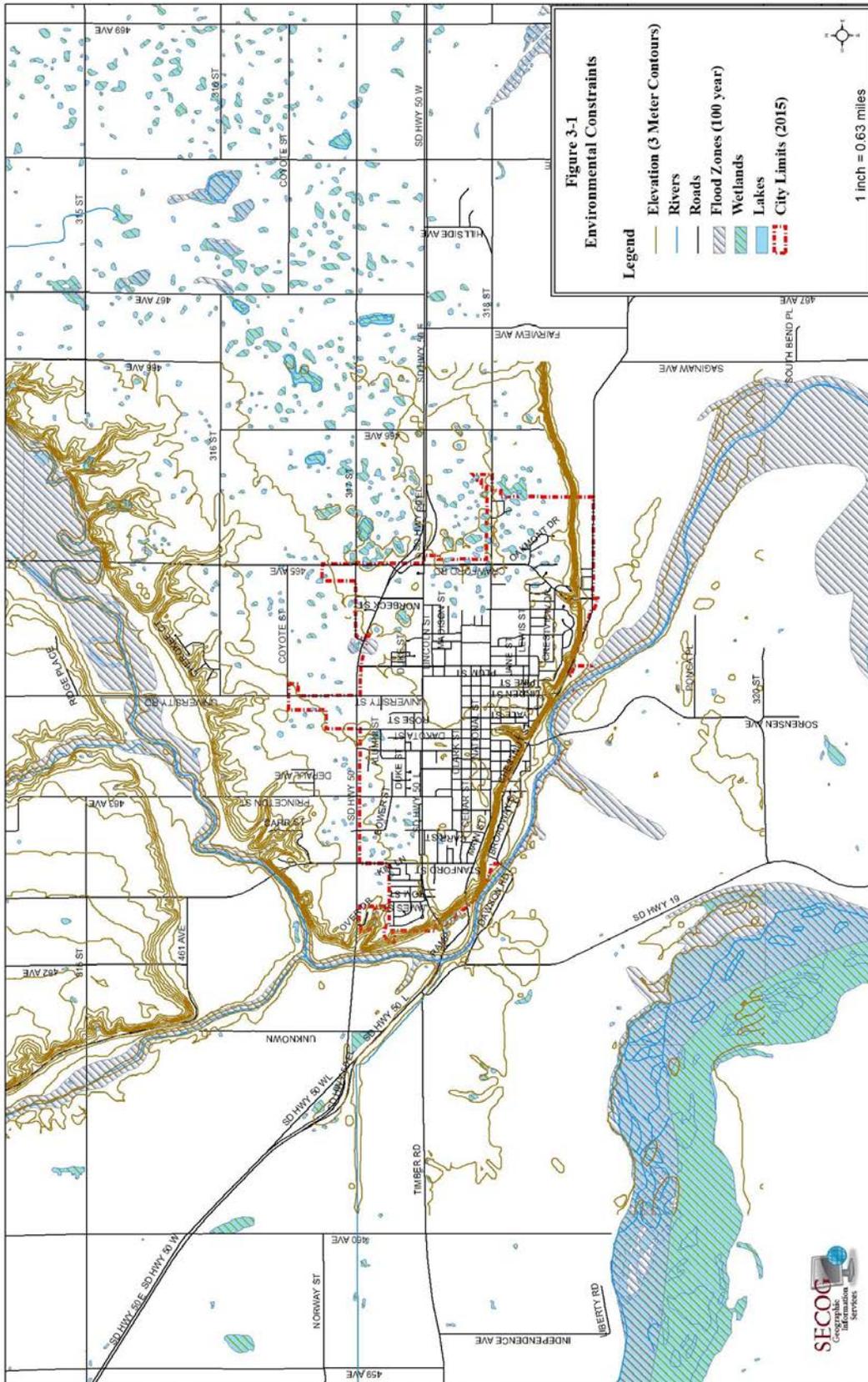
Steep Slopes

Steep slopes occur in the areas primarily along the Vermillion River. Steep slopes represent a moderate constraint to development, posing the potential problem of erosion. Stabilization of soils after development is often costly and difficult due to the fact that highly erodible soils are often found on steep slopes. Careful site design and review can minimize threats to resources. Where steep slopes occur near streams and rivers, they represent the highest risks of sedimentation into aquatic habitats. The steep slopes (25% or greater) of the Vermillion area are shown on Figure 3-1.

Development Constraints

The presence of natural features has been reviewed in this Chapter so as to provide background reference information for City leaders which they may consult/employ when making decisions regarding future urban development. It should be noted that several of the natural features identified in this Chapter, including but not limited to wetlands identified on the National Wetland Inventory, floodplain areas, areas of steep slopes (25% or greater), and regionally significant ecological areas, will present constraints to future development. Several of these significant natural features/areas exist in the proposed growth area of the City. In addition to the natural features, man-made features can also impact future development. Figure 3-2 includes the locations of power lines, telecommunications towers and rail lines.

Figure 3-1: Environmental Constraints



B. Land Use

Introduction

Land use is one of the most important elements of the Vermillion Comprehensive Plan. It addresses the location, type and density of land uses throughout the City. From established goals and objectives, land use planning policies are developed that will be used to guide the physical development of the City (including zoning decisions). Without the community's goals, objectives and policies regarding land use, future development of Vermillion would be left to chance and could potentially lead to property devaluation, inadequate public facilities and services, aging and deficient infrastructure, economic stagnation and unmanageable local conditions.

The Land Use Plan is guided by a variety of factors, including:

- The current land uses within Vermillion.
- Previous Comprehensive Plans adopted by Vermillion.
- Existing infrastructure capabilities, primarily sanitary sewer.
- Trends and projections for future growth.
- The vision for the future.

The Land Use Chapter of the Comprehensive Plan consists of the following components:

- The Current Land Use Map (Figure 4-1) shows a snapshot of land use in 2014.
- The Land Use Plan Map (Figure 4-2) shows the preferred land uses.
- The land use categories describe the land uses depicted on the Land use Plan and the goals and policies to be implemented.

Existing Land Use

Vermillion contains 2,087 acres. The map in Figure 4-1 is a physical land use inventory that was prepared by SECOG in 2014. Table 4-1 contains the estimated area in each land use category. The primary purpose of this map is to illustrate the overall pattern of development in Vermillion.

Some key aspects of existing land use pattern include:

- Single-family residential is the dominant land use.
- Commercial and industrial uses are primarily concentrated along major road corridors.
- Undeveloped land suggests future residential development will occur in the far eastern and western sections of the community.
- The largest area of undeveloped land with road frontage is located in northern Vermillion along South Dakota Highway 50.
- The largest institutional landholder is the University of South Dakota.

Table 4-1: Area by Land Use (2014)

	<u>Acres</u>	<u>% Total</u>
Single-Family Residential	607	29%
Multi-Family Residential	81	4%
Manufactured Housing	60	3%
Commercial	162	8%
Industrial	135	6%
Institutional	305	15%
Park/Recreation	293	14%
Cemetery	24	1%
Vacant	<u>420</u>	<u>20%</u>
Total Acres	2,087	100%

Land Use Plan Map

The Land Use Plan Map (see Figure 4-2) shows the preferred land use for all property in Vermillion. The estimated land area contained in each category is shown in Table 4-2.

The City's Land Use Plan Map is the graphical representation of Vermillion's land use goals and policies. Together, with the text, the land use plan provides a conceptual glimpse of the community's preferred growth pattern. Further, this map lays the foundation for land use controls that are used by the City to implement the Comprehensive Plan.

Table 4-1: Future Land Use Calculations

	<u>Acres</u>	<u>% Total</u>
Residential	2,607	59%
Commercial	558	13%
Industrial	736	17%
Public	470	11%
Urban Reserve	<u>18,174*</u>	<u>N/A</u>
Total Acres	4,371*	100%

*Urban reserve acres not used to calculate total planned future land use

Land Use Categories

The Land Use Plan seeks to balance the needs and desires of Vermillion residents, employees, and business owners. The Comprehensive Plan uses the following categories to define the preferred physical development of Vermillion:

- Residential
- Commercial

- Industrial
- Public
- Urban Reserve

The following sections are intended to provide a general explanation of the goals and policies for each of these land use categories.

Residential

Vermillion's vision seeks to offer housing opportunities to residents in all stages of life. To achieve its vision, Vermillion desires to establish a variety of residential land uses.

Goals for Residential

The City of Vermillion seeks to achieve the following goals through the implementation of the land use plan for Residential:

1. Provide a variety of housing types that allow people to live in Vermillion at any stage in their life.
2. Facilitate the location, character and phasing of residential growth and development.
3. Create and maintain neighborhoods that are safe, healthy, livable and compatible with adjacent land uses.
4. Establish a system of open spaces that connect to each other and to residential neighborhoods.
5. Address the density, affordability and type requirements for housing.

Policies for Residential

Implementation of the land use plan for Residential will be guided by the following policies:

1. Encourage a mixture of housing whenever possible by using a Planned Development District (PD) approach to development.
2. Encourage future residential development to address the need for affordable housing.
3. Integrate Residential with park, trail and open space features.

Commercial

Commercial uses should be concentrated where access and visibility is good. Some examples of businesses that fall into the Commercial category include personal services, child care facilities, dental and medical offices, business services, grocery stores, general merchandise stores, gas stations and restaurants.

Goals for Commercial

The City of Vermillion seeks to achieve the following goals through the implementation of the land use plan for Commercial:

1. Provide attractive, inviting, quality retail shopping and commercial services that are convenient to existing and future Vermillion residents, employees and visitors.
2. Provide a wide range of goods and services for Vermillion residents and visitors.
3. Provide safe and convenient pedestrian movements to and within future commercial areas.

Policies for Commercial

Implementation of the land use plan for Commercial will be guided by the following policies:

1. Locate small neighborhood centers at convenient road intersections.
2. Require architecture standards, landscaping and engineering for all commercial development.
3. Ensure convenient access to roadways and buffer impacts on existing and future residential land use.
4. Require development of neighborhood convenience uses to be part of a planned development district.

Industrial

The City has an adequate supply of land available which is conveniently located along or readily accessible to/from South Dakota Highway 50 where future office, industrial and business campus development should occur.

Because of the City's highway exposure, the perceptions people will have of Vermillion as they pass by will be greatly influenced by what they see. Careful consideration should be given to proposed development.

Generally, uses that are intended to be accommodated in areas termed Industrial include: business, industrial or technology parks; warehousing; limited and general manufacturing; light industry and heavy industry and wholesale businesses.

Goals for Industrial

The City of Vermillion seeks to achieve the following goals through the implementation of the land use plan for Industrial:

1. Provide diverse employment opportunities for current and future Vermillion residents.
2. Retain existing businesses and allow for expansion opportunities.
3. Create opportunities for high-quality development at the key gateways to Vermillion.
4. Create higher-paying employment opportunities that match the skills of the are workforce.

Policies for Industrial

Implementation of the land use plan for Industrial will be guided by the following policies:

1. Provide well-planned office/business park areas close to amenities for business/industrial development as a means to attract high quality businesses.
2. Guide high profile business development to major intersections along the highway or “gateways” into the community.
3. Facilitate development of a business or industrial park on remaining vacant commercial and industrial land.

Public

The Land Use Plan Map identifies areas where public uses are existing, planned or proposed. This category includes religious institutions, municipal and county facilities, utilities, libraries and schools.

Goals for Public

The City of Vermillion seeks to achieve the following goals through the implementation of the land use plan for Public:

1. Provide high-quality public services that maintain the quality of life for Vermillion.
2. Plan for the development of public infrastructure needed to meet the demands of the City’s future population.

Policies for Public

Implementation of the land use plan for Public will be guided by the following policies:

1. Work with the Vermillion School District and the University of South Dakota in the development and siting of future facilities to meet the needs Vermillion.
2. Update plans for municipal facilities to reserve land for public uses.

Urban Reserve

Urban reserve acts as a planning area for future urban development. It is intended to preserve the ability to extend urban services to future growth areas. In the interim, land use patterns should reflect agricultural uses rather than scattered subdivisions.

Goals for Urban Reserve

The City of Vermillion seeks to achieve the following goals through the implementation of the land use plan for Urban Reserve:

1. Utilize the joint jurisdictional partnership with Clay County to enhance development that is mutually beneficial to both entities.
2. Prevent the premature expansion of urban services.
3. Ensure orderly and well planned expansion of future urban services.

4. Maintain the rural lifestyle and character of the Urban Reserve area until such time that urban development is planned to occur.

Policies for Urban Reserve

Implementation of the land use plan for Urban Reserve will be guided by the following policies:

1. Determine growth areas most accessible to sewer hookups.
2. Work with Clay County to ensure all proposed development within Vermillion's growth areas are annexed and serviced with municipal utilities.

Figure 4-1: Current Land Use

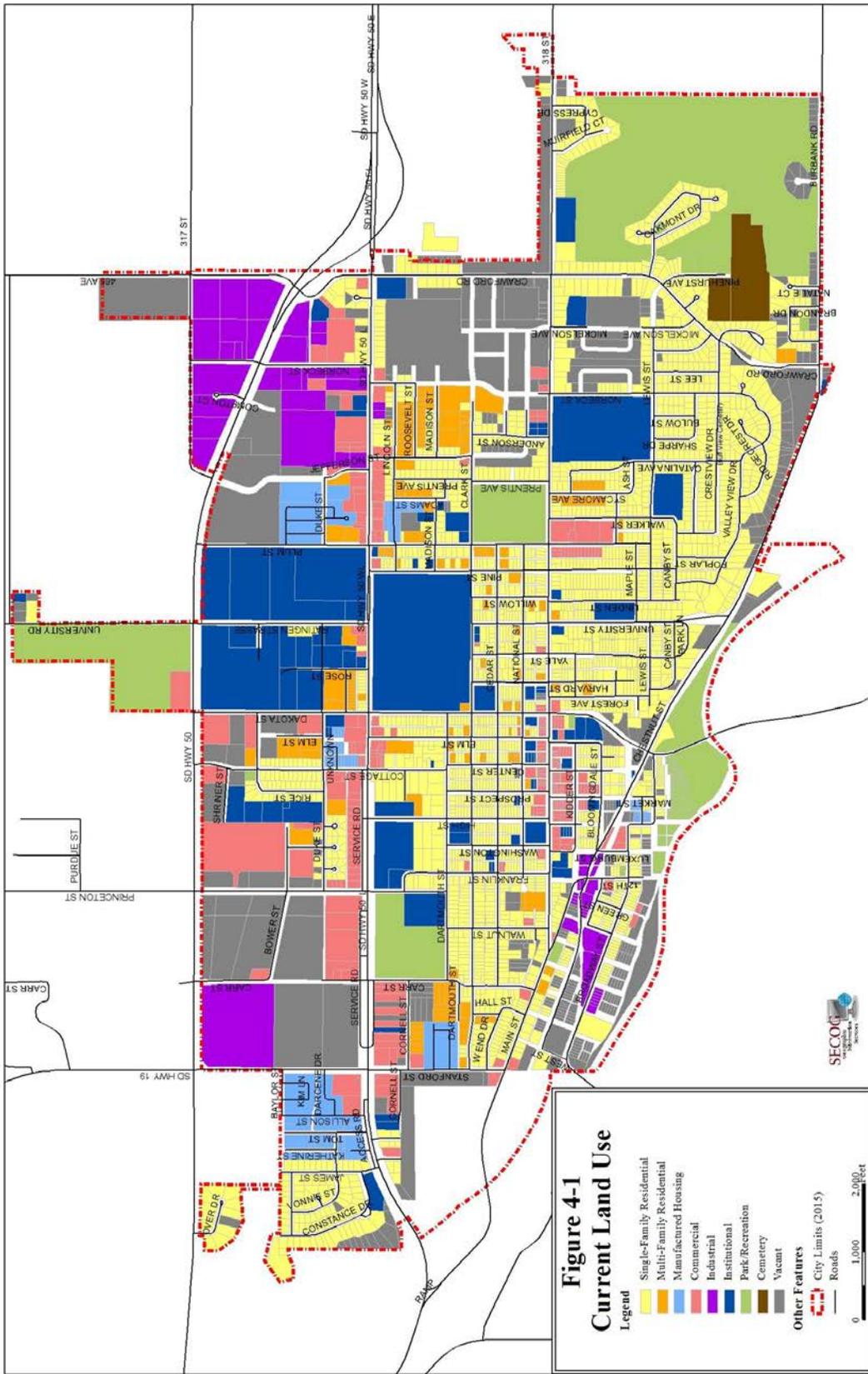
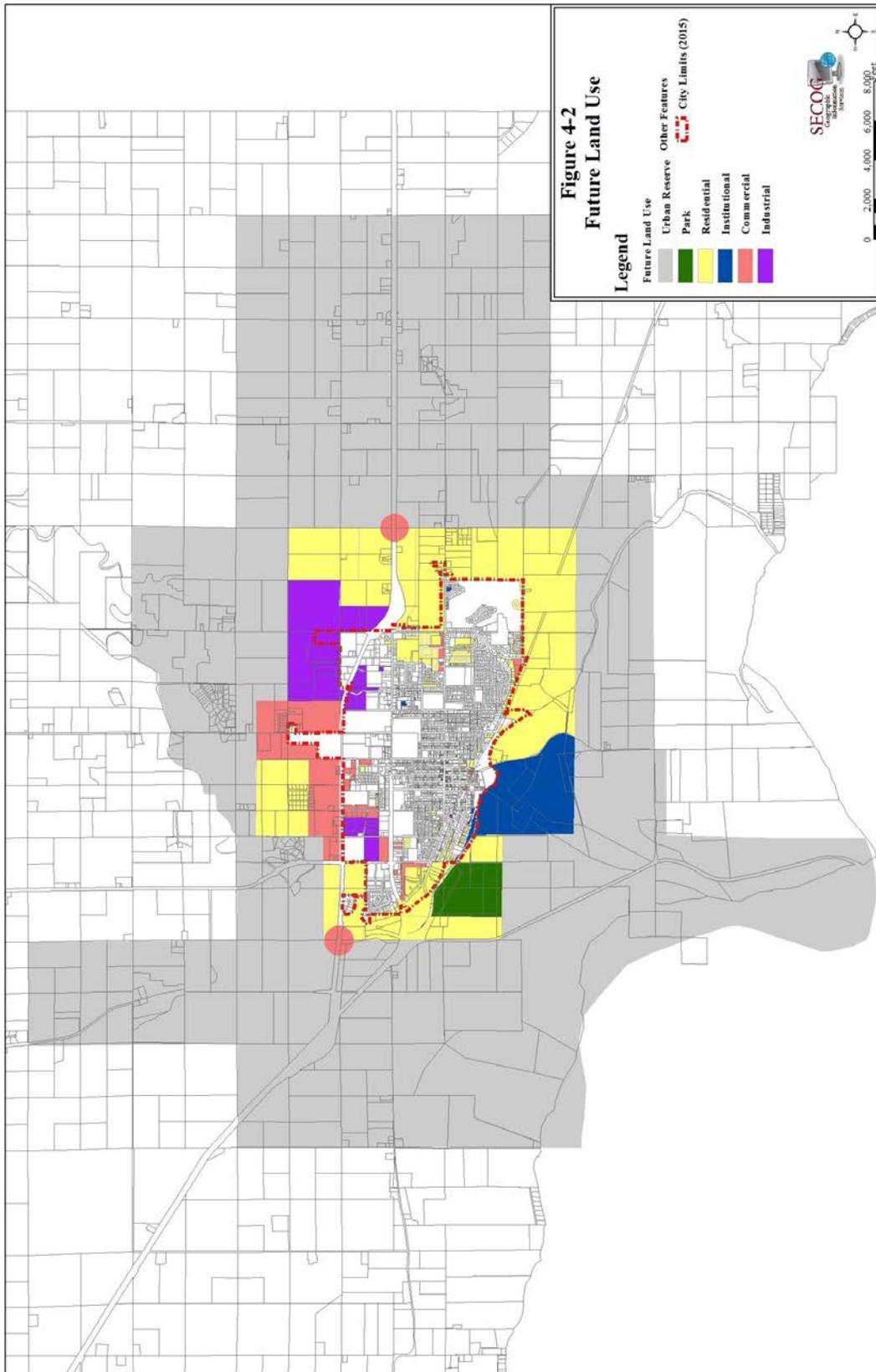


Figure 4-2: Land Use Plan



C. Growth Areas

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 with a guide to land use decisions and direct implementation through the zoning and subdivision regulations. Figure 8-1 illustrates all future development areas. 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 Land Use map, 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 Land Use map is not the community's official zoning map. It is a guide for anticipated land use patterns. The Land Use Plan 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.

Growth Area Considerations

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 subdivision and zoning regulations. Figure 8-1 illustrates all growth areas by the number indicated.

AREA 1: SOUTH OF MAIN STREET BETWEEN CITY LIMITS AND 466TH AVENUE

1. New interceptor and possibly a lift station will be required to provide service to this area.
2. Water service is currently provided to this area by Clay Rural Water. As such the City will only be providing water service to areas that may not be served by Clay Rural Water.
3. An electrical substation servicing this area might need to be constructed to provide electrical service to any large development in the area.
4. Drainage will have to be addressed with development (the use of existing topographical features will be encouraged).
5. Access to this area will be dependent on development. At this point we estimate that one or two local/collector streets might intersect with Main Street. None of these new streets are expected to allow traffic to Burbank Street due to the bluff bisecting the area. 466th Avenue has been designated in the Major Street Plan as a collector road going south and then turning east as it approaches the bluff.

AREA 2: EAST OF QUARTER LINE BETWEEN SD HWY 50 AND MAIN STREET

1. In order to provide sewer service to the east half of this area the City will have to install an interceptor and possibly a lift station
2. The west half of this area will currently allow for split foyer, garden level-style homes without any major sewer improvements.
3. All areas along SD Hwy 50 will require the construction of an interceptor and possibly a lift station for sewer service
4. Water service is currently provided to this area by Clay Rural Water. As such the City will only be providing water service to areas that may not be served by Clay Rural Water.
5. An electrical substation servicing this area might need to be constructed to provide electrical service to any large development in the area.
6. Drainage will have to be addressed with development (the use of existing topographical features will be encouraged).
7. Access to this area will be dependent on development. At this point we estimate that one or two local/collector streets might intersect with Main Street. Additionally, East Clark Street would roughly split the area in half. East Clark Street would become a major east-west thorough fare similarly to Cherry and Main Street today. This is shown on the Major Street Plan.
8. Access to SD Hwy 50 will not be permitted, 466th Avenue being the exception.

AREA 3: WEST OF QUARTER LINE BETWEEN SD HWY 50 AND MAIN STREET

1. The east half of this area will currently allow for split foyer, garden level-style homes without any major sewer improvements.
2. The west half of this area will currently allow for all types of development without any major sewer improvements.
3. Water service is currently provided to this area by Clay Rural Water. As such the City will only be providing water service to areas that may not be served by Clay Rural Water.
4. An electrical substation servicing this area might need to be constructed to provide electrical service to any large development in the area.
5. Drainage will have to be addressed with development (the use of existing topographical features will be encouraged).
6. Access to this area will be dependent on development. At this point we estimate that one or two local/collector streets might intersect with Main Street. Additionally, East Clark Street would roughly split the area in half. East Clark Street would become a major east-west thorough fare similarly to Cherry and Main Street today. This is shown on the Major Street Plan.
7. Access to SD Hwy 50 will not be permitted, 466th Avenue being the exception.

AREA 4: NORTH OF SD HWY 50 TO 317TH STREET

1. New interceptor and possibly a lift station will be required to provide sewer service to this area.
2. Water service is currently provided to this area by Clay Rural Water. As such the City will only be providing water service to areas that may not be served by Clay Rural Water.
3. An electrical substation servicing this area might need to be constructed to provide electrical service to any large development in the area.
4. Drainage will have to be addressed with development (the use of existing topographical

features will be encouraged).

5. Access to this area will be dependent on development. At this point we estimate that one or two local/collector streets might intersect with 317th Street.
6. Access to SD Hwy 50 will not be permitted, 466th Avenue being the exception.

AREA 5: ALL LAND BETWEEN UNIVERSITY ROAD AND 466TH AVENUE AND COYOTE STREET AND 317TH STREET.

1. A new interceptor and possibly a lift station will be required to provide sewer service to this area
2. Water service is currently provided to this area by Clay Rural Water. As such the City will only be providing water service to areas that may not be served by Clay Rural Water.
3. An electrical substation servicing this area may need to be constructed to provide electrical service to any large development area.
4. Drainage will have to be addressed with development (the use of existing topographical features will be encouraged).
5. At this point the Major Street Plan shows one street bisecting this area. This street is the extension of Jefferson Street, which would follow the 1/16th line north of 317th Street. Other streets within this area would be developer driven, but should not exceed three streets.
6. Direct access to SD Hwy 50 is not possible in this area. However, University Road, 317th/Jefferson Street, and Crawford Road all intersect with SD Hwy 50.

AREA 6: SOUTH OF 1/16TH LINE NORTH OF SD HWY 50 BETWEEN CITY LIMITS AND 1/16TH LINE WEST OF OVER DRIVE.

1. The great majority of this area will allow for any type of development without major sewer improvements. This area is currently served from the Princeton Street Lift Station. A connection fee covering the construction of the lift station would have to be paid to the City by the developer prior to utilizing the sewer.
2. The sanitary sewer will have to cross SD Hwy 50. Although the cost is not as large as constructing an interceptor or a lift station, this project may be large enough to deter a small developer from the area.
3. Water service is currently provided to this area by Clay Rural Water. As such the City will only be providing water service to areas that may not be served by Clay Rural Water.
4. Drainage will have to be addressed with development (the use of existing topographical features will be encouraged).
5. No new additional street accesses from SD Hwy 50 will be permitted in this area.
6. A developer driven east to west road could be constructed in the future. This road would function as a 'backage' road and would more than likely be located halfway between SD Hwy 50 and the east-west 1/16th line.

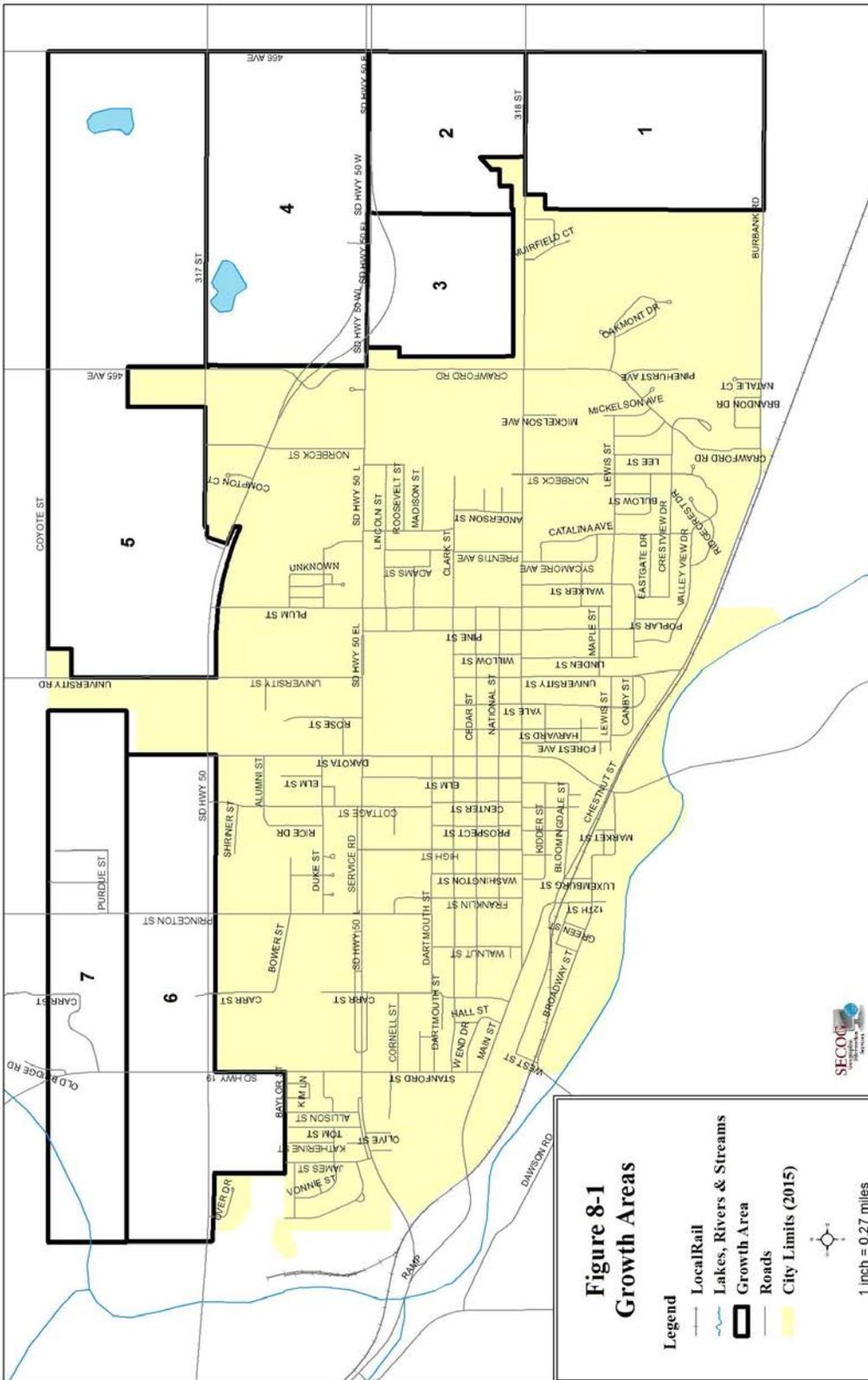
AREA 7: NORTH OF 1/16TH LINE SOUTH OF COYOTE STREET BETWEEN CITY LIMITS AND 1/16TH LINE WEST OF OVER DRIVE.

1. The west half of this area will require the construction of an interceptor sewer and possibly a lift station to be serviced with sanitary sewer.
2. The majority of the east half will currently allow for split foyer, garden level-style homes without any major sewer improvements. This area is currently served from the Princeton Street Lift Station. A connection fee covering the construction of the lift station would have

to be paid to the City by the developer prior to utilizing the sewer.

3. The northern edge of the east half will require the construction of an interceptor sewer and possibly a lift station to be serviced with sanitary sewer.
4. The sanitary sewer will have to cross SD Hwy 50. Although the cost is not as large as constructing an interceptor or lift station, this project may be large enough to deter a small developer in the area.
5. Water service is currently provided to this area by Clay Rural Water. As such the City will only be providing water service to areas that may not be served by Clay Rural Water.
6. Drainage will have to be addressed with development (the use of existing topographical features will be encouraged).
7. No new additional street accesses from SD Hwy 50 will be permitted in this area.
8. Streets within this area will be development driven.

Figure 8-1: Growth Areas



D. Infrastructure and Services (as Adopted)

Infrastructure and the distribution of public services are critical to the City's continued growth and development. This Chapter is intended to provide a general overview of the existing transportation, water, sewer, storm sewer, electric and solid waste systems and the necessary goals for providing the capacity necessary to accommodate the City's future growth. The City also recognizes that planning for the rebuilding and enhancement of systems in existing parts of the City is as critical as planning for the expansion of systems. The City has and will continue to undertake engineering studies for its infrastructure systems, which contain far more detailed information including costs and proposed construction improvements. Completed studies are available for public review in the office of the City Engineer.

Goals

Transportation Goal: The City of Vermillion will have a safe and efficient multi-modal transportation network.

Objectives:

- Enact access management standards which meet or exceed SDDOT guidelines for urban arterial and collector roadways.
- Preserve right-of-way for all arterial and collector roadways by establishing appropriate minimum standards within the City's subdivision regulations.
- Provide multi-use paths as part of greenway or open space corridors wherever feasible and consistent with ongoing parks and recreation planning efforts.
- Provide traffic control measures consistent with standard traffic engineering practice.
- Require road grades and drainage of proposed subdivisions be designed with consideration for continuity with surrounding and future developments.
- Prevent heavy traffic on minor residential streets by requiring a system of collector streets between adjacent subdivisions.
- Secure sufficient rights-of-way with development to accommodate the City's major street system, including a perimeter system of arterial streets.
- Discourage driveway entrances onto highways and other major roads where locations may result in traffic hazards or impede traffic flow.
- Establish and protect major transportation corridors and systems from encroachment by incompatible land uses.
- Promote, improve and protect the aesthetic value of highway entrances and the airport entrance/exit to the City of Vermillion.
- Work with the University of South Dakota to develop transportation systems and improvements for mutual benefit.

Utilities Goal: The City of Vermillion will become a model for a self-sustaining utility network that provides top-quality services to citizens and business owners, while ensuring capacity for future growth and demand.

Objectives:

- Provide the City's residents and businesses with potable water, ensuring capacity and pressure levels for daily consumption and fire demand.
- Increase the use of water conservation measures and educate citizens about the importance of water conservation.

- Protect the water supply from incompatible uses and activities that could compromise drinking water quality and safety.
- Provide for the maintenance and replacement of existing infrastructure to ensure future delivery of water to residents and businesses.
- Provide the City's residents with an efficient and reliable sanitary sewer and wastewater treatment system.
- Ensure current capacities are meeting the demand and plan for future expansion as the community grows.
- Provide for the maintenance and replacement of aging sanitary sewer collection systems to prevent overflow and backups.
- Provide the City's residents with reliable electrical service and continue to minimize substantial rate increases through future planning and maintenance activities.
- Plan for the location of future utility facilities as the community grows.
- Educate electric customers about the importance of energy conservation and efficiency.
- Continue, where feasible, to offer rebate programs for the replacement of inefficient heating, and cooling systems.

Solid Waste and Recycling Goal: The City of Vermillion will have a solid waste and recycling system that is mindful of our natural resources, educates the public and implements modern management practices for the management of waste.

Transportation System

Since the inception of the City of Vermillion transportation modes have changed through the years. From paddle wheel steamers navigating the Missouri River to semi-trailers driving along South Dakota Highway 50, the end result has always been to provide an efficient, safe and connected transportation system. A transportation system that provides all three of those aspects leads to a vibrant and healthy City. In addition, street and highway improvements are a critical planning consideration because of the interactive relationship between transportation and land use. Location choices for many land uses are frequently made on the basis of access to major streets and highways. Without consideration for adequate capacity or maintenance, the transportation system cannot adequately accommodate development. The transportation system within the City of Vermillion is considered to be multimodal. A multimodal transportation system is one that includes travel by automobile, public transit, bicycle and pedestrians. Additionally, traffic by trucks is also taken into consideration. The City also maintains an airport for general aviation purposes and has access to railroad traffic through the Burlington Northern Santa Fe Railroad.

Existing Transportation System

The existing multimodal system uses the streets, sidewalks and shared used trails to allow users the opportunity to get to different locations. The streets in the City are classified as arterials, collectors or local. Classifying streets into these groups allows the City to provide better access to adjacent property while maintaining a level of traffic that is acceptable to the user. Below is a general description for each of the classifications:

- **ARTERIAL:** Roads within this classification generally connect centers of population with commercial/industrial centers. Due to the large amount of traffic that is expected this class of streets typically emphasizes mobility as opposed to property access. Streets fitting into the category would be Dakota Street, Cherry Street, Plum Street, Main Street, Crawford Road, and Stanford Street.
- **COLLECTOR:** This class of streets usually connects the arterial roads to the actual neighborhoods. These roads typically see a balance between access to property and mobility. Examples of these

streets within the City would be Norbeck Street, University Street, Princeton Street, Cottage Avenue, Center Street, Clark Street and Lewis Street.

- LOCAL: Streets in this class offer the most access to properties with little regards to mobility. These are the roads that go directly to a house. The majority of roads in residential areas would fit in this category.

Figure 5-1 (insert page number) presents the current functional classification system for roadways in or adjacent to Vermillion.

There are approximately 48-miles of paved streets in the City. Of these 25% are arterial, 14.5% are collector and the remaining 60.5% are local. The great majority of the streets within the City are paved (either concrete or asphalt), with one mile being gravel. In addition to streets the City also has close to 5-miles of alleys.

In August of 2012, the City completed the “Vermillion Area Multimodal Transportation Plan”. The plan provides recommended projects, programs and policies for Vermillion’s transportation system. Elements of the transportation system plan include:

- Roadway system improvements that address safety, congestion/serviceability, and connectivity/accessibility goals.
- Non-motorized system investments that plan for an expanded trail network and establish an on-street bicycle route system.
- Transit system options that were considered to improve mobility and parking system usage in and around the USD campus.
- A future major street plan that provides the blueprint for maintaining the efficient movement of people and goods while provided needed access to businesses and residences.
- Areas for continued study covering issues that require longer-term coordination than is associated with the Transportation Plan.

Figure 5-2 (insert page number) presents the Major Street Plan that has been developed as a part of the Comprehensive Plan.

In addition streets, the City also provides a system of sidewalks and shared used trails for pedestrians and cyclists to use. The sidewalk system has been in place for close to 100-years. The sidewalk system allows pedestrians to walk from their residences to shops, the university or to the park. In recent years the City has reinstated a sidewalk inspection program dedicated to improve the condition of the existing sidewalks so that all areas of the City are accessible to pedestrians. As well as sidewalks, the City has a network of shared used paths that also allow residents access to recreational areas. This system was originally mentioned in the 1976 comprehensive plan and soon after that the construction of the path between Cottage Avenue and Tom Street, along West Cherry Street, was constructed. Today the City has approximately 4.75-miles of paved trails.

Air service for the City is provided by Harold Davidson Field airport. This airport is owned, and operated, by the City of Vermillion for general aviation purposes. Currently the airport has one runway, with plans to construct a crosswind runway in the future. The existing runway is paved and has a length of 4,105-feet. The proposed runway will be paved and have a length of 2,900-feet. At this point there are twenty four airplanes based on the airport. These airplanes are stored in thirteen hangars. All of the hangars are owned by private citizens, with the City only owning the terminal building, the maintenance building and the fuel system.

Rail transportation in Vermillion is provided by the Burlington Northern Santa Fe Railroad. The City is located on the Sioux City to Aberdeen branch line. The line through Vermillion carries two freight trains a day. This branch line through Vermillion is a single track with at-grade roadway crossings. Vermillion has not had passenger rail service for several decades.

Water System

The water system provides potable water to City residents, businesses and institutions. An adequate water supply meets the public demand and requires the responsible use of water, now and in the future, without unacceptable economic considerations. A major element in the overall strategy will be slowing the growth in demand through increased efficiency and conservation.

Existing Water System

The City of Vermillion obtains its water supply from underground sources known as aquifers. The City maintains five (5) functioning wells, all south of the bluff, which tap into the aquifer. The water is pumped from the wells to the Melvin D. Stieglmeyer Water Treatment Facility. The treatment facility was built in 1972 and has a firm treating capacity of 3.6 million gallons per day (MGD). The City maintains three (3) water storage facilities:

- 1.5 million gallon storage reservoir: located north of the water treatment facility.
- 550,000 gallon elevated tower: located in Prentis Park.
- 500,000 gallon elevated tower: located near Shriner Street and the Highway 50 Bypass.

Currently, the average day water usage for the City of Vermillion is 1.1 million gallons per day (MGD). The peak day for the year 2014 was in the month of October at 1.9 MGD. To maintain the existing system, the Water Department implements yearly hydrant and distribution system flushing, water main repairs, and existing water main replacements. Barring any major water-using industries, the water system will serve the projected population growth through the planning period.

The City of Vermillion has just over 2,700 meters that provide water to people within the corporate limits. The University of South Dakota is the largest water user for the City of Vermillion. In 2013, the University of South Dakota purchased approximately 52,939,326 gallons of water from the City of Vermillion.

The City of Vermillion regularly monitors its water infrastructure system to measure the effectiveness and efficiency of the services. Vermillion's Capital Improvement Plan (CIP) addresses future needs for the water system's supply, storage and distribution components.

Wastewater System

The wastewater system collects, conveys and treats wastewater for City residents, businesses and institutions. Growth in the City's water demand will lead to a corresponding increase in wastewater generated. Wherever possible, gravity systems are preferred over pressure collection systems for reasons of reliability and lower operating and maintenance costs.

Existing Wastewater System

The City of Vermillion maintains an activated sludge wastewater treatment facility that was put into operation in 1985. The plant has undergone significant improvements over the years, as recently as the Phase II improvements completed in 2011. The treatment facility is designed to accommodate flows of 2.0 million gallons per day (MGD), with peak flows up to 4.0 MGD. Wastewater is pumped to the treatment facility (south of City limits on S. Dakota Street) from the City via two pumping stations.

Currently, the average day wastewater flow for the City of Vermillion is nearly 1.0 MGD. The peak day for the year 2013 was 1.2 million gallons. To maintain the existing system, the Wastewater Department implements yearly manhole lining, sewer main cleaning/monitoring, and sewer lift station cleaning/monitoring. Barring future heavy industrial loads, the wastewater system will serve the projected population growth through the planning period. However, to accommodate growth to the northeast, a sanitary sewer lift station will likely be necessary.

Electric System

The electric system provides electric service to City residents, businesses and institutions. The electric distribution system is comprised of almost entirely underground construction due to an ongoing overhead to underground conversion process started years ago.

Existing Electric System

The City of Vermillion receives its power from Western Area Power Administration (WAPA) and Missouri River Energy Services (MRES). The power is delivered to the community from the Basin Electric Cooperative Spirit Mound Switchyard, via two (2) 115 kV transmission lines that are owned by the City.

To maintain consistent electric service, over the course of the next ten (10) years the City will continue to implement a series of capital improvements (in addition to the replacement of aging distribution infrastructure) that has been outlined in our most recent electric system study. These improvements include:

- Installation of 115 kV breakers, construction of new substation control building, and replacing other aging substation equipment: this improvement will replace equipment that has exceeded its useful life, as well as provide the City with a 'closed-loop' transmission feed. The 'closed-loop' system would provide uninterrupted power with the loss of the east or west transmission line.
- Addition of two (2) new mainline feeder circuits, and installation of tie switches: this improvement will address future voltage drop issues.
- Addition of a new electric substation: based on projected load increases, an additional substation and distribution circuit capacity may need to be considered within the planning period of this document.

Storm Sewer System

The City of Vermillion is located along the old bluffs of the Missouri River. The terrain is generally flat, with a drastic change in elevation as one approaches the bluff. Many small wetlands and potholes are found in the eastern portion of the City' growth areas, with the majority being temporary in nature. The Vermillion River forms the southern border of the City and it functions as the main drainage receptor for the City's storm water. Annual precipitation is generally around 25-inches, with most occurring during the summer months.

Existing Storm Sewer System

The primary existing storm drainage system consists of several miles of storm sewer lines of various sizes and materials and ditches which drain directly to the Vermillion River. Storm water tends to flow down streets to catch basins that are part of the storm sewer system or ditches adjacent to major roads. These systems have been designed for a wide variety of storm events based on the time of their installation or which government agency permitted the project. Currently there is only one City-owned retention/detention pond. This pond has not been sized for any development and is currently not

functioning efficiently. There are few private retention/detention pond systems in the City which were designed as part of the development associated with them.

Currently the City is divided into eight major watersheds. These watersheds are: Highway 50, West Cherry, West Vermillion, 12th Street, Dakota, University Street, East Burbank and USD. Depending on the need, each of the watersheds can be further divided into smaller areas down to the individual catch basin. Following is a brief description of each of the watersheds:

- **HIGHWAY 50 WATERSHED:** The land that contributes to this watershed mainly along the north side of the City. The storm water generated is then carried by south ditch along South Dakota Highway 50. This is the largest watershed encompassing roughly 723-acres. There is a large variety in the land use, with much of it being zoned commercial or industrial.
- **WEST CHERRY WATERSHED:** This watershed is affected by the land west of Cottage Avenue fronting West Cherry Street. The storm water is transported to the Vermillion River through a series of ditches along both sides of West Cherry Street. This watershed is roughly 251-acres in size and is mainly zoned commercial.
- **WEST VERMILLION WATERSHED:** This watershed is consists mainly of the bluffs draining towards the Vermillion River. However, the Highway 50 and the West Cherry watersheds drain through it on the way to the river. This watershed consists of roughly 311-acres.
- **12TH STREET WATERSHED:** The watershed is composed of land roughly bounded by West Street and Market Street south of Dartmouth Street. This land is mostly zoned residential. There are some business uses closer to the downtown area as well as industrial uses below the bluff. The area being drained is approximately 314-acres in size.
- **DAKOTA WATERSHED:** This watershed is roughly bounded by Prospect Street on the west, Willow Street on the east, Dartmouth Street on the north and Main Street on the south. This area includes most of the downtown business and also a large section of older residences. This watershed is roughly 171-acres in size.
- **UNIVERSITY STREET WATERSHED:** This watershed is roughly composed of the land between Forest Street and Catalina Avenue south of East Cherry Street. Most of the area is zoned residential with a small amount of businesses by Forest Avenue and East Cherry Street. This watershed is approximately 299-acres in size.
- **EAST BURBANK WATERSHED:** This is second largest watershed in Vermillion with roughly 711-acres in size. The majority of the land within this watershed is zoned residential. As of lately this watershed has experienced the majority of the City's residential development with the construction of the single-family residential around the City's golf course. Additionally, there have been numerous multi-family developments within this watershed. This watershed includes most of the land east of Prentis Avenue and south of East Cherry Street.
- **USD WATERSHED:** This watershed represents all of the land owned by the University of South Dakota. The watershed is roughly 203-acres and is split by East Cherry Street into north and south. The watershed is made up of campus buildings, parking lots and large green spaces. The City has no jurisdiction within this area, however, since it drains using the City's infrastructure we still account for it within our system.

Solid Waste and Recycling System

The Vermillion Solid Waste System is composed of three operations:

- Landfill
- Missouri Valley Recycling Center
- Curbside Recycling Program

The Landfill and Recycling Center operate as part of a Joint Powers Agreement between the City of Vermillion, Clay County, the City of Yankton and Yankton County. Although City Departments, the operations are governed under the provisions of the Joint Powers Agreement between the governmental entities. The City of Vermillion operates the Curbside Recycling Program locally as a service to Vermillion residents.

Joint Powers Consolidated Waste Management

In 1994, a Joint Solid Waste System was initiated to address and mitigate the rising cost of integrated waste management. 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 the system. The System includes the Vermillion/Clay Landfill, City of Vermillion Missouri Valley Recycling center and the Yankton Transfer/Recycling facility. Under the terms of the agreement, Vermillion and Yankton share resources and funding for the system while exercising local control of employees engaged in waste management activities. Since the inception, rural Union County, City of Elk Point and residents of the City of Centerville have become customers of the Joint System. The Joint Powers Advisory Board is a board composed of members representing each of the public entities to oversee the integrated system.

Landfill

In 1976, a joint effort by Clay County and the City of Vermillion selected and developed a landfill site on the Bluff Road four miles north of Vermillion. In 1991/92, this site was officially closed and a new expansion site was opened directly to the east of the first site. The new expansion site, engineered under Sub-title D federal / state regulations was and is approved by the South Dakota Department of Environment and Natural Resources (DENR). The construction and operation of the current landfill site meets State of South Dakota rules and regulations as accepted for state primacy by federal EPA. The SD Department of Environment and Natural Resources inspects the site annually. The landfill is expected provide solid waste disposal until approximately 2080.

The landfill utilizes a baling system which is helps to contain blowing debris, allows for additional load inspection, helps to create a safer landfill and extends the life of the landfill. The landfill is approved to accept several types of material, including:

- Garbage/Municipal Waste
- Asbestos (in conformance with EPA and SDDENR)
- Petroleum Contaminated Soils
- Wood - Tree Branches and Untreated Lumber
- Scrap Metals
- White Goods
- Appliances
- Tires
- Electronics Recycling

Recycling Center

The Missouri Valley Recycling Center is a drop-off facility provided though the cooperative effort of cities and counties in southeastern South Dakota. The facility is available to the public and businesses located in Clay and Yankton County, as well as portions of Union County, and are operated through the Joint Powers Solid Waste Authority. The recycling program is supported through the sale of the materials and landfill fees. The MVRC accepts several recyclable materials, including:

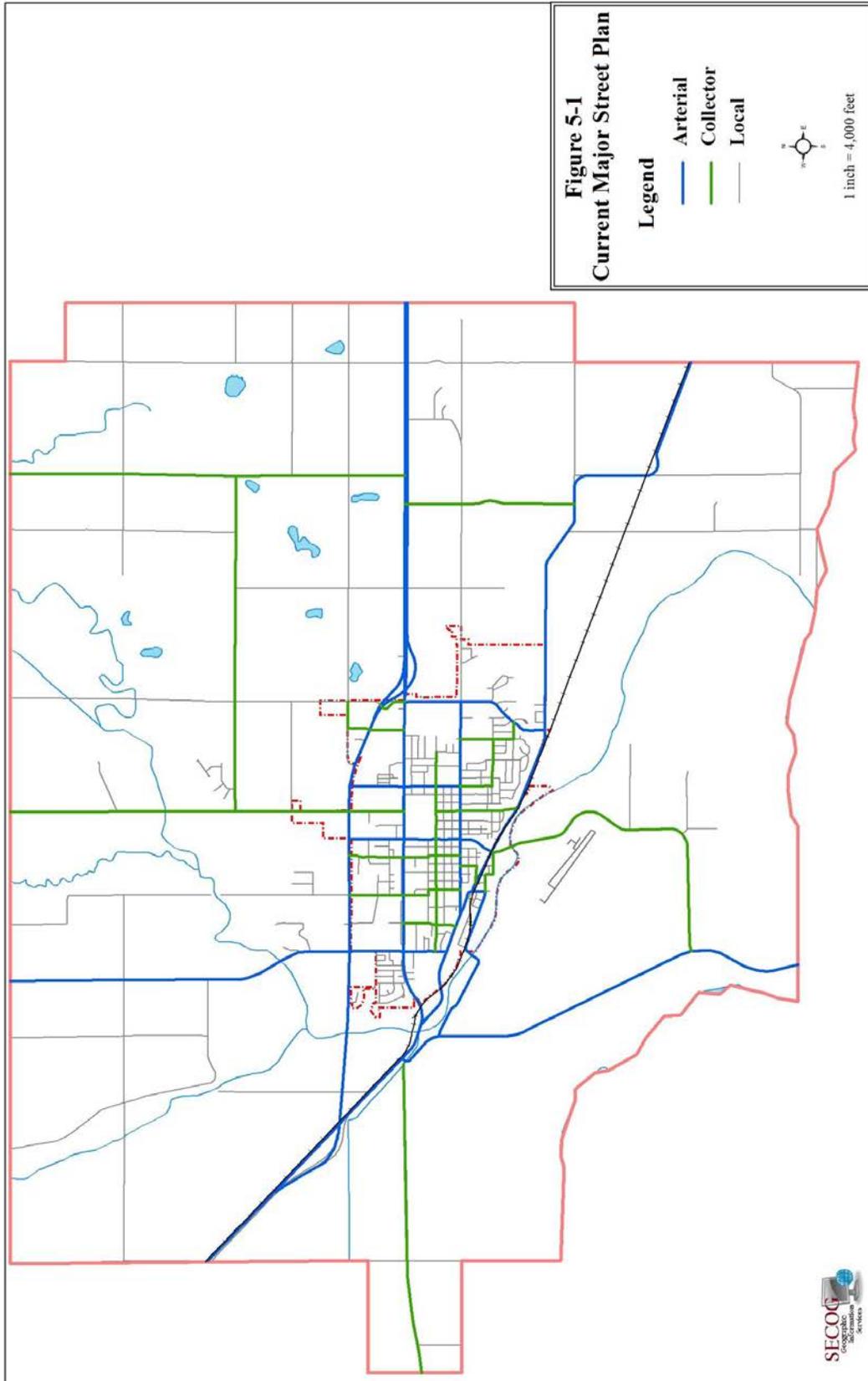
- Plastic #1 & #2
- Tin Cans

- Aluminum Cans (Market share price paid for aluminum cans)
- Newspaper
- Corrugated Cardboard
- Cereal, beer, pop, shoeboxes and lightweight press board
- Computer & White Paper
- Mixed Office & Pastel Paper (includes junk mail & window envelopes)
- Shred Office Paper
- Magazines, Catalogs & Slicks
- Books & Phone Books
- Scrap Metals - Clean Aluminum, Brass, Copper

Curbside Recycling Program

In November 2008, the City of Vermillion implemented a curbside recycling program for single-family homes and certain multi-family units. The Vermillion Curbside Recycling Program continues to be a convenient way for Vermillion residents to recycle. The City of Vermillion uses a “co-mingled” approach that integrates single-stream and source separation recycling. This approach collects rigid containers and paper products, combining convenience and effectiveness for residents. The curbside recycling program enjoys a positive utilization by the community.

Figure 5-1: Current Functional Classification System



Chapter - 2 Economic Development

A. Overview

Introduction

Economic development is the process of creating jobs and tax base. The role of the public economic developer is to foster new development and retention of business activity and, through a healthy local economy, provide employment opportunities and a strong tax base.

The City's Comprehensive Plan is based on a clear understanding of the desired economic future for the City, providing places and support for the location of economic activity while at the same time protecting and enhancing the quality of life.

Vermillion has many unique advantages to offer including a talented, hardworking and dedicated work force, and environment that encourages innovation and progressive thinking, a blended and dynamic University community with diverse demographics, infrastructure to sustain growth and expansion, flexibility to accommodate the future, great school systems, quality health care providers and services, regional partnerships and a charming sense of community.

Vermillion has many advantages to offer including:

- ✓ a talented, hardworking and dedicated work force;
- ✓ an environment that encourages innovation and progressive thinking.
- ✓ a blended and dynamic University community with diverse demographics
- ✓ infrastructure with the capability to sustain growth and expansion and flexibility to accommodate the future;
- ✓ a terrific school system,
- ✓ quality health care providers and services;
- ✓ regional partnerships between public, private and non-profit agencies and organizations;
- ✓ a charming sense of community.

Goals and Objectives

Employment Goal: Jobs will grow at a rate greater than or above that of population and housing in pursuit of enhanced quality of life. Quality jobs with desirable incomes, benefits and career opportunities will be targeted.

Tax Base Goal: Increase tax base at a rate equal to or greater than the rate of population and housing growth in pursuit of an enhanced quality of life. The tax base will increase at a rate equal to or above the rate of tax-funded service demand.

Income Growth: Increase the career opportunities and income of Vermillion and Clay County citizens through attraction of high-skilled jobs in expanding industries in pursuit of an enhanced quality of life.

Objective: Business Retention and Expansion

Policy/Action - A business retention plan will be developed to identify key strategies for creating an environment for businesses to flourish in the community. This will require a partnership between the Vermillion Area Chamber and Development Company, the City of Vermillion, Clay County, the University of South Dakota and local employers.

Objective: Workforce Development

Policy/Action - Create a forum for local employers and educational resources to team up for the enhancement of the workforce in Clay County. Initiatives include current workforce assessment and identification of workforce needs, now and in the future.

Policy/Action - Develop and implement a comprehensive community workforce development plan based upon skill gaps of the Clay County workforce.

Objective: Targeted Business Attraction

Policy/Action – Develop a Targeted Career Business Attraction Program that builds on the existing economic and educational base of Clay County, including the following industries:

- Medical sciences/research
- Information technology
- Communications
- Light manufacturing/distribution

Objective: Business Attraction and Marketing

Policy/Action - Aggressively market Vermillion and Clay County as a prime location for new industry through targeted advertisements, trade show participation, direct mail, consultant events, promotional brochure development, website enhancement and other strategies aimed at building effective relationships with site selectors and prospects.

Policy/Action – Perform a targeted business opportunities study to identify and to recruit companies to Vermillion and Clay County.

Policy/Action - Create a program to bring businesses owned by University of South Dakota alumnae back to Vermillion. Strategies will include targeted marketing and coordination with alumni relations.

Objective: Visitor and Tourism Development

Policy/Action – Support efforts to make Downtown Vermillion an integral part of the visitor experience.

Policy/Action - Work in partnership with educational institutions and arts and history organizations to provide cultural offerings that attract visitors and contribute to the local quality of life

Policy/Action – Tourism and marketing development efforts to enhance the reputation of Vermillion as a destination for a wide diversity of high quality arts and cultural activities.

Policy/Action - Communication and infrastructure development to enhance and strengthen communication and partnerships among historical and arts organizations to facilitate event planning.

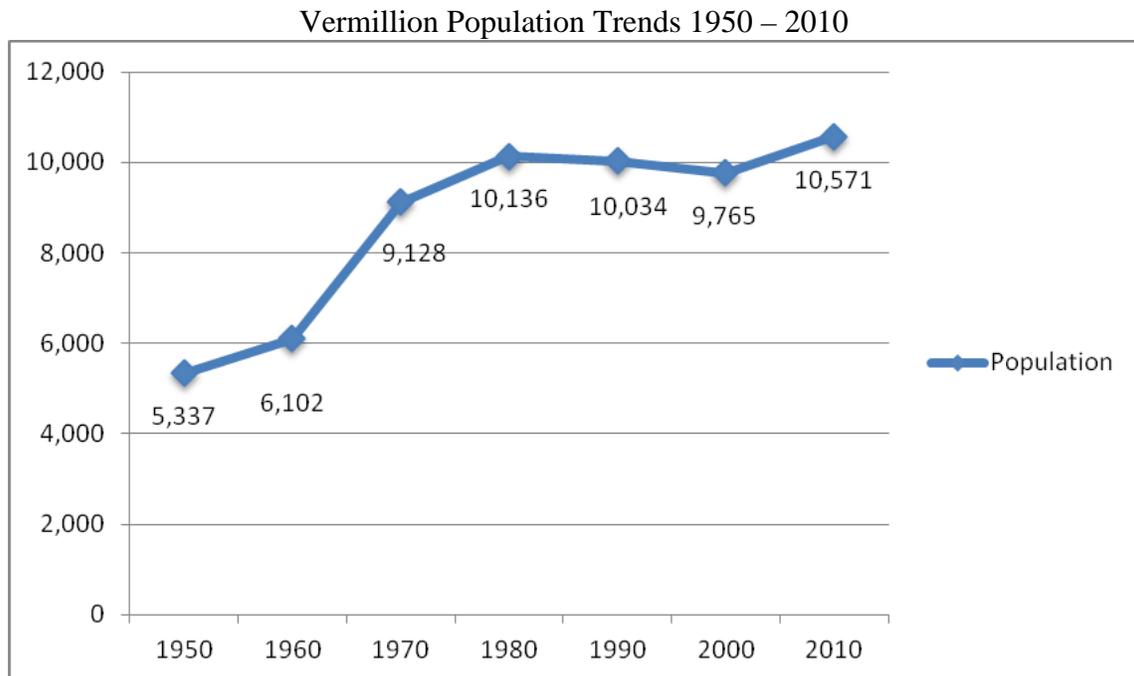
Policy/Action – Partner with federal, state and local agencies to market the Missouri National Recreational River as a destination for tourism and outdoor enthusiasts.

B. Socio-economic Profile

Community Demographics

Population

Vermillion’s population in 1950 was 5,337 and this number grew rapidly over the next two decades. Population peaked around 1970, when residents numbered 10,136. This was followed by a population decline of 371 residents over the next two decades. Between 2000 and 2010, Vermillion’s population increased 8.2%. As of 2010, the City’s current population is 10,571.



Source: U.S. Census Bureau

Age

Approximately one-sixth of Vermillion’s residents in 2010 were children under the age of 18. Over two-thirds were adults, aged 18-54 years. The remaining approximately one-sixth were pre-retirement adults ages 55-64 and adults over 65. According to the 2010 Census data, the City’s median age of 23.4 is virtually identical to the median age in Clay County (25.0) and is considerably lower than South Dakota (36.9).

Table 2-1. Vermillion 2010 Population by Age (Source: U.S. Census Bureau)

Age Distribution of Residents: 2010		
	2010 Population by age	% of total 2010 population
Under 5 years	523	4.9
5-17 years	1,093	10.3
18-24	4,357	41.2
25-34	1,422	13.5
35-54	1,566	14.8
55-64	720	6.8
65+	890	8.4

Population Projections

Table 2-2 presents population changes from 1990 to 2010. Table 2-3 presents population projections for 2015, 2020 and 2035. Estimating future population numbers helps in planning for community services, recreation, public facilities, and conservation needs to adequately serve the additional residents while retaining the essential community character and natural resources. Population forecasting is at best an “educated guess”.

The average annual change method is used to produce a population projection estimate for the City of Vermillion. The average annual change method assumes the population will grow in a similar fashion, based on population changes from 1990 - 2010 (Table 2-2).

Table 2-2. 1990 – 2010 Census Population Changes (Source: U.S. Census Bureau)

	Population				1990 - 2010		
	1980	1990	2000	2010	Change	AAAC	AAPC
	Vermillion	10,136	10,034	9,765	10,571	537	27

Table 2-3. Population Projections Based on 1990 – 2010 Census

	Population				2015 - 2035		
	2010	2015	2020	2035	Change	AAAC	AAPC
	Vermillion	10,571	10,706	10,841	11,246	540	27

Note: AAAC - Average Annual Absolute Change.
 AAPC - Average Annual Percentage Change.

If the population estimate method is accurate, then the City of Vermillion may have a population of 11,246 by the year 2035 based on the 1990 - 2010 population trend. There are many factors that may influence population growth, although most are not easily quantified. However, based on the fact that Vermillion is an important population/employment center, it is reasonable to estimate that Vermillion will continue to have growth.

Household Characteristics

Vermillion has a high number of households which contain a married couple without children, 19% of total households. There are also a large number of single male and female householders, 36% of total households.

Out of the 3,811 households in the City, a household consisting of a married couple with children represents 522 (14%) households, a decline of 16% from 2000 while single female heads of households represent 215 (6%) of the households, a decline of 21% from 2000.

Table 2-4. Vermillion Household Type & Presence of Children(Under 18 years)

Source: U.S. Census Bureau

Household Type	2000		2010		% Change
	Number	Percent	Number	Percent	
Married with own Children	622	17%	522	14%	-16%
Married without own Children	747	20%	729	19%	-2%
Single Male with own Children	49	1%	71	2%	45%
Single Male without own Children	47	1%	50	1%	6%
Single Female with own Children	271	7%	215	6%	-21%
Single Female without own Children	65	2%	105	3%	62%
Single Male	571	16%	637	17%	12%
Single Female	674	18%	708	19%	5%
Non-family 2+ Household	601	16%	774	20%	29%
Total Households	3647	100%	3811	100%	4%

C. Housing and Neighborhoods

Introduction

The purpose of this Chapter is to provide an analysis of the development pattern in Vermillion's current neighborhoods and the strategies for future housing demand. Ensuring a safe, adequate and affordable housing is an important function in maintaining the vitality of neighborhoods and the City as a whole.

In existing neighborhoods, preservation, maintenance and rehabilitation of existing housing should continue to be the focus. Infill and redevelopment needs should respect the street pattern, block sizes and development standards of the area. Overall the City of Vermillion is committed to providing a wide variety of housing types.

Existing Housing Units

According to the U.S. Census Bureau, the number of housing units in Vermillion rose from 3,967 units in 2000 to 4,043 – an increase of 76 units.

In 2010, housing occupancy for Vermillion stood at 94.3%, with a vacancy rate of 5.7%. This rate is slightly higher than the 91.9% occupancy rate in 2000. Renter-occupied housing increased from 53.88% in 2000 to 57.5% in 2000. The following table also examines overall tenure rates, along with the changes that have occurred since 2000 for the City of Vermillion.

Table 6-1: Occupancy Status of Housing Units - 2000 and 2010 (Source: U.S. Census Bureau)

	2000 Census	2010 Census	Change
	<i>Occupied Units</i>		
Owner	1,684	1,621	-63
Renter	1,963	2,190	+227
Total	3,647	3,811	+164
	<i>Vacant Units</i>		
For Rent	164	122	-42
For sale	50	25	-25
Seasonal Use	15	26	+11
Other Vacant	91	59	-32
Total	320	232	-88

Building Permit Trends

Vermillion has had a significant amount of new housing construction activity in recent years. The following table identifies the units that have been issued a building permit since the year 1997.

Table 6-2: Vermillion Housing Unit Construction Activity (Source: City of Vermillion)

	1997-2001	2002- 2006	2007-2011	2012 – 2015	Total
Single-Family	99	140	90	40	369
Multi-Family	79	140	136	203	558
Manufactured Home Placement	6	4	3	0	13
Total	184	284	229	243	940

Over the past eighteen years, 940 new housing units have been constructed or placed in Vermillion, based on building permit issuance. A majority of these units are identified as multi-family development projects.

Figures 7-1 identifies the location and building permit construction value for single-family activity since the year 1997 and Figure 7-2 identifies the location and building permit construction value for multi-family activity since the year 1997.

Existing Housing Conditions

In general, housing condition is related directly to housing age. Without adequate maintenance, older housing stock deteriorates. Mostly structures begin to need significant repairs 30 years after construction. According to the 2008-2012 American Community Survey 5-Year Estimates, 45.9 percent of the city's housing was built prior to 1970, with units built before 1939 making up 18 percent. Figure 7-3 identifies age of structures within the City of Vermillion.

For existing neighborhoods, housing diversity is already in place, but efforts must focus on maintaining this balance and variety. The diversity of housing types and sizes are central to what makes existing neighborhoods great places to live. Preserving existing homeownership should be a focus in established neighborhoods, with carefully planned opportunities for infill and development. "Down-zonings" in established neighborhoods to preserve a mix of single-family homes should be considered where possible.

Historical Sites, Districts

A historic district in Vermillion is typically a defined area or neighborhood with a common theme based on architectural style, historical development patterns, cultural identity, or social and economic historical patterns. The basic idea behind the creation of a historic district is to preserve the character and identity of an area for the future. Figure 7-4 identifies the historical sites and districts within the City of Vermillion.

There are nineteen historical sites, districts within the City of Vermillion:

- Armory, Old, - Vermillion
- Austin-Whittemore House
- Bluff View Cemetery Chapel
- Clay County Courthouse
- Downtown Vermillion Historic District
- First Baptist Church of Vermillion
- First Methodist Episcopal Church
- First National Bank Building of Vermillion
- Forest Avenue Historic District
- Gunderson House
- Inman House
- Linden House
- Old Main

- Prentis Park
- St. Agnes Catholic Church
- Vermillion-Andrew Carnegie Library
- Vermillion Historic District
- Willey, E. H., House

Existing Neighborhoods

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.

Land Use

Zoning changes to allow multi-family or commercial land uses into established 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.

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 help stabilize and improve the appearance and image of the area.

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 multi-family 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.

Special Programs

A public program geared towards neighborhood conservation will utilize volunteer and City personnel and equipment to help maintain environmental conditions and provide assistance in cleaning up targeted older residential areas.

Neighborhood Conservation Areas

Windshield surveys and environmental and public facility conditions have been analyzed to identify the following neighborhoods as conservation areas. In general, neighborhoods with concentrations of homes built prior to 1950 and those with below \$99,999 in assessed property value are designated for conservation. Figure 7-5 illustrates property values and the neighborhood conservation areas in Vermillion.

Vacant Land

Currently, there are roughly acres of vacant residentially-zoned land within the corporate limits. Some of the land is in larger tracts but most is lots scattered throughout the City.

Housing and Neighborhoods Goals

The City of Vermillion seeks to achieve the following goals for Housing and Neighborhoods:

1. Create and maintain neighborhoods that are safe, healthy, livable and compatible with adjacent land uses.
2. Allow for a supply of housing styles, sizes and prices that let people of all ages live in Vermillion.
3. Continue to encourage a high standard of property maintenance.
4. Maintain the appearance of Vermillion's neighborhoods, streets and commercial districts.

Figure 7-2: 1997-2015 Multi-Family Residential Building Permits (2016)

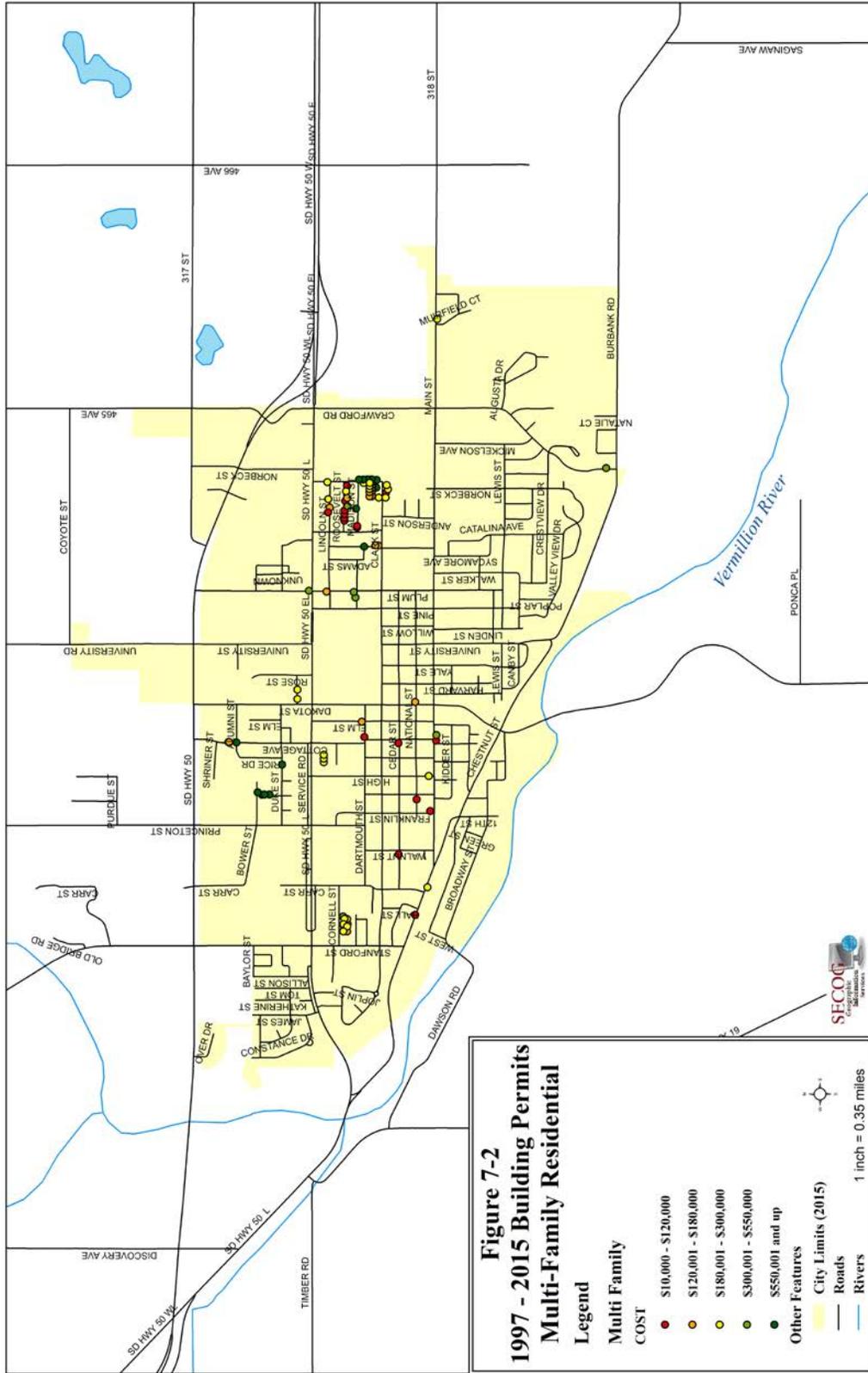


Figure 7-3: Age of Structures (2014)

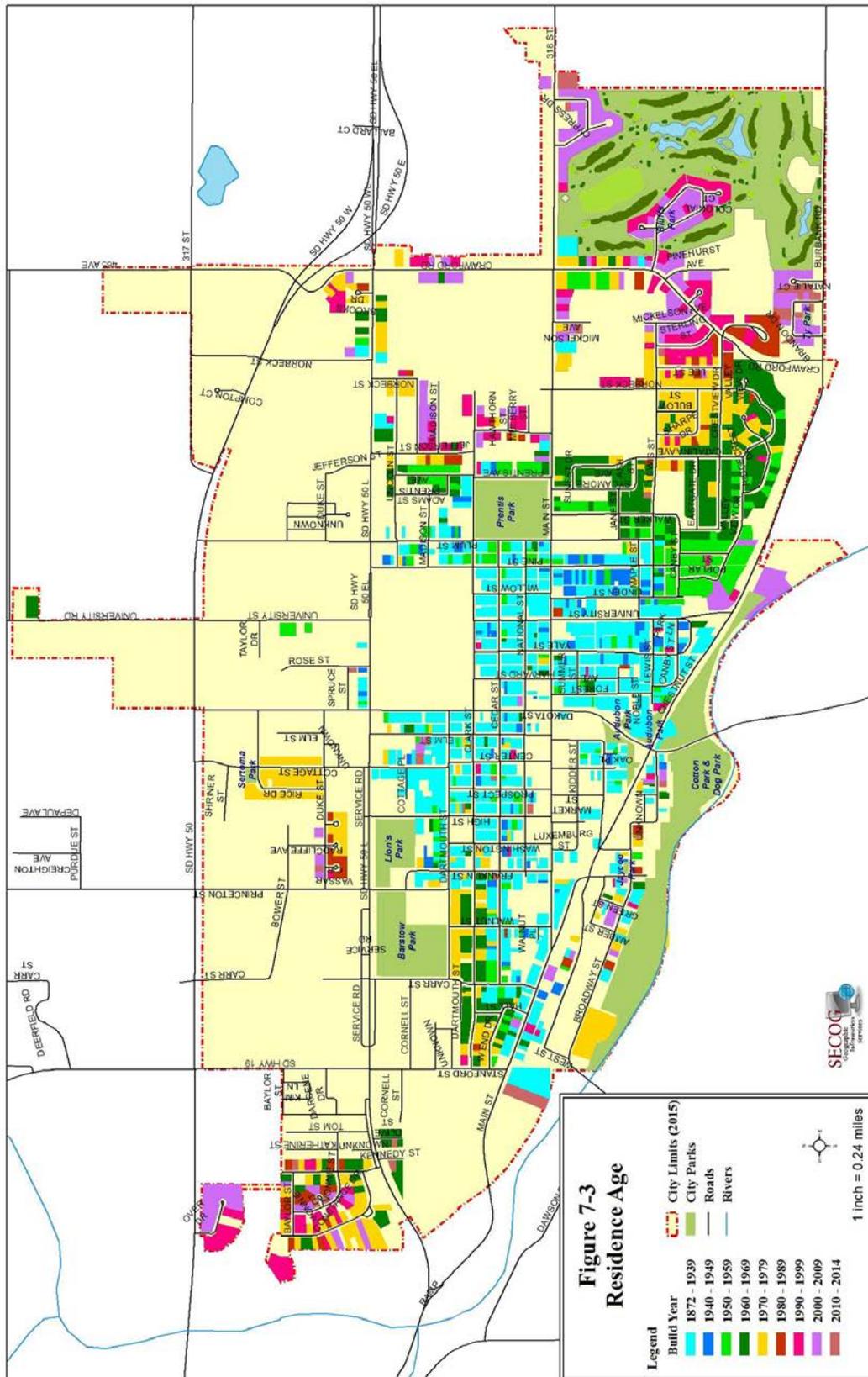


Figure 7-4: Historical Sites, Districts (2014)

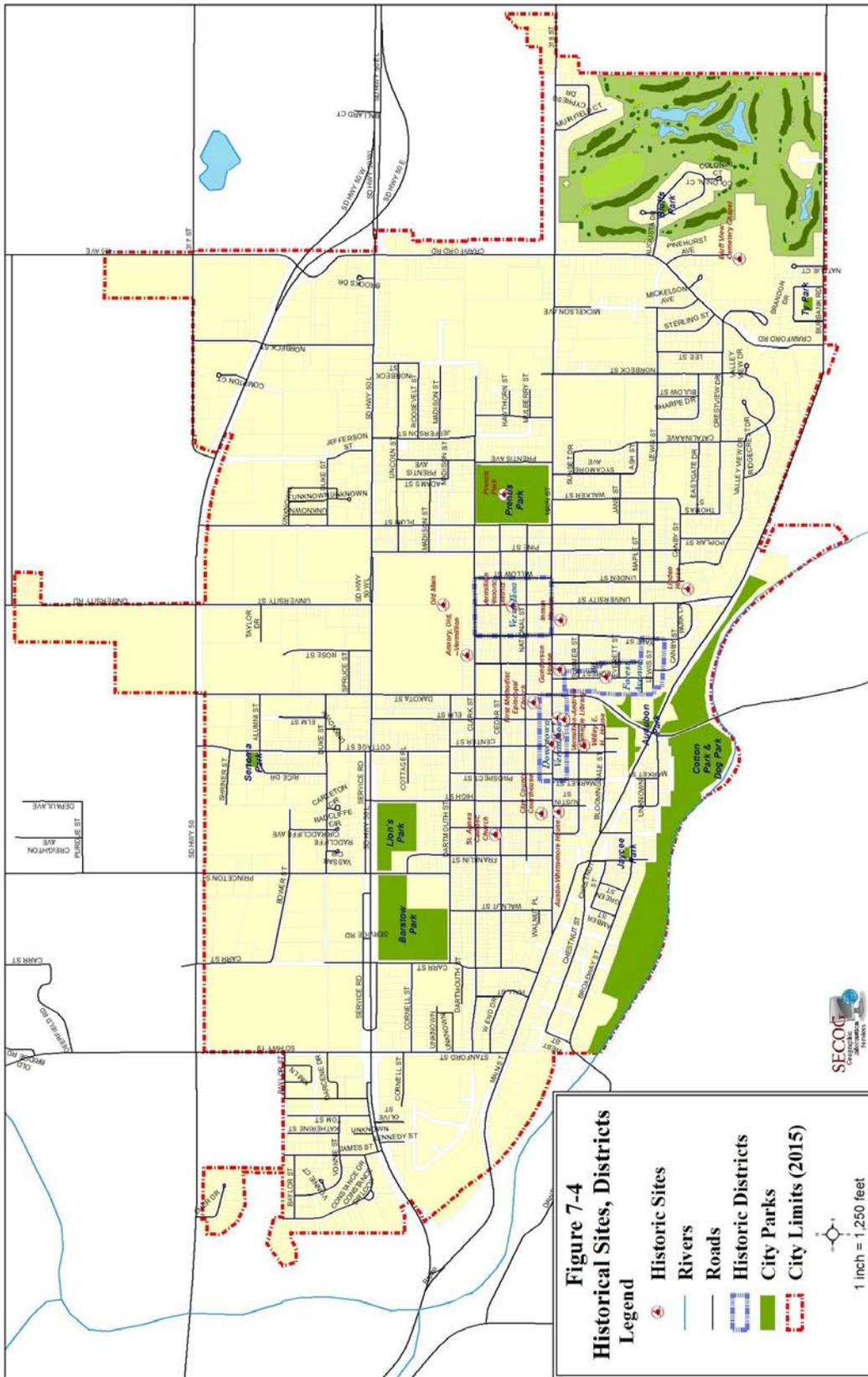
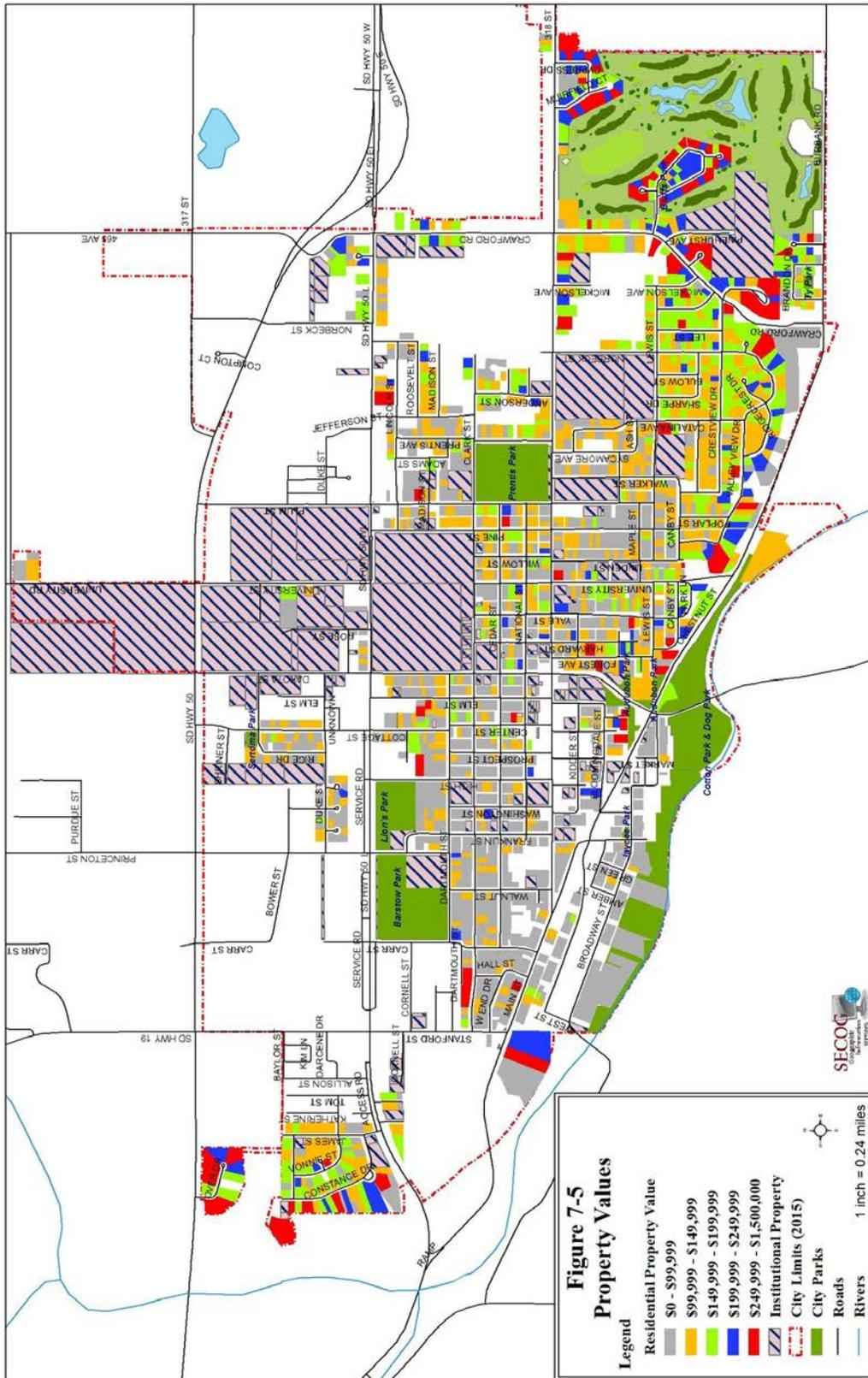


Figure 7-5: Property Values and Neighborhood Conservation Areas



D. Business and Industry

Workforce Profile

Employment

In 2014, the number of people aged 16 and older in the City of Vermillion that were a part of the labor force reached 5,958, approximately 64% of the population 16 years and over. Of the 5,958 members of the labor force, 5,934 are considered part of the civilian population. Table 9-1 shows the number of employees working within each occupation category.

Table 9-1: City of Vermillion Employed Civilian Population 16 Years and Over in 2014
(Source: U.S. Census Bureau; 2010 - 2014 ACS 5-Year Survey)

Occupation	Number of Employees
Management, business, science, and arts occupations	1,950
Service occupations	1,195
Sales and office occupations	1,390
Natural resources, construction, and maintenance occupations	394
Production, transportation, and material moving occupations	427
Total	5,356

A comparison of employment by major industry sectors for 2000 and 2014 is shown in Table 9-2. The Educational (health care and social assistance) industry sector has the most employment, followed by the Arts (entertainment, recreation, accommodation and food services) industry sector.

Table 9-2: City of Vermillion Employment by Industry (Source: U.S. Census Bureau; 2000 Census and 2010 - 2014 ACS 5-Year Survey)

Occupation	2000	2014	Change
Agriculture, forestry, fishing and hunting, and mining	67	96	+29
Construction	175	213	+38
Manufacturing	445	302	-143
Wholesale trade	97	57	-40
Retail trade	681	804	+123

Occupation	2000	2014	Change
Transportation and warehousing, and utilities	161	80	-81
Information	194	108	-86
Finance and insurance, and real estate and rental and leasing	160	217	+57
Professional, scientific, and management, and administrative and waste management services	327	188	-139
Educational services, and health care and social assistance	1,751	1,987	+236
Arts, entertainment, and recreation, and accommodation and food services	753	949	+196
Other services, except public administration	138	182	+44
Public administration	173	173	+0
Total	5,122	5,356	+234

Income

According to the 2010-2014 American Community Survey, the median household income in Vermillion was \$28,690. The median salary for male full-time, year-round workers in Vermillion was \$35,145, compared to \$31,131 for females.

Workforce

According to the 2010-2014 American Community Survey, approximately 79.8% of Vermillion's population enrolled in school was in college or graduate school. Approximately 44% of Vermillion's estimated total population of 10,699 was enrolled in college or graduate school.

Nearly half (47.3%) of Vermillion's population 25 years and older has a bachelor's degree or higher.

Table 9-3: City of Vermillion School Enrollment (Source: U.S. Census Bureau; 2010 - 2014 ACS 5-Year Survey)

Population 3 years and over enrolled in school	5,949	100%
Nursery school, preschool	171	2.9%
Kindergarten	102	1.7%
Elementary school (grades 1-8)	561	9.4%
High school (grades 9-12)	367	6.2%
College or graduate school	4,744	79.8%

Table 9-4: City of Vermillion Educational Attainment (Source: U.S. Census Bureau; 2010 - 2014 ACS 5-Year Survey)

Population 25 years and over	4,621	100%
Less than 9 th grade	111	2.4%
9 th to 12 th grade, no diploma	120	2.6%
High school graduate (includes equivalency)	1,252	27.1%
Some college, no degree	767	16.6%
Associate degree	185	4.0%
Bachelor's degree	1,266	27.4%
Graduate or professional degree	920	19.9%

Commercial and Industrial Profile

Existing Business Parks

Figure 9-1 shows the locations of existing business parks in the City of Vermillion and the surrounding area. The locations of businesses change frequently as the City continues to grow and businesses expand or locate in the Vermillion area.

Strengths and Weaknesses in Attracting and Retaining Businesses

Vermillion is fortunate to have many local and regional assets that make it an attractive location for businesses to locate and grow.

Particular Strengths Include:

- The University of South Dakota education, research and cultural engine.
- Highway network/ interstate system.
- Power (electric/gas) for future growth and development; reliability of power.
- Close proximity of agricultural production.
- Quality of life.

Although Vermillion has many advantages, it also has many challenges to overcome to achieve its economic development potential. These challenges include:

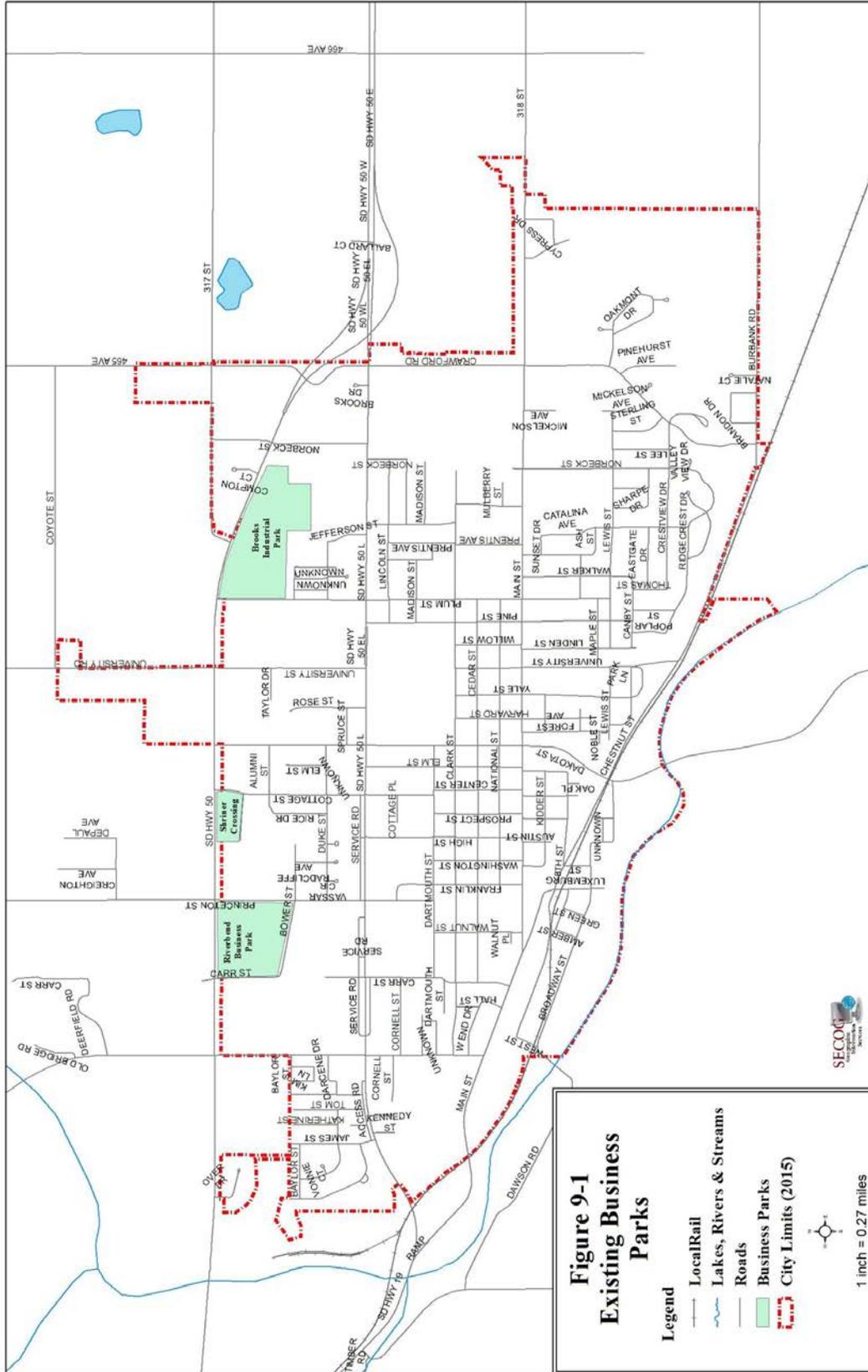
- Workforce shortages.
- Limited venture capital.
- Lack of coordinated, regional system for economic development and growth.

Economic Development Goals

The City of Vermillion seeks to achieve the following goals for Economic Development:

1. Establish an infrastructure system (transportation and utilities) to meet the needs of current businesses and facilitate future development.
2. Manage growth and land resources to ensure an appropriate mix of development and an adequate land supply to secure new business investments.
3. Retain the present industrial and commercial base and assist companies with their expansion needs where appropriate.

Figure 9-1: Existing Business Parks Map



Chapter 3 – Amenities

A. Parks, Recreation and Trails

Introduction

The purpose of this Chapter is to provide a current inventory and long-term goals for parks, trails and open space in Vermillion. Vermillion's parks, trails and open space play an important role in making the City a desirable place to live, work and play. Parks, trails and open space are important to the quality of life in the City of Vermillion. It provides active opportunities for residents and also draws visitors to the community.

The parks and recreation system in Vermillion has expanded over time in conjunction with the development and growth of the City. The acquisition and on-going improvement of lands for parks and open space has long been a priority of elected official and the residents of the community.

A 2010 community survey conducted by the City indicated that outdoor activities were a top five important feature of Vermillion. The community survey also revealed Vermillion resident's concern for preserving and improving recreational opportunities in the City of Vermillion.

Existing Parks System

Vermillion has developed an excellent parks and recreational system that includes quality recreational facilities, neighborhood and community parks and trails.

Vermillion has nine parks of diverse sizes, amenities and opportunities for recreation. This section highlights the key elements of the existing parks system. Figure 6-2 shows the location of existing City parks, trails and open spaces. This map also identifies schools.

Regional Setting

Vermillion benefits from a close proximity to regional and state parks. These regional facilities supplement the active recreation opportunities provided by the City's parks and recreation system. Area regional parks include Spirit Mound State Park, Clay County State Park and the Missouri National Recreational River (see Figure 6-1).

City Parks and Recreation Facilities

The current parks system consists of nine parks:

Prentis Park

Prentis Park is located between Main and Clark St. on Plum Street is comprised of 19.4 acres. The park has lighted baseball field, swimming pool with 110' water slide, playground areas,

picnic shelters, lighted volleyball courts, disc golf, lighted horseshoes and lighted basketball courts.

Jaycee Park

Jaycee Park is located on W. Broadway St. is comprised of .30 acres. The park has playground areas, lighted basketball courts, picnic area and softball field.

Cotton Park

Cotton Park is located south on Dakota St. by the Vermillion River is comprised of 30 acres. The park has soccer field, trails, playground, picnic shelter, restrooms and natural grassland/wetland with natural wildflowers.

Lion's Park/Fairgrounds

Lion's Park/Fairgrounds is located between Princeton and High St., south of Cherry St. is comprised of 17.32 acres. The park has playground areas, lighted softball field, picnic shelters, restrooms, camping facilities with electricity, camper dump station and community center.

Barstow Park

Barstow Park is located near W. Dartmouth and Princeton St. is comprised of 19.39 acres. The park has soccer fields, disc golf, lighted tennis courts, lighted softball fields, picnic shelters, playground areas, skate park and ice rink, restrooms, lighted sand volleyball court and fitness course.

Sertoma Park

Sertoma Park is located at end of Cottage St. is comprised of 1.02 acres. The park has picnic areas, playground areas and softball field.

Audubon Park

Audubon Park is located south of Main St. on Dakota St. is comprised of 6.77 acres. The park has playground area and picnic area.

Bluffs Park

Bluffs Park is located at Augusta and Oakmont Street is comprised of 1 acre. The park has playground and basketball court.

Ty Park

Ty Park is located at Country Side Addition and Burbank Road. The park has a playground.

Trails

Trails are a component of the City's parks system. The current system includes some paved and natural trails. Paved trails are typically eight or ten feet in width. Unpaved trails are typically found in some parks where natural surface trails complement and provide access to natural resources. Paved shoulders provide transportation along major corridors through the City. The existing trail system is shown in Figure 6-1.

Bluffs Golf Course

The Bluffs is an upscale eighteen hole Championship golf course owned and operated by the City of Vermillion. Built in 1996, it is located on the Missouri River Bluffs. The clubhouse maintains a food and beverage operation, pro shop, and driving range.

Current and Future Park Needs

The focus for the future is on upgrading, expanding and improving the park system to meet the recreation needs of citizens over their lifetime.

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 typically include areas for passive uses, nature conservation, pools/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 that preserve wildlife habitat, woodlands and wetlands through open space development. Most commonly developed along stream corridors and natural drainage ways 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 the Current and Future Land Use maps identify existing park facilities and proposed new facilities within the projected growth areas. The specific improvements provided within the park facility should be tailored to meet the needs of the nearby population that it will primarily serve. 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.

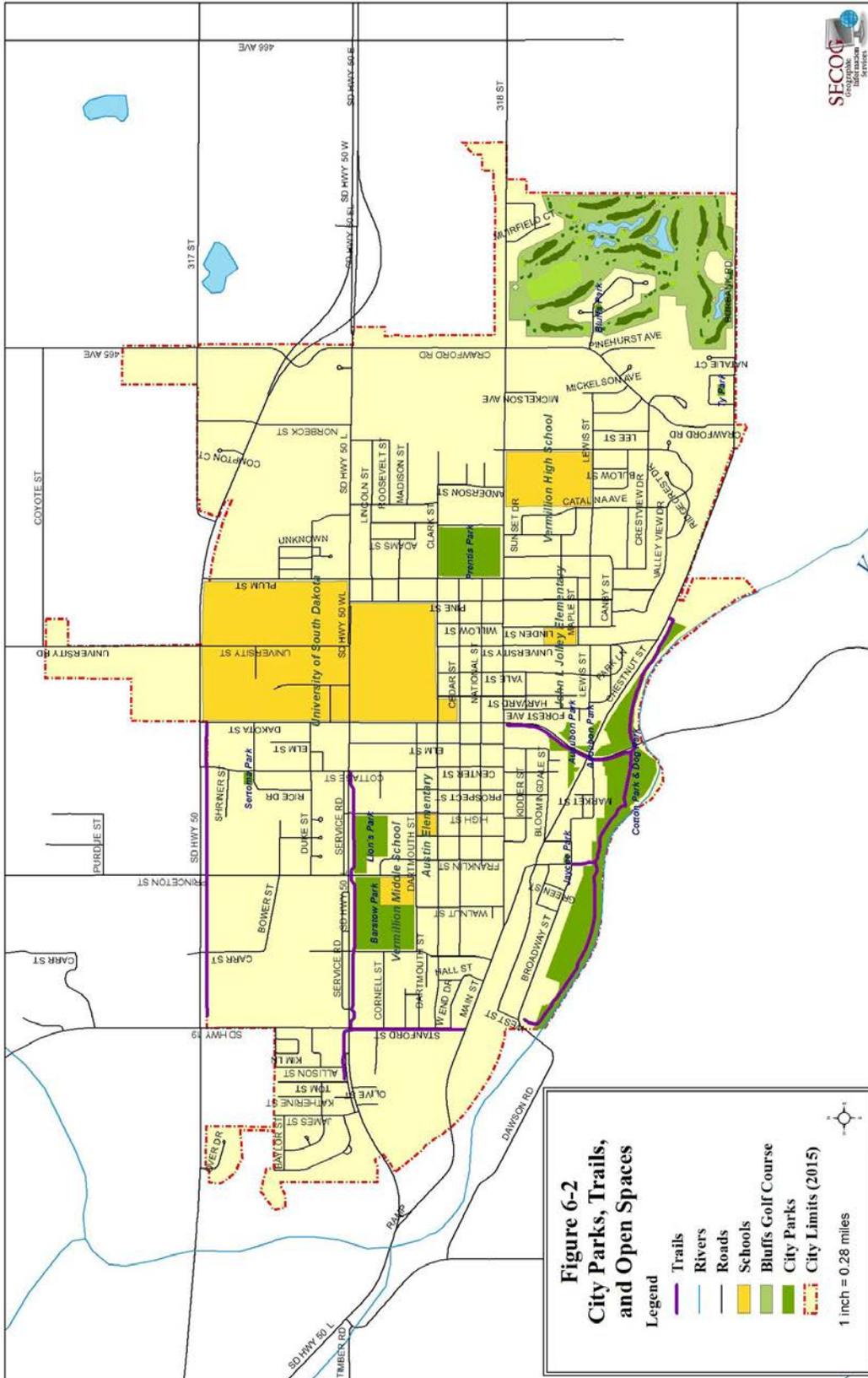
If new parks are to be provided at a reasonable cost and in proper locations, it is essential that parkland acquisition take place prior to residential development. Integration of park and school sites will likewise be feasible only if land acquisition occurs well ahead of residential development.

Park, Trails and Open Space Goals

The City of Vermillion seeks to achieve the following goals for the Park System:

1. Develop and adopt a Park, Trail and Recreation Plan.
2. Coordinate planning and development of the parks and recreation system with other local, county, state and federal governments and agencies.
3. Provide a well-balanced parks and recreation system.
4. Promote safe, convenient and coordinated facilities for alternative means of transportation throughout the City of Vermillion.
5. Use natural resource areas to provide an overall open space system.

Figure 6-2: Existing Park and Trail System Map



B. Libraries and Museums

C. Education

Chapter 4 – Planning Policy Framework (as Adopted)

Introduction

If a community is to have a sound Comprehensive Plan, the community needs to first set goals. A goal statement expresses the public opinion about what kind of place a community should become and is based on citizen participation and group input. Policies and objectives are then developed which are specific descriptions of what government, private organizations and individuals need to do in order for the community to achieve the identified goals.

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.

Growth Management Strategy

Significant portions of the land within the Growth Areas are presently dedicated to agricultural uses and are otherwise undeveloped as for any urban purposes. It is likely that lands adjacent and abutting the developed areas of the City will be developed with urban purposes once public utilities become available. The timing of the extension of utilities into undeveloped areas is important; premature and unplanned development prior to development of the necessary roads and utilities should be avoided.

Goal 1: Focus New Development within Existing City Limits Area

Objectives

- Allow development within existing sanitary sewer and drainage basins.
- Allow compact and contiguous urban growth within corporate limits.
- Enhance the character, identity and historic preservation of the community.

Policies

- The City will determine the growth areas most accessible to sewer hookups and will discourage growth in areas not suitable for sewer hookups.
- The City will 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.
- The City will discourage 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.
- The City will require that properties served by public utilities be located within the City.
- The City will establish an area-wide approach to cooperatively manage future growth including city and county governments, school districts, townships and other public utility providers.

Goal 2: Direct New Growth into Designated Future Growth Areas

Objectives

- Establish development patterns/requirements for the described Growth Areas.

Policies

- The City will review and revise, on an as needed basis, specific development patterns established under Chapter 1 – Growth Areas.

Goal 3: Construct and Upgrade the Major Street System to Handle New Growth

Objectives

- Enhance the current road system to provide optimum traffic mobility.
- Minimize ingress and egress onto major roadways.

Policies

The City will evaluate the need for various improvements and appropriate annual funds accordingly.

The City will require driveway access points off of local roads rather than arterials whenever feasible so as to alleviate congestion from heavily traveled roads.

Goal 4: Improve Community Services for All Residents of Vermillion

Objectives

- Improve public services and buildings.
- Improve park and recreation opportunities for citizens.

Policies

- The City will make needed improvements to the City's infrastructure.
- The City will improve and construct park facilities whenever possible.
- The City will coordinate the development of recreational programs whenever possible.

Goal 5: Preserve the Function and Character of the Rural Area

Objectives

- Encourage agriculture to remain the dominant land use activity.
- Discourage scattered residential, commercial or industrial development.

Policies

- The City will encourage the preservation and protection of land used for agriculture in a manner that supports these elements during the predevelopment urbanization period.
- The City will encourage the orderly transition in the development of agricultural area to urban areas.
- The City will work with Clay County to ensure all proposed development within Vermillion's growth areas are annexed and services with municipal utilities.

Land Use Planning Strategy

The quality of life in Vermillion will be protected and enhanced by establishing a balance of land uses including residential neighborhoods exhibiting a variety of housing styles, densities, price points and design, retail areas, office and industrial areas and parks and open space. The City's land use plan (Figure 4-2), is the graphical representation of Vermillion's land use goals, objectives and policies. Together, with the text, the land use plan provides a conceptual glimpse of the community's preferred growth pattern.

Goal 1: Ensure the Health and Safety of Citizens

Objectives

- Separate structures for health and safety.
- Design lots and blocks to emphasize cost efficiency and community value.
- Provide adequate visibility at intersections and driveways for all streets.
- Design major streets to emphasize mobility and safety.
- Minimize conflicts and nuisances that typically occur wherever people and activities congregate within corporate limits.

Policies

- The City will establish side yard setbacks that comply with fire code separation for residential, commercial and industrial structures.
- The City will ensure buildings and structures do not encroach on residential building air space.
- The City will review the lot and block designs based upon subdivision design standards.
- The City will ensure that structures and fences do not obstruct the view of intersecting traffic.
- The City will preserve adequate right-of-way for future arterial traffic routes and collectors.
- The City will discourage traffic routes that promote through-traffic in residential neighborhoods.

- The City will review and update Vermillion’s zoning map and ordinance periodically to discourage mixing of incompatible uses.

Goal 2: Protect Natural Resources

Objectives

- Retain runoff with open natural drainage systems.
- Create greenways and linear open spaces within floodplain areas.
- Design around significant wetlands.
- Limit development in areas with poor soils and high water table.

Policies

- The City will encourage any development that is planned to incorporate as much natural drainage as possible.
- The City will assure development works with existing drainage system.
- The City will discourage residential, commercial or industrial development within floodplain areas as identified by the Federal Emergency Management Agency.
- The City will encourage development to utilize and maintain wetlands as a part of the natural drainage basin.
- The City will require further investigation by the developer prior to allowing new development to occur in areas with soil limitations as identified by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

Goal 3: Enhance the Visual Quality of the City

Objectives

- Separate industrial and residential uses.
- Soften the look of all uses to enhance the community’s image as an attractive place.
- Encourage the appropriate siting and concentration of uses and structures that can clutter the landscape.
- Provide suitable areas for a variety of residential types and densities.
- Allow for vibrant and viable commercial areas with a variety of uses.
- Maintain the appearance of Vermillion’s neighborhoods, streets and commercial districts.

- Encourage high-quality new developments that are visually attractive and respect their surroundings.

Policies

- The City will discourage industrial development near residential developments.
- The City will encourage locating of industrial uses in incorporated areas.
- The City will establish front and rear setbacks that provide reasonable separation for residential living.
- The City will establish landscaping standards to provide visual and physical boundaries between parking lots and roads.
- The City will encourage the reuse of vacant buildings within the community.
- The City will allow manufactured homes to be placed only in manufactured home parks.
- The City will allow home occupations as long as there is no substantial change in the residential nature of the home.
- The City will identify appropriate locations for residential areas on the Land Use map, taking into consideration accessibility, utility availability and site suitability.
- The City will require adequate buffering and transitions such as multi-family residential between single-family residential and non-residential land uses.
- The City will encourage new commercial developments near existing commercial areas and buffer them from single-family residential.
- The City will encourage commercial development in clusters at major intersections and other appropriate locations, as opposed to scattered and/or “strip” development along major thoroughfares.
- The City will improve the appearance of public ways and property throughout the central business district through the use of street furniture, flowers and other aesthetic means.
- The City will promptly enforce existing ordinances regarding property maintenance and appearance.
- The City will encourage and support private initiatives to landscape and beautify vacant lots or underutilized parcels.

Chapter 11 – Implementation

Introduction

Planning is a continuous process. Completion of the Comprehensive Plan is by no means an end in itself. A comprehensive plan must be constantly scrutinized to ensure that its goals, objectives and policies continue to reflect changing community needs and attitudes. The purpose of this implementation element is to provide direction and recommendations for implementing the Comprehensive Plan and for continuing planning. Above all, the Plan must be used.

The Continuous Planning Process

Circumstances will continue to change in the future, and the Vermillion Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Some of its proposals will be found unworkable and other solutions will continue to emerge. Changes that are needed should be carefully noted and thoroughly considered as part of Annual Plan Updates and 5-Year Major Plan Revisions. As change occurs, however, Vermillion's vision should remain the central theme and provide a unifying element. This plan's importance lies in the commitment of citizens to agree on Vermillion's purpose for the future, and to apply that consensus in continuing efforts that focus on betterment of the community.

Review by the Planning Commission

The Planning Commission should review the status of efforts to implement this Comprehensive Plan on an annual basis. Significant actions and accomplishments during the past year should be recognized as well as recommendations for needed actions and programs to be developed in the coming new year.

Annual Plan Amendment Process

Annual plan amendments, when necessary, will provide opportunity for relatively minor plan updates and revisions such as: changes in land use plan designations; implementation actions for identified goals, objectives and policies; and review of plan consistency with ordinances and regulations. A plan amendment should be prepared and distributed in the form of an addendum to the adopted Comprehensive Plan. Identifying potential plan amendments should be an *ongoing process* by the Planning Commission throughout the year; input from the general public should be solicited for any and all plan amendments. Proposed plan amendments should be reviewed and approved by the Planning Commission with final approval from the City Council, mirroring the initial adoption of this Comprehensive Plan; plan amendments shall be in the form of a resolution.

Major Updates of the Comprehensive Plan

Major updating of the Comprehensive Plan should occur *every five years*. These updates will ensure renewal and continued utility of the Comprehensive Plan for use by the Planning Commission and City Council. Annual plan amendments from the previous four years should be

incorporated into the next major plan update. Plan updates will be a significant undertaking involving City officials, the Planning Commission, a steering committee and citizens. The result of major plan updates will be a “new” comprehensive plan for the City, including new identification of up-to-date goals, objectives, policies and implementation actions.

Citizen Participation in Continuing Planning

Vermillion’s citizens shared in developing the plan's goals, objectives and proposals by participating in public meetings. The many ideas and comments contributed by citizens during the plan's development were incorporated and shaped the resulting proposals and recommendations. Similarly, citizens should continue to be involved in implementing and maintaining the Comprehensive Plan. The Planning Commission, community meetings, public forums, newsletters and public notices should be utilized to inform and involve citizens in continuing planning. Methods and activities for public participation should be carefully chosen and designed to achieve meaningful and effective involvement.

Capital Improvements Planning

The purpose of capital improvements planning is to provide local government officials with a guide for budgeting major improvements that will benefit the community. Before future development can be considered, the City must review current infrastructure and identify any deficiencies that need to be corrected prior to the development. It is the intention of the City to upgrade portions of existing utilities and transportation routes on an ongoing basis.

Implementation Process

The Comprehensive Plan is the City's guide for government officials and citizens when making decisions about land use and development. The Comprehensive Plan is *comprehensive* in that it identifies the multitude of factors related to future community growth. The Plan analyzes relationships among these factors, proposes what needs to be done about them, and recommends goals and objectives and actions for using the City's resources in the most efficient and effective ways.

Plan implementation includes using the Land Use map as a general guide for decision-making in zoning cases and subdivision plat review. This practice is to ensure that development and redevelopment are consistent with the policies of the City's Comprehensive Plan. Review and revision of City ordinances for updating, strengthening and streamlining the Zoning Ordinance and Subdivision Regulations will be a plan implementation activity. Studies for drainage basins are critical to protection of existing and future development. Water and sewer needs and improvements must be addressed on a yearly basis. Parks development and community facilities improvements will be needed as well.

Perhaps the most important method of implementing Vermillion’s Comprehensive Plan comes through a day-to-day commitment by elected and appointed officials, City staff members and citizens of the community. The Comprehensive Plan must be perceived as a useful and capable tool in directing the City's future. The Land Use map and other key elements of the

Comprehensive Plan should be displayed and available for ready reference by public officials and citizens. The Comprehensive Plan should continually be referenced in rezoning public hearings, site plan proposals, variance and conditional use hearings as well as informal discussion situations.

An aggressive, yet realistic program for implementing the Comprehensive Plan should be established by the City Council and the Planning Commission and then used by the entire community. Implementation tools include the Zoning Ordinance, Subdivision Regulations and annual budget. These tools should be reviewed and updated periodically so that the goals, objectives, and policies of the Comprehensive Plan are put into action. In addition, the identified goals and policies of this Plan should be reviewed and implemented continually to ensure maximum effectiveness of the Plan. It is recommended that an Implementation Task Force be established by the City Council to address the previously identified goals, objectives and policies; the Planning Commission should provide oversight and act in a supervisory capacity.

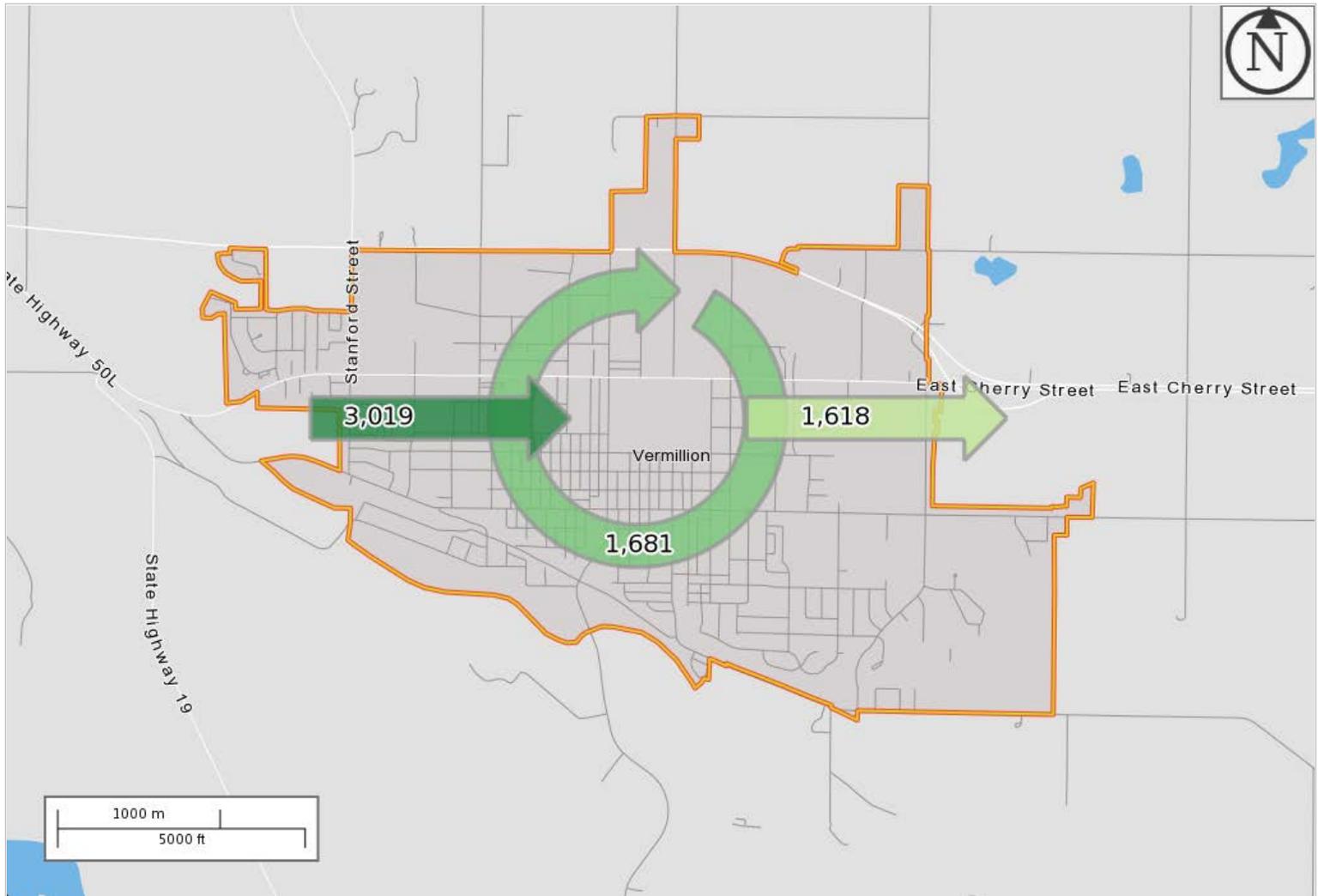
Inflow/Outflow Report

All Jobs for All Workers in 2014

Created by the U.S. Census Bureau's OnTheMap <http://onthemap.ces.census.gov> on 05/20/2016

Inflow/Outflow Counts of All Jobs for Selection Area in 2014

All Workers



Map Legend

Selection Areas

- Analysis Selection

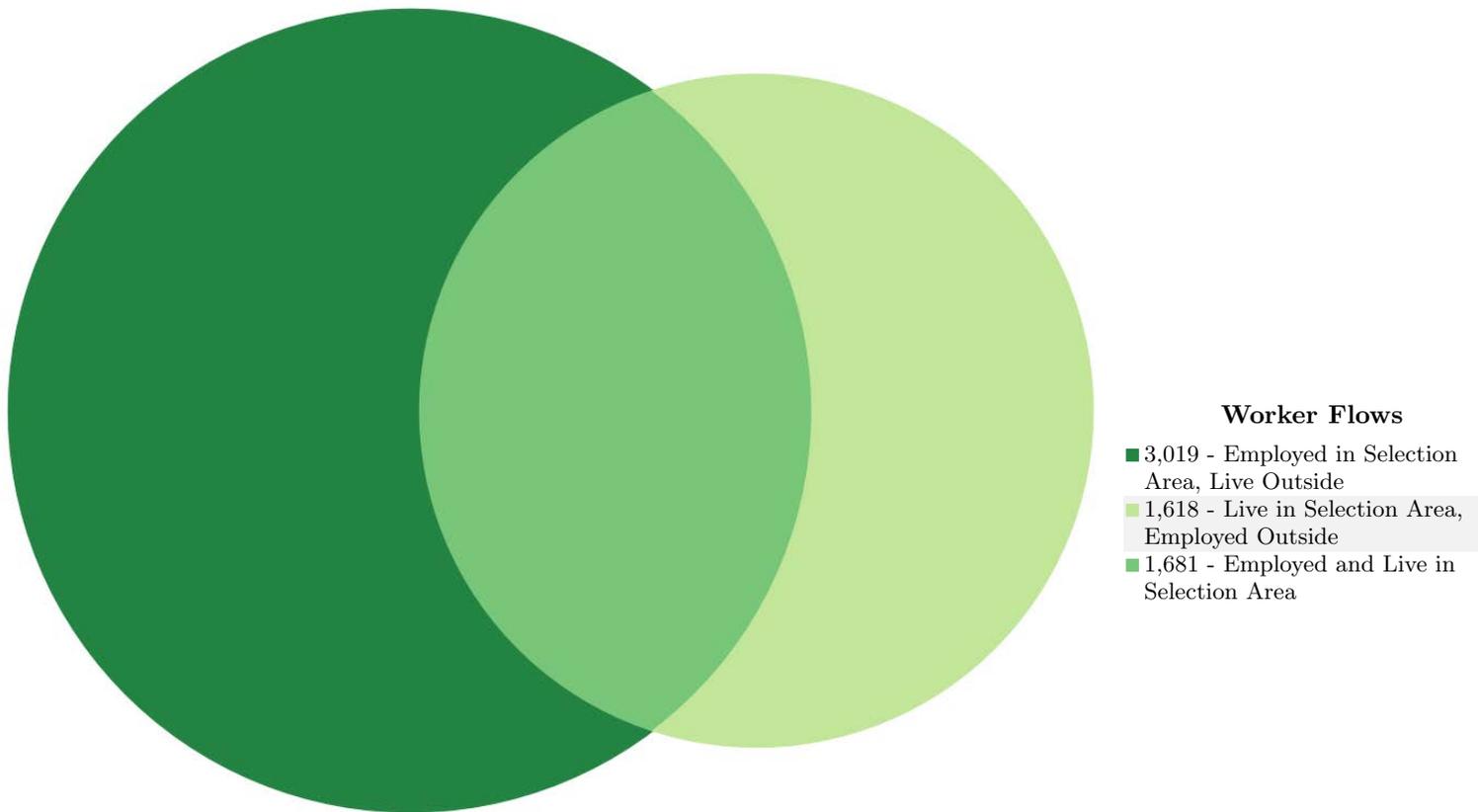
Inflow/Outflow

- Employed and Live in Selection Area
 - Employed in Selection Area, Live Outside
 - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Inflow/Outflow Counts of All Jobs for Selection Area in 2014

All Workers



Inflow/Outflow Counts of All Jobs for Selection Area in 2014

All Workers

Worker Totals and Flows	2014	
	Count	Share
Employed in the Selection Area	4,700	100.0
Employed in the Selection Area but Living Outside	3,019	64.2
Employed and Living in the Selection Area	1,681	35.8
Living in the Selection Area	3,299	100.0
Living in the Selection Area but Employed Outside	1,618	49.0
Living and Employed in the Selection Area	1,681	51.0

Additional Information

Analysis Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2014, 2013, 2012
Job Type	All Jobs
Selection Area	Vermillion city, SD from Places (Cities, CDPs, etc.)
Selected Census Blocks	293
Analysis Generation Date	05/20/2016 09:21 - OnTheMap 6.5
Code Revision	27fb9bc4fbd09322b53aa80fc41c8d9604925f1a
LODES Data Version	20160219

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

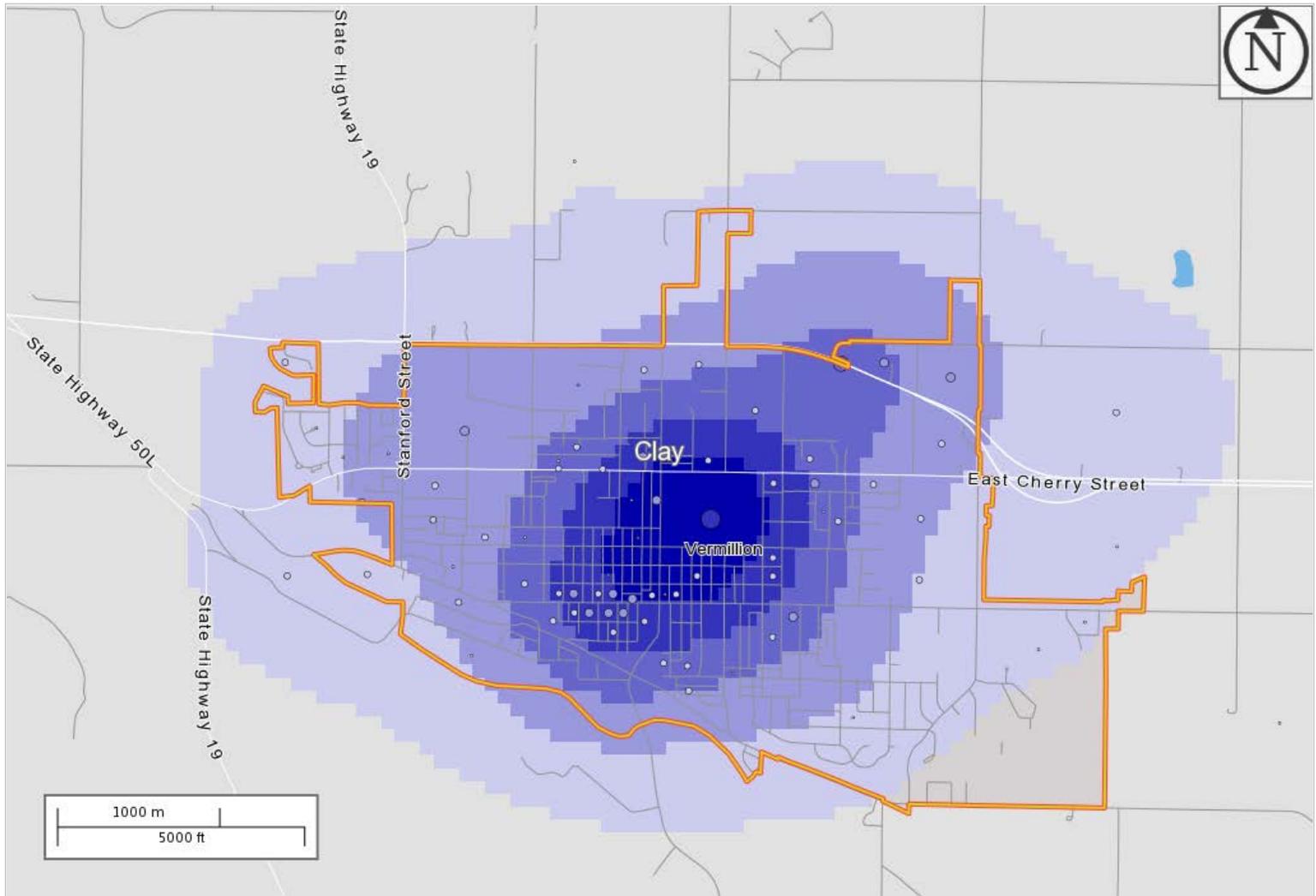
Distance/Direction Report - Home to Work

All Jobs for All Workers in 2014

Created by the U.S. Census Bureau's OnTheMap <http://onthemap.ces.census.gov> on 05/20/2016

Counts and Density of Work Locations for All Jobs in Home Selection Area in 2014

All Workers



Map Legend

Job Density [Jobs/Sq. Mile]

- 5 - 89
- 90 - 341
- 342 - 762
- 763 - 1,350
- 1,351 - 2,108

Job Count [Jobs/Census Block]

- 1 - 2
- 3 - 19
- 20 - 94
- 95 - 296
- 297 - 722

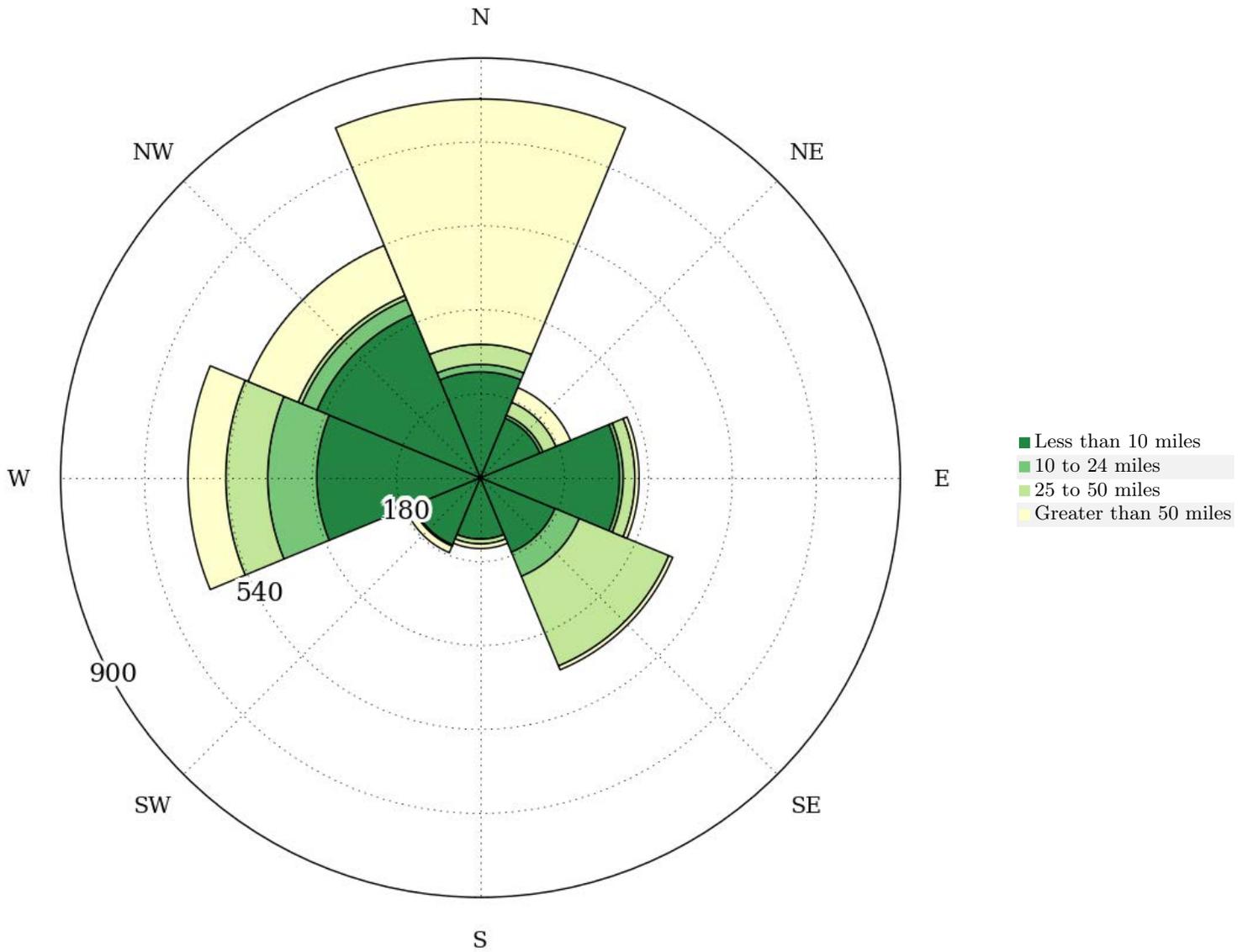
Selection Areas

- 🔴 Analysis Selection



All Jobs for All Workers in 2014

Distance and Direction from Home Census Block to Work Census Block, Living in Selection Area



All Jobs for All Workers in 2014

Distance from Home Census Block to Work Census Block, Living in Selection Area

Distance	2014	
	Count	Share
Total All Jobs	3,299	100.0
Less than 10 miles	1,854	56.2
10 to 24 miles	230	7.0
25 to 50 miles	415	12.6
Greater than 50 miles	800	24.2

Additional Information

Analysis Settings

Analysis Type	Distance/Direction
Selection area as	Home
Year(s)	2014
Job Type	All Jobs
Selection Area	Vermillion city, SD from Places (Cities, CDPs, etc.)
Selected Census Blocks	293
Analysis Generation Date	05/20/2016 09:46 - OnTheMap 6.5
Code Revision	27fb9bc4fbd09322b53aa80fc41c8d9604925f1a
LODES Data Version	20160219

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Notes

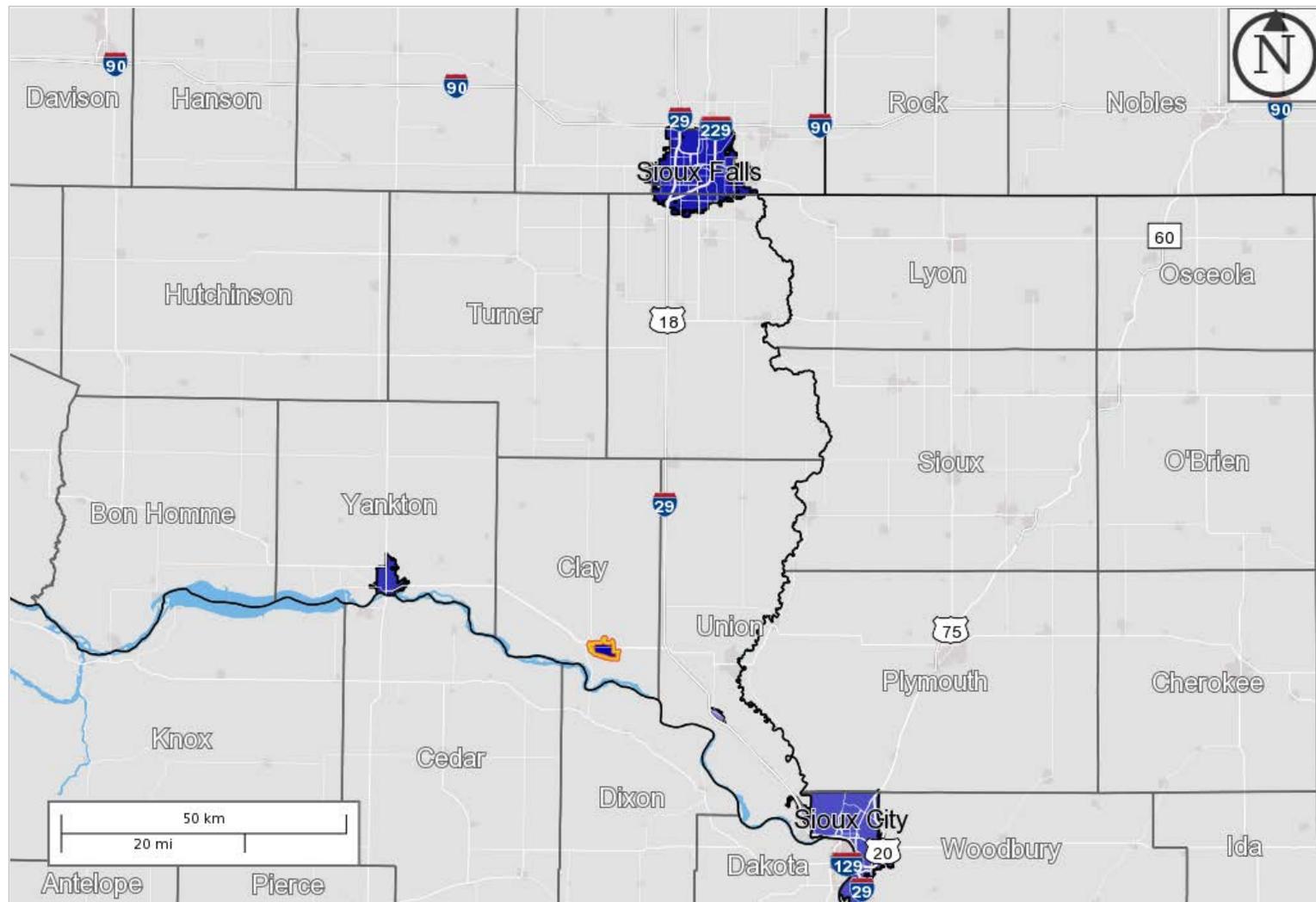
1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

Work Destination Report - Home Selection Area to Work Places (Cities, CDPs, etc.)

All Jobs for All Workers in 2014

Created by the U.S. Census Bureau's OnTheMap <http://onthemap.ces.census.gov> on 05/20/2016

Counts of All Jobs from Home Selection Area to Work Places (Cities, CDPs, etc.) in 2014 All Workers



Map Legend

Job Count

- 1,681
- 377
- 165
- 94
- 48
- 43
- 42
- 38
- 37
- 32

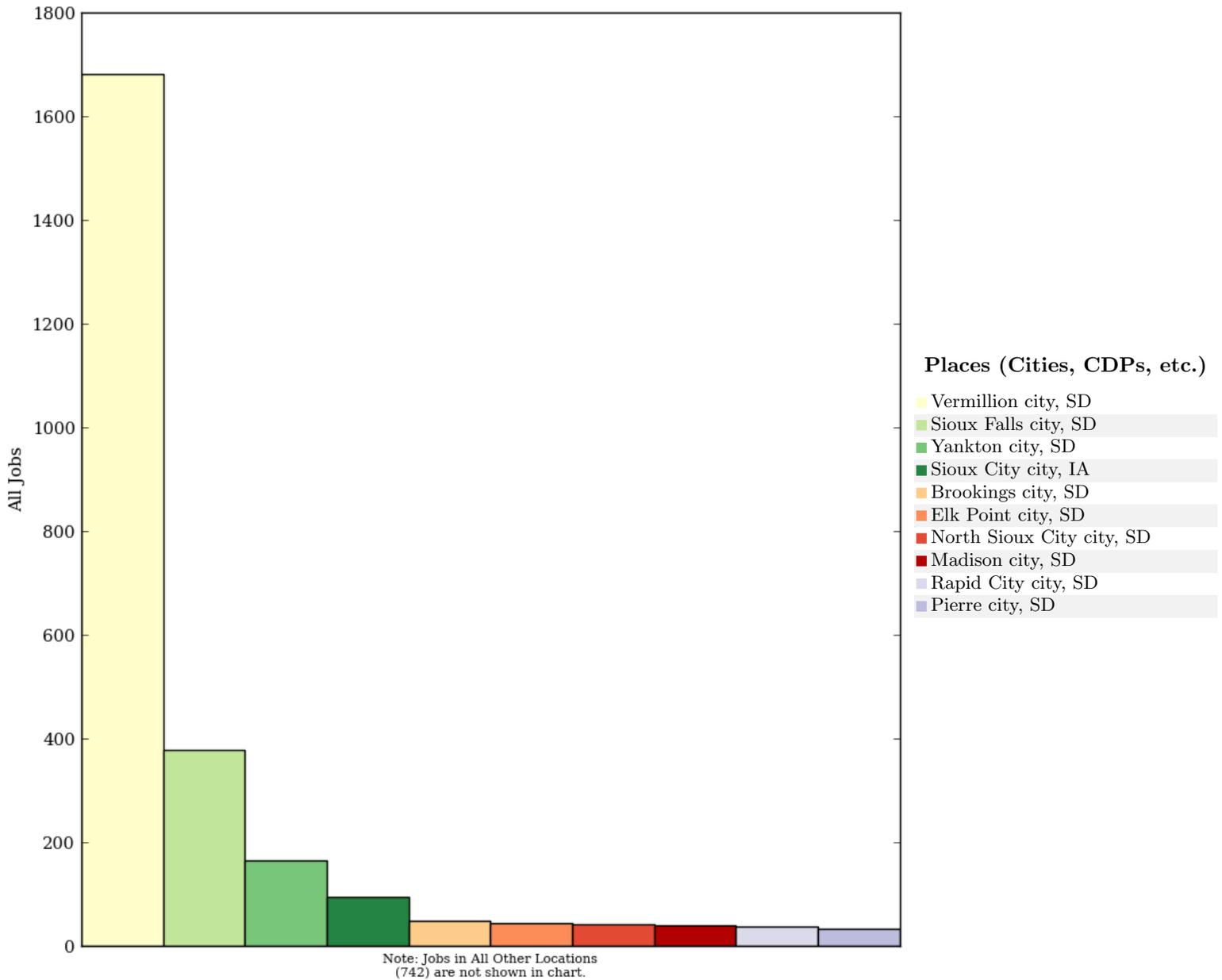
Selection Areas

- 📍 Analysis Selection



All Jobs from Home Selection Area to Work Places (Cities, CDPs, etc.) in 2014

All Workers



All Jobs from Home Selection Area to Work Places (Cities, CDPs, etc.) in 2014

All Workers

Places (Cities, CDPs, etc.) as Work Destination Area	2014	
	Count	Share
All Places (Cities, CDPs, etc.)	3,299	100.0
Vermillion city, SD	1,681	51.0
Sioux Falls city, SD	377	11.4
Yankton city, SD	165	5.0
Sioux City city, IA	94	2.8
Brookings city, SD	48	1.5
Elk Point city, SD	43	1.3
North Sioux City city, SD	42	1.3
Madison city, SD	38	1.2

Places (Cities, CDPs, etc.) as Work Destination Area	2014	
	Count	Share
Rapid City city, SD	37	1.1
Pierre city, SD	32	1.0
All Other Locations	742	22.5

Additional Information

Analysis Settings

Analysis Type	Destination
Destination Type	Places (Cities, CDPs, etc.)
Selection area as	Home
Year(s)	2014
Job Type	All Jobs
Selection Area	Vermillion city, SD from Places (Cities, CDPs, etc.)
Selected Census Blocks	293
Analysis Generation Date	05/20/2016 09:43 - OnTheMap 6.5
Code Revision	27fb9bc4fbd09322b53aa80fc41c8d9604925f1a
LODES Data Version	20160219

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.