



## **City of Vermillion Planning and Zoning Commission Agenda**

5:30 p.m. Regular Meeting  
Monday, February 24, 2020  
City Council Chambers – 2<sup>nd</sup> Floor  
City Hall  
25 Center Street  
Vermillion, SD 57069

1. **Roll Call**
2. **Minutes**
  - a. January 27, 2020 Regular Meeting.
3. **Declaration of Conflict of Interests**
4. **Adoption of the Agenda**
5. **Visitors to Be Heard**
6. **Public Hearings**
  - a. Request for a Conditional Use Permit to construct, and operate, a campground (RV park with nine RV sites) at Lot B-1 of Replat of Lot B EXC W 135-feet of Lot B-1 SW ¼ NE ¼ 14-92-52, and Lot A-1 and Lot A-3 Replat of Lot A-2 SW ¼ NE ¼ 14-92-52, Miscellaneous, City of Vermillion, Clay County, South Dakota.
7. **Old Business**
8. **New Business**
  - a. Discussion with Clay County Planning Commission to discuss the draft of Chapter 1: Introduction of the Proposed Comprehensive Plan for the Joint Jurisdiction Zoning Area.
9. **Staff Reports**
10. **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, January 27, 2020 Joint Planning Commission Meeting with Clay County

The joint meeting of the Vermillion Planning and Zoning Commission and Clay County Planning Commission was called to order in the Large Conference Room at City Hall on January 27, 2020 at 5:30 p.m.

1. Roll Call

City Planning and Zoning Commissioners Present: Fairholm, Forseth, Gestring, Muenster, Tuve, Iverson.

City Planning and Zoning Commissioners Absent: Kleeman, Manning, Wilson  
City Staff present: John, Prescott, City Manager; James McCulloch, City Attorney; José Domínguez, City Engineer; James Purdy, Assistant City Manager

County Planning Commissioners Present: Bottolfson, Prentice, Mockler.

County Planning Commissioners Absent: Gilbertson, Hubert

County Staff present: Alexis Tracy, Clay County State's Attorney; Drew Gunderson, Clay County Zoning Administrator

2. Minutes

a. December 17, 2019 Special Meeting.

Moved by Commissioner Muenster to adopt December 17, 2019 special meeting minutes with minor corrections, seconded by Forseth. Motion carried 6-0.

3. Declaration of Conflict of Interest

Muenster noted that he, and his wife (Ms. Karen Muenster) own investment property.

Forseth noted that he owns investment property.

4. Adoption of the Agenda

Moved by Forseth to adopt the agenda as printed, seconded by Tuve. Motion carried 6-0.

5. Visitors to be Heard

Iverson asked for the introductions between both of the Commissions and Staff. Introductions followed.

Dominguez stated that five of the City's Commissioners (Forseth, Manning, Muenster, Tuve, and Wilson) are up for reappointment this year. Staff will be notifying the Commissioner's in May. The Council would make the appointments at their first meeting in June.

6. Public Hearing

None

7. Old Business

None

## 8. New Business

a. Initial Discussion with Clay County Planning Commission to discuss any amendments to the Comprehensive Plan for the Joint Jurisdictional Zoning Area.

Jose Dominguez, City Engineer, explained the history of zoning between the City and the County in areas within the joint jurisdiction zoning area. Dominguez explained that due to recent events, and the fact that the existing comprehensive plan for the joint jurisdictional zoning area has reached its planning usefulness, the City's Commission discussed approaching the County's Commission in order to start the process of amending the comprehensive plan for the joint jurisdictional zoning area.

Dominguez also explained that although the lifespan of the current comprehensive plan ends in 2020 it does not mean that the plan expires at the end of the year. The plan will still be a guiding document until it is replaced by a newer document.

Dominguez discussed the fact that the City's 2035 Comprehensive Plan also has portions that the City's Commission should strongly consider when developing the new joint jurisdictional zoning area comprehensive plan. Dominguez also stated that the current County's comprehensive plan (Clay County Comprehensive Plan 2001-2021) allows municipalities to plan for expansion within clearly defined areas around municipalities.

Dominguez recommended that the City's Commission start the process with the County to amend the comprehensive plan for the joint jurisdictional zoning area, and that the City's 2035 Comprehensive Plan be considered by the City's Commission when drafting this new document.

Iverson stated that he believes that the major amendment/revision of the document should be followed. He also stated that South Eastern Council of Governments (SECOG) should be considered to help with the drafting of the new document.

Mockler stated that he agreed with Iverson's recommendation and that SECOG should be contacted regarding drafting of the new document.

Muenster asked if the County Commission took exception to anything in the City Engineer's memo. The County Commissioner's present stated they were in agreement with the memo.

Mockler asked McCulloch for his opinion regarding the recent City's decision to table the Nutrien Conditional-Use Permit application on October 28, 2019. Discussion followed.

Moved by Muenster for the City Commission to work with the Clay County Planning Commission, along with SECOG, to develop a new comprehensive plan for the joint jurisdictional zoning area. Seconded by Forseth. Discussion followed. Motion passed 6-0.

9. Staff Report  
None

10. Adjourn

Moved by Forseth to adjourn, seconded by Gestring. Motion carried 6-0.  
Iverson declared the meeting adjourned at 6:13 p.m.



## *Planning & Zoning Commission Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** February 24, 2020

**Subject:** Request for a Conditional Use Permit to construct, and operate, a campground (RV park with nine RV sites) at Lot B-1 Replat of Lot B EXC W 135-feet of Lot B-1 SW ¼ NE ¼ 14-92-52, and Lot A-1 and Lot A-3 Replat of Lot A-2 SW ¼ NE ¼ 14-92-52, Miscellaneous, City of Vermillion, Clay County, South Dakota.

**Presenter:** Jose Dominguez

**Background:** The City received an application from Circle 13 LLC for a Conditional Use permit (CUP) to construct, and operate, a campground consisting of nine RV parking spots within the property own by the applicant at 1313 West Cherry Street. The campground would occupy part of the parcel where the existing motel sits.

The proposed campground would be located within in the GB-General Business zoning district. Campgrounds are allowed within the district; however, a CUP is required.

The applicants submitted documents supporting their request for the approval of the CUP.

**Discussion:** There are three items that guide the City through the decision making process regarding a CUP. These are the Vermillion 2035 Comprehensive Plan, the City's Code of Ordinances, and SDCL 11-4-4.1.

Statute 11-4-4.1 states that "The approving authority shall consider the stated criteria (in the ordinance), the objectives of the comprehensive plan, and the purpose of the zoning ordinance and its relevant zoning districts when making a decision to approve or disapprove a conditional use request." This statute requires that the City consider the City's ordinance and comprehensive plan when making a decision regarding conditional uses.

The City's current process for conditional uses follows the Code of Ordinances section 155.095. The City's ordinance sets the Planning and Zoning Commission as the body that

grants CUPs. The City Council acts as the body of appeal if the applicant feels aggrieved by the decision or conditions set by the Planning and Zoning Commission.

The Planning and Zoning Commission may place conditions that “are appropriate and necessary to ensure compliance with the Comprehensive Plan and protect health, safety, and general welfare...” Unless otherwise specified in the ordinance, the Planning and Zoning Commission reviews each permit for the following items:

<b>CRITERIA</b>	<b>STAFF COMMENTS AND RECOMMENDATIONS</b>
<p>Ensure that the ingress and egress to the property is as required by Section 154.14 (E)</p>	<p>The applicant is proposing to utilize the two existing access points off the frontage road. These access points vary in width. The easternmost access point is roughly 25-foot wide, while the western access point is close to 20-foot wide. The distance between the access points is close to 135-feet.</p> <p>City Ordinance 154.14 states that driveways in business districts cannot exceed 36-feet in width. The Ordinance also dictates that a maximum of two access points are allowed since it fronts a local street and the total frontage along said street is close to 287-feet.</p>
<p>Review and, if necessary, place conditions to ensure automotive and pedestrian safety, traffic flow and control, and access in case of fire or catastrophe within the development.</p>	<p>Per the application, the width of the internal roads used to access the RV sites will be at least 14-foot wide. This internal road will also serve the public staying in the motel. The road is one-way with vehicles entering through the east driveway and exiting through the west driveway.</p> <p>City Ordinance 155.037 states that campgrounds need to have a an access road at least 14-foot in width for one-way roads.</p>
<p>Ensure that off-street parking and loading areas are as required by Sections 155.072 and 155.073.</p>	<p>The applicant is proposing to have a dedicated parking spot next to each RV parking.</p> <p>City Ordinance Sections 155.072 and 155.073 do not require off-street parking for campgrounds. The off-street parking will be constructed at locations that will not interfere with visibility along Allison Street, or the frontage road.</p>
<p>Ensure that refuse areas are provided for within the development.</p>	<p>The applicant will utilize the existing motel dumpster located on the northwest corner of the property.</p>

<p>Ensure that developments have appropriate fire protection (fire hydrants, fire suppression systems, etc...)</p>	<p>There is an existing fire hydrant close to the southwest corner of the property. No additional fire suppression systems are required by ordinance.</p>
<p>Ensure that screening and buffering within reference to type, dimensions and character complies with Section 155.077 or any requirements within the zoning district where the development will occur.</p>	<p>The applicant is considering the installation of a staggered fence along the west property line. The existing motel buildings on the north and east serve as a buffer.</p> <p>City ordinance does not require any buffers between this use and any of the surrounding uses. However, a permit will be required for the placement of the fence. Staff will then review the location and height, and how these may affect traffic on Allison Street. The height and proposed placement might need to be altered after review by Staff.</p>
<p>Ensure that the proposed exterior lighting complies with Section 155.077.</p>	<p>Staff is unaware of any new lighting being installed by the applicant as part of this project.</p> <p>City ordinance does not require any lighting for this use.</p>
<p>Ensure that all of the setbacks are being met for the development as set within the respective zoning districts.</p>	<p>This property is located on a corner. One of the sides fronts the City's frontage road, while the other frontage abuts Allison Street. Allison Street is a private road for the adjacent mobile home park. The City's ordinance requires that a 25-foot setback be maintained for frontage abutting streets. This setback is also used along private streets. However, the setback requirements are only for permanent structures (this includes fences).</p> <p>Setbacks along the north and east property line are irrelevant since there is more than the required distance between property line and the proposed campground use.</p>
<p>Review and, if necessary, place conditions to ensure general compatibility with adjoining properties and other property in the zoning district in which such use is to be located.</p>	<p>The proposed use is adjacent to a residential use to the west and north, and to a commercial use to the east and south. It is assumed that most of the compatibility issues would be with the adjacent residential use. Staff believes that the possible staggered fence might serve as a buffer between the uses by protecting the residential uses from some of the happenings at the campground.</p>

<p>Review and, if necessary, place conditions to ensure that the conditional use meets the goals and objectives of the most recently adopted comprehensive plan.</p>	<p>Staff believes that no additional conditions need to be placed to ensure that the CUP meets the goals and objectives of the 2035 Comprehensive Plan.</p>
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**Compliance with Comprehensive Plan:** The City’s Comprehensive Plan has several sections that address development within the community. Following are some goals and objectives that may apply in this instance:

- Provide attractive, inviting, quality retail shopping, and commercial services that are convenient to existing and future Vermillion residents and visitors. (pg. 14)
- Provide a wide range of goods and services for Vermillion residents and visitors. (pg. 14)
- Business retention and expansion (pg. 39)
- Visitor and tourism development (pg. 39)
- Maintain neighborhoods that are safe, healthy, livable, and compatible with adjacent land uses (pg. 13 and pg. 48)
- Continue to encourage a high standard of property maintenance (pg. 48)

**Conclusion/Recommendations:** The Commission is asked to take public comment and either grant, grant with conditions, or deny the conditional use permit application. Staff recommends granting the conditional use with no conditions as the proposed use fits within the existing zoning district; the proposed use matches with the uses proposed in the City’s comprehensive plan’s Future Land Use map; and that no issues are expected regarding health, safety, and general welfare.

**From:** noreply@civicplus.com  
**Sent:** Wednesday, February 5, 2020 12:20 PM  
**To:** Marty Washington; Jose Dominguez; James Purdy  
**Subject:** Online Form Submittal: Petition for Conditional Use Permit

## Petition for Conditional Use Permit

THE PLANNING COMMISSION REQUEST THE FOLLOWING:

(1) APPLICANT MUST COMPLETE THE ENTIRE APPLICATION, OTHERWISE APPLICATION WILL NOT BE PRESENTED TO THE PLANNING COMMISSION FOR CONSIDERATION.

(2) APPLICANT MUST EITHER CHECK A BOX OR ANSWER EACH QUESTION. IF THE ANSWER TO THE QUESTION IS NOT KNOWN, WRITE 'UNKNOWN' AS THE ANSWER TO THE QUESTION.

### 1. Petitioner Information

Name	Circle 13 LLC dba Studio 13 Motel
Email Address	circle13llc@gmail.com
Address	1313 W Cherry St
City	Vermillion
State	SD
Zip Code	57069
Phone Number	6056242601
Fax Number	<i>Field not completed.</i>

(Section Break)

2. What is the proposed use?	RV park with 9 sites
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### 3. Information on Property Applying for Conditional-Use Permit

Address of Property	1313 W Cherry St, Vermillion SD 57069
Legal Description	Lot B-1 of Replat of Lot B EXC W 135' of Lot B-1 SW 1/4 NE 1/4 14-92-52 and Lot A-1 and Lot A-3 Replat of Lot A-2 SW 1/4 NE 1/4 14-92-52

Current Zoning District      GB - General Business District

If you selected PDD -  
Planned Development  
District, enter the name of  
the district. Otherwise  
enter 'N/A.'

N/A

(Section Break)

#### 4. Information on Adjoining Properties

Describe the  
neighborhood where the  
Conditional-Use Permit is  
being sought.

Mixed commercial and residential. Proposed site is bordered on the north and east by the existing motel, on the south by W Cherry St with commercial buildings across, on the west by a residential mobile home park

Adjacent uses to proposed conditional-use (check all that apply):

NORTH                      Commercial

EAST                        Commercial

SOUTH                     Commercial

WEST                        Single-Family Detached

(Section Break)

#### 5. Standards for Conditional Use Permit

*Please address the following criteria. These standards will be addressed at the public hearing.*

A. How will the property  
and structures be accessed  
from the street?

entrance through existing motel drive will be connected to the existing exit drive with a new 14' one way drive.

B. Where will the access  
points from the street be  
located?

existing entrance and exit are accessed from the West Cherry Street frontage road

C. How wide will the  
access points be?

14'

D. How will the traffic  
(both vehicles and  
pedestrians) flow within  
the property?

north on existing entrance, west on new one way drive, and south on existing exit

E. Where will the off-street parking and loading areas be located?	each RV site will have dedicated parking, with additional parking available in existing motel parking
F. How many off-street parking stalls and loading areas are being proposed?	9 RV sites with parking. Loading area N/A
G. Where will refuse and service areas be located on the property?	Existing motel dumpster is located on NW corner of property
H. What is the availability of utilities in the area? Will they need to be installed or modified to service the property?	The City of Vermillion has advised that new electric service is available to be installed on the property. Service will be extended to each RV site
I. Is screening and/or buffering being proposed? If so, what will it be, and where will it be constructed?	North and east sides are buffered by existing motel buildings. South side is screened by existing evergreens. New screening is being proposed for the west side, in the form of a 6' staggered fence.
J. Are any signs proposed for the property? If so, describe the signs being proposed (size and lighting).	Motel has 2 existing signs that will be altered to include the RV sites. Size and lighting will not be changed.
K. Will the signs be compatible with neighboring properties?	N/A signs are existing
L. How will the signs affect the surrounding areas?	N/A signs are existing
M. Are there any required yards and other open spaces?	Each RV site will have dedicated green space.
N. What is the general compatibility with the adjoining properties and other properties in the zoning district in which such use is to be located?	good compatibility with motel, commercial properties on the south should be unaffected. to our knowledge, the mobile home park to the west allows RV parking, so should also be unaffected.

Upload any plans or diagrams [site plan.jpg](#)

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(Section Break)

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Acknowledgement of Fees I acknowledge.

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Electronic Signature Agreement I agree.

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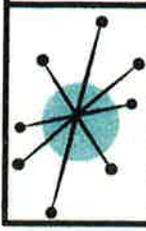
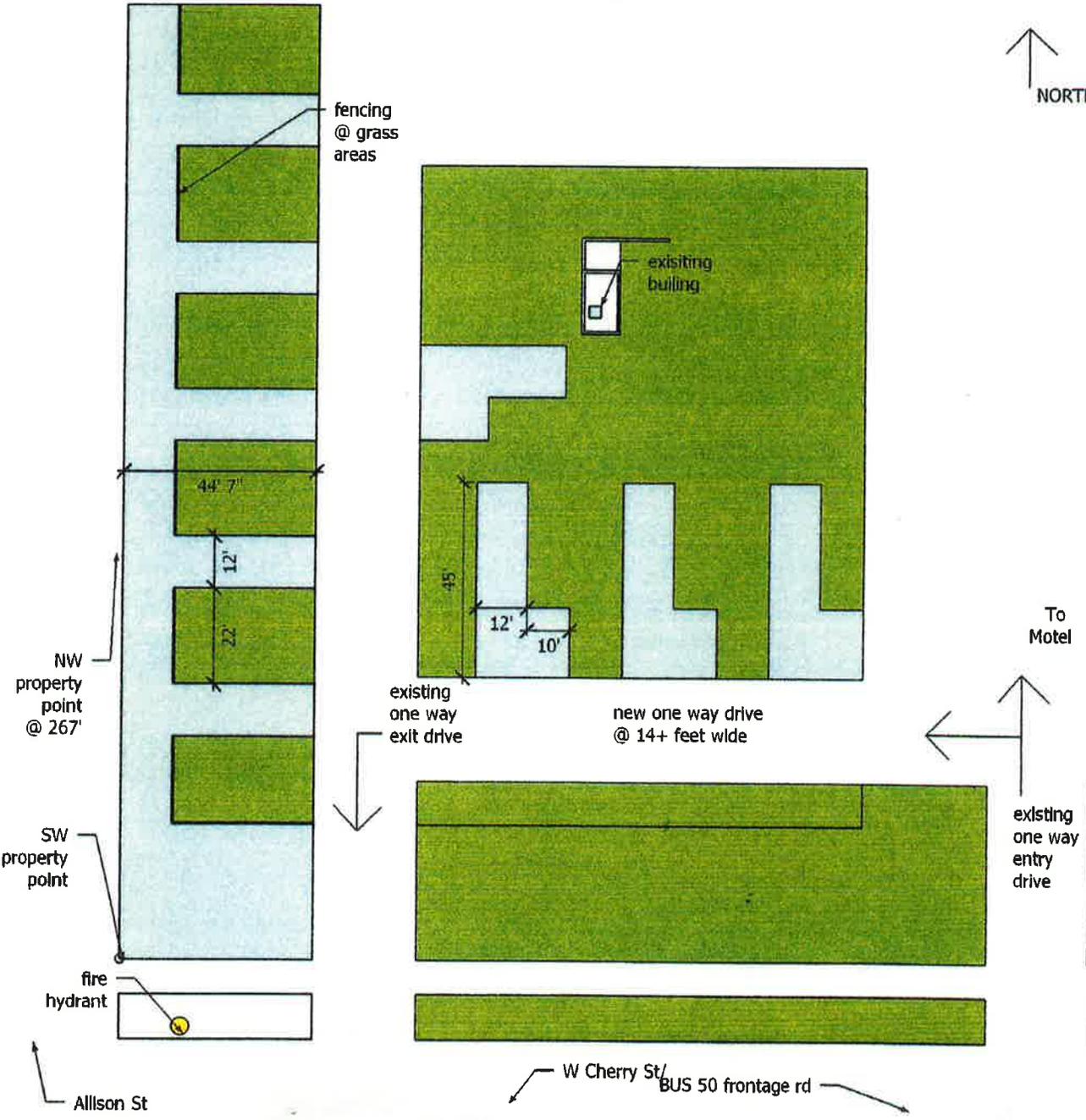
Electronic Signature Judy W Benson

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Once submitted, Staff will verify that everything has been filled out correctly. Afterwards, you will be contacted to inform you of when your Petition for Conditional Use Permit will come before the Planning Commission. It is highly recommended that you attend this meeting.

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Email not displaying correctly? [View it in your browser.](#)



**CIRCLE 13 LLC dba STUDIO 13 MOTEL**

scale: n/a

**PROPOSED RV PARK**

date: 05-feb-20

Lot A-1 & Lot A-3 Replat of Lot A-2 SW 1/4 NE 1/4 & Lot B-1 of Replat of Lot A-2 SW 1/4 NE 1/4



## *Planning & Zoning Commission Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** February 24, 2020

**Subject:** Discussion with Clay County Planning Commission to Discuss the Draft of Chapter 1: Introduction of the Proposed Comprehensive Plan for the Joint Jurisdictional Zoning Area

**Presenter:** Jose Dominguez

**Background:** The Comprehensive Plan for the joint jurisdiction zoning area is based on the City's Vermillion Comprehensive Plan 2000-2020 (2020 Plan). Working with the County, the 2020 Plan was amended and eventually adopted by both bodies for use within the joint jurisdiction zoning area (JJZA). The 2020 Plan was adopted by both bodies in 2011.

Due to recent events and the fact that the current comprehensive plan has reached its planning usefulness, the City's Commission discussed approaching the County's Commission in order to start the process of amending the comprehensive plan for the joint jurisdiction zoning area.

In January of 2020, a joint meeting between the City and County Planning Commissions was held. At this meeting City and County staff received permission to proceed with the process to create a new comprehensive plan that would replace the 2020 plan. One of the items discussed was the creation of a schedule. This schedule would be created by City and County Staff with the goal of presenting a new comprehensive plan to the respective governing bodies by the end of 2020. The South Eastern Council of Governments (SECOG) will also be involved in the process by providing drafts for each section to be discussed. The following is the proposed schedule leading to the adoption of a new comprehensive plan.

<b>SECTION</b>	<b>DRAFT PRESENTED TO GROUP</b>	<b>DISCUSSION BY GROUP</b>	<b>COMMENTS TO SECOG</b>
<ul style="list-style-type: none"> <li>• Introduction <ul style="list-style-type: none"> <li>○ Purpose of the Comp. Plan</li> <li>○ Authorization under State law</li> <li>○ Community input</li> </ul> </li> </ul>	February 24 <sup>th</sup>	March 9 <sup>th</sup> (City and County)	March 23 <sup>rd</sup>
<ul style="list-style-type: none"> <li>• Demographic data <ul style="list-style-type: none"> <li>○ Demographic conditions</li> <li>○ Population projections</li> <li>○ Other demographic data</li> </ul> </li> </ul>	March 23 <sup>rd</sup>	April 13 <sup>th</sup> (City and County)	April 27 <sup>th</sup>
<ul style="list-style-type: none"> <li>• Environmental constraints <ul style="list-style-type: none"> <li>○ Physical geography</li> <li>○ Flood hazards</li> <li>○ Drainage and wetlands</li> <li>○ Soils</li> <li>○ Gas lines</li> </ul> </li> </ul>	April 27 <sup>th</sup>	May 11 <sup>th</sup> (City and County)  May 26 <sup>th</sup> (City, County and SECOG)  June 8 <sup>th</sup> (City and County)	June 22 <sup>nd</sup>
<ul style="list-style-type: none"> <li>• Current Land Use Patterns and Consumption Projections <ul style="list-style-type: none"> <li>○ Current land use</li> <li>○ Future land area estimates</li> </ul> </li> </ul>			
<ul style="list-style-type: none"> <li>• Infrastructure assessment <ul style="list-style-type: none"> <li>○ Transportation</li> <li>○ Water facilities</li> <li>○ Wastewater facilities</li> <li>○ Solid waste management</li> <li>○ Municipal light and power</li> <li>○ Air service</li> </ul> </li> </ul>			
<ul style="list-style-type: none"> <li>• Community protection services <ul style="list-style-type: none"> <li>○ Police and emergency</li> </ul> </li> </ul>			

<ul style="list-style-type: none"> <li>communication services <ul style="list-style-type: none"> <li>○ Fire and ambulance department</li> </ul> </li> </ul>			
Public meeting to present the 6 sections already in draft form		July 13 <sup>th</sup> (City and County)	
<ul style="list-style-type: none"> <li>• Park and Open Space Inventory and Needs <ul style="list-style-type: none"> <li>○ Park inventory</li> <li>○ Future park needs</li> </ul> </li> </ul>	July 27 <sup>th</sup>	August 10 <sup>th</sup> (City and County)	August 24 <sup>th</sup>
Public meeting to gather information regarding future growth in JJZA		September 14 <sup>th</sup> (City, County and SECOG)	
<ul style="list-style-type: none"> <li>• Growth Area Analysis</li> </ul>	September 28 <sup>th</sup>	October 13 <sup>th</sup> (City and County)  October 26 <sup>th</sup> (City, County and SECOG)  November 9 <sup>th</sup> (City and County)	November 23 <sup>rd</sup>
<ul style="list-style-type: none"> <li>• Planning Policy Framework</li> </ul>			
Public hearing presenting the entire document to public (Commissions make recommendations)		December 14 <sup>th</sup> (City, County and SECOG)	
Take to joint meeting with governing bodies		ASAP after December 14 <sup>th</sup> (City, County and SECOG)	

The dates on the proposed schedule serve as a guide. These dates can change to either to allow for more discussion, because all of the items were more quickly than expected.

***Discussion:*** The draft of Chapter 1: Introduction addresses the basics of the proposed comprehensive plan. This chapter would provide the reader with the intent of the entire document and what to expect. The Vision section of the chapter will need to be drafted by the Commissions. The Public Involvement section would be written towards the end of the process of completing the new comprehensive plan.

Additionally, the section discussing the Area of Planning Jurisdiction should also be considered. The jointly approved Joint Zoning Regulations for Clay County and the City of Vermillion (Zoning Ordinance) state that in the event of annexations both entities “shall

act to maintain an area of joint jurisdiction which would equal that which existed prior to the annexation.” Since the original Zoning Ordinance was adopted in January 10, 2012 the City has annexed four areas into its jurisdiction. These are:

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AREA (AND LOCATION)</b>
July 2, 2012	Lot 3, Block 1, Park Avenue Addition	1.56-acres (East end of E. Main Street)
May 20, 2013	Tract 1, Bliss Third Addition	41.71-acres (West end of W. Main Street)
January 6, 2014	Lot V of Government Lot 3, 19-92-51; and, Waage Tract 2 in Government Lot 3, 19-92-51	16.54-acres (area around the City’s sewer lift station along Chestnut Street)
February 16, 2016	Lot A of Lot 1, S11-T32N-R4E; and, Lot A of Lot 2, S11-T32N-R4E, and accretion; and, Re-survey of Record Lot A-3 of Replat of Lot A, S24-T92N-R52W; and, Re-survey of Record Lot A-2 of Replat of Lot A, S24-T92N-R52W; and, Lot T of Lot B, Sealey Farm Plat, S24-T92N-R52W; and, Lot A of Lot A-4, S24-T92N-R52W; and, Lot A of Lot 1, S24-T92N-R52W; and, Lot A of Lot 2, S24-T92N-R52W	228.12-acres (City Airport)

The airport annexation cannot be used to extend zoning boundaries within the JJZA. However, the other three annexations could be used to extend the JJZA’s zoning boundaries. Although they could be used, City staff would recommend not extending the boundaries based on this clause by using annexations. The City’s gain in zoning jurisdiction would not be in areas that are expected to see growth (south side of E. Main Street, west of the City limits, or along Chestnut Street). Rather, a discussion should be had to see if the JJZA should be extended east along SD Hwy. 50. This is the area that would see growth that will affect the City. This is not to say that any growth within the JJZA, or outside of the City, will not affect the City.

**Compliance with Comprehensive Plan:** When making any decisions the City’s Commission needs to consider the City’s 2035 Comprehensive Plan (City’s Plan). Although the City’s Plan largely focuses on areas within the within the community, there are some portions that pertain to areas within the joint jurisdictional zoning area. These sections guide Staff, and the City’s Commission, on how to address issues that may come up (e.g. the creation, or amendments, to documents pertaining the joint jurisdictional

zoning area). The following goals and objectives should be strongly considered by the Commission when making any future decisions pertaining to the joint jurisdictional zoning area. Below are the goals and objectives to be considered:

- Plan for the development of public infrastructure needed to meet the demands of the City's future population (pg. 16)
- Utilize the joint jurisdictional partnership with Clay County to enhance development that is mutually beneficial to both entities (pg. 16)
- Prevent the premature expansion of urban services (pg. 16)
- Ensure orderly and well-planned expansion of future urban services (pg. 16)
- Maintain the rural lifestyle and character of the Urban Reserve area until such time that urban development is planned to occur (pg. 16)
- Increase the career opportunities and income of Vermillion and Clay County citizens through attraction of highly-skilled jobs in expanding industries in pursuit of an enhanced quality of life (pg. 39)
- Focus new development within existing City limits areas (pg. 67)
- Preserve the function and character of the surrounding rural areas (pg. 67)
- Enhance the visual quality of the City (pg. 69)

**Conclusion/Recommendations:** Staff recommends that the City's Commission review the draft of Chapter 1 provided by SECOG. The two Commissions will meet again on March 9<sup>th</sup> to discuss any proposed changes to the draft. If the comments are completed by that meeting, then Staff will send the comments to SECOG so that they are incorporated into the document. However, if there are further questions for SECOG, then SECOG will be available to address them at the March 23<sup>rd</sup> meeting, or tonight's meeting.

## *Chapter 1 - Introduction*

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### **Vision**

The vision for the Joint Jurisdiction area shared by Clay County and the City of Vermillion is...

This Comprehensive Plan attempts to capture the essence of the vision for collaboration between the County and City. Future actions by the County, City, and landowners will mold and change the details of this vision over time, with this Comprehensive Plan as a framework to guide them.

### **Comprehensive Plan Overview**

The Comprehensive Plan provides a framework for anticipated land-use and growth management policies and recommendations. It is designed to be a dynamic and flexible process to accommodate the changing needs of a population, yet steady enough to allow for reasonable long-term investment strategies by both public and private sectors. To the greatest extent possible, future planning for the Clay County/Vermillion Joint Jurisdiction area ought to involve the public and elected officials throughout the planning and implementation phases.

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

### **Purpose**

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.
2. To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments.
3. To provide the Planning Commissions, County Commission, and City Council with policies for future planning decisions and the methods and justifications 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 area 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 area at large) rather than the interests of individuals or special interest groups within the area.
3. To facilitate the democratic determination and implementation of policies on physical development.
4. To affect political and technical coordination in development of the area; to be effective, coordination must occur across governmental jurisdictions.
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 area.

### **Authorization Under State Law**

Under 11-2-11 of South Dakota Codified Laws, the planning commission of a county is directed to *"prepare, or cause to be prepared a comprehensive plan for the county..."* pursuant to South Dakota Codified Laws 11-2-12 which *"... shall be for the purpose of protecting and guiding the physical, social, economic, and environmental development of the county..."*.

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..."*

Under 11-6-11 of South Dakota Codified Laws, the governing bodies *"...shall meet jointly and hold at least one public hearing to consider the recommendations of the planning commissions on the comprehensive plan for the joint jurisdictional area. ..."* and the *"Adoption of the comprehensive plan shall be by resolution of each governing body."*

### **Area of Planning Jurisdiction**

Land use decisions in the Clay County/City of Vermillion Joint Jurisdiction area shall, under South Dakota statues, be heard during joint meetings of both governing bodies. The extent of the Clay County/City of Vermillion Joint Jurisdiction area is depicted in Figure 1-1.

### **Public Involvement**

Hold section for information on public input meetings.

## **Appropriate Use of the Comprehensive Plan**

South Dakota law requires 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 area.

The Comprehensive Plan recognizes the ever-changing marketplace and the need to remain poised to meet those changes. Major new development opportunities may arise during the planning period, which were not foreseen during the development of this plan. In addition, major economic development or social changes may arise within the planning period. Such significant developments or changes would likely impact many elements of the Plan. As land use decisions arise that deviate from the Comprehensive Plan, the Planning Commissions shall make recommendations to the Board of County Commission and the City Council, which shall jointly adopt a resolution amending the Comprehensive Plan.

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