



City of Vermillion Planning and Zoning Commission Agenda

5:30 p.m. Joint Meeting

Monday, August 24, 2020

City Council Chambers

City Hall, 25 Center Street, Vermillion, SD 57069

Virtual Only Meeting (see link below)

1. Roll Call

2. Minutes

- a. July 27, 2020 Joint Meeting

3. Declaration of Conflict of Interests

4. Adoption of the Agenda

5. Visitors to Be Heard

- a. Offer comments through our meeting at:

<https://us02web.zoom.us/j/89367538582?pwd=WmJnYmVyUTk5V1d3MlpgOTRQNTdSdz09>

Passcode is: 607195

6. Public Hearings

7. Old Business

8. New Business

- a. Preliminary Plat of Lots 6 – 19 in Block 3, Lots 12 – 19 in Block 4, Lots 7 – 21 in Block 7, and Lots 1 – 10 in Block 7 of Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota.
- b. Discussion with Clay County Planning Commission to discuss the drafts of Chapter 1: Introduction; and, Chapter 4: Infrastructure Assessment of the Clay County/City of Vermillion Joint Jurisdiction Comprehensive Plan.

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, July 27, 2020 Planning and Zoning Commission Joint Meeting with
Clay County Planning Commission

The Vermillion Planning and Zoning Commission was called to order in the Large Conference Room at City Hall (and through teleconference) on July 27, 2020 at 5:30 p.m.

1. Roll Call

Planning and Zoning Commissioners Present: Fairholm (teleconference), Fitzgerald (teleconference), Forseth (teleconference, 5:50 p.m.), Gestring (in person), Heggstad (teleconference), Mrozla (teleconference), Tuve (teleconference), Wilson (teleconference), Iverson (in person).

City Staff present: José Domínguez, City Engineer (in person); James Purdy, Assistant City Manager (in person)

County Planning Commissioners Present: Bottolfson (teleconference, 6:09 p.m.), Mockler (teleconference, 6:09 p.m.), Hubert (teleconference, 6:09 p.m.).

County Planning Commissioners Absent: Gilbertson, Prentice

County Staff present: Drew Gunderson, Clay County Zoning Administrator (teleconference, 6:09 p.m.)

2. Minutes

a. July 13, 2020 Regular Meeting; and, July 20, 2020 Special Meeting.

Moved by Fairholm to adopt both minutes as printed, seconded by Wilson. Motion carried 8-0, (Fairholm - Yes, Fitzgerald - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes).

3. Declaration of Conflict of Interest

None

4. Adoption of the Agenda

Moved by Tuve to adopt the agenda as printed, seconded by Gestring. Motion carried 8-0, (Fairholm - Yes, Fitzgerald - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes).

5. Visitors to be Heard

None

6. Public Hearings

None

7. Old Business

None

8. New Business

a. Discussion with Clay County Planning commission to discuss the drafts of Chapter 1: Introduction; Chapter 2: Demographic Conditions; Chapter 3: Development Constraints; and Chapter 6: Land

Use of the Clay County/City of Vermillion Joint Jurisdiction Comprehensive Plan.

The City's Commission waited from 5:33 p.m. to 6:09 p.m. for the County's Commission to join the meeting.

Jose Dominguez, City Engineer, explained that at the joint meeting in January, City and County staff were directed to develop a schedule with the goal of having a final comprehensive plan for the joint jurisdictional zoning area ready to be presented to the respective governing bodies within roughly a year's time. The schedule was revised due to the shut downs experienced by the County and the City. Dominguez noted that the schedule could be amended to reduce or increase the number of meetings.

Due to the shut downs there have been no additional joint meetings to discuss the comprehensive plan. However, County, City and SECOG staff have met to finalize drafts of chapters with the intent of presenting the finalized drafts at future joint meetings. This would, hopefully, keep the project moving forward.

Dominguez asked permission from the Commissions to skip over Chapter 1, and start the discussion on the other three chapters. This was due to the fact that both staffs were in complete agreement with the drafts of the other three chapters and felt that discussion was not necessary. Both Commissions agreed to skip over Chapter 1, and revisit this item once the other chapters were discussed.

Dominguez stated that the draft of Chapter 2 dealt with the demographic characteristics of the JJZA. Due to the fact that the information is data driven, City staff did not have any changes or recommendations for this chapter.

Dominguez stated that the draft of Chapter 3 dealt with any natural or man-made development constraints that a developer may encounter in the JJZA. Dominguez explained that these should not be considered as constraints, but rather as challenges that a developer may decide if they wish to overcome through engineering design. Due to the fact that the information provided was based on data, City staff did not have any changes or recommendations for this chapter.

Dominguez stated that the draft of Chapter 6 was one of the most important chapters in the documents since it discusses how land would be used. When completed, this chapter would directly impact many goals, objectives, and policies in the comprehensive plan. At this point, the items being presented deal directly with the existing land uses within the JJZA. Additional items that make up this chapter (e.g. future land use estimates, infrastructure assessments, community protection, etc..) will be discussed at future meetings. Dominguez further stated that at this point City staff did not make recommendations, or commented, on the

current draft. However, for future meetings the City's Commission should take into consideration the City's 2035 Comprehensive Plan, since it will guide the City Commission decisions and recommendations regarding future land use.

Dominguez also mentioned that the City's Commission needs to consider the City's 2035 Comprehensive Plan when developing the new comprehensive plan for the joint jurisdictional zoning area.

No comments were received from the Commissions regarding Chapters 2, 3, and 6.

Dominguez stated that the draft of Chapter 1 being presented was reviewed by both County and City staff. The changes to the chapter show the modifications that were agreed upon. Dominguez also stated that the current comprehensive plan allows for the JJZA boundary to be extended when annexations take place. Dominguez explained that since the adoption of the current comprehensive plan there have been four annexations (i.e. the airport, main lift 1, a property on the east end of Main Street, and Bliss Pointe Addition). Dominguez recommended that rather than expanding the borders of the JJZA based on these annexations that the border be expanded (following is a description of the areas shown in the City's proposed figure 1.1) east 2-miles along SD Hwy. 50 (1/2-mile on either side), east 1-mile from the current limits on the south side of Main Street, and 2-miles north along SD Hwy. 19. These proposed areas are more than likely to see growth in the future that would greatly impact the City. Dominguez further stated that Staff received the County's proposed map for the JJZA boundary on Friday, and that the map is included in the packet for the Commission's review. The County's map shows an area that is much smaller than the existing JJZA boundary.

Commissioner Bottolfson stated that the County has absolutely no interest in ceding any additional territory into the JJZA.

Commissioner Fairholm asked about the rationale for the County's proposal when compared to the existing JJZA boundary. Bottolfson explained that there are residents in that area that are controlled by the City government regarding what they can do with their property. Fairholm stated that he is unsure what that means since for the last 10-years both governing bodies (County and City) have made decisions jointly regarding this area. Dominguez stated that the City is not asking for the residents of the area to give up representation, rather that the City be invited to make decisions regarding land uses that may affect its future growth. Bottolfson stated that the current JJZA offers plenty of area for the City. Iverson stated that the current area may be sufficient, but that the City still has an interest in the areas coming into the City.

Fairholm stated that since the City is essentially landlocked (surrounded by the County on all sides) the City depends on the County for future

development and growth. In essence the County has a lot of power over the City. It seems reasonable to have cooperative conversations with the County for the City's future growth and development.

Bottolfson stated that the JJZA area is large enough for the City's future growth. Fairholm asked which area he was referring to, the existing boundary or the County's proposed boundary. Bottolfson explained that the County's proposed boundary is adequate, but that the existing area is large enough.

Commissioner Wilson stated that what's important should not be the amount of area the JJZA encompasses, but where those locations are. Dominguez stated that that is the reason why City staff proposed for the areas to be expanded around SD Hwy. 50 and 19, as well as along East Main Street. Dominguez explained that the areas around the highways are corridors coming to the City, and that the City should be concerned with the development along these corridors.

Since there were no additional comments from the Commissions, Dominguez asked if the Commissions would like to set up the future meeting to discuss the remaining portions of Chapter 6. Bottolfson asked when that meeting would take place. Dominguez explained that we would wait for SECOG to deliver the draft for review by County and City staff, but that the meeting could take place as early as August 10th. Ms. Kristen Benidt (SECOG) asked for us to verify that we were discussing the items missing from Chapter 6. Ms. Benidt also stated that she would not be able to attend the meeting on August 10th, but would be able to attend the meeting on August 24th. Dominguez stated that we would have the meeting on August 24th to discuss the other parts of Chapter 6. This would give enough time for SECOG to submit a draft for review by the County and City prior to the meeting. Gunderson agreed to this schedule.

Fairholm stated that no decision has been made regarding Chapter 1. Dominguez explained that based on the conversation being had, that neither the City's proposed boundary or the County's proposed boundary are acceptable, that the current JJZA boundary would remain, and that the written document is acceptable with all of the changes made by County and City staff. Fairholm stated that this was a compromise; however, that the City's recommendation to extend the boundary along SD Hwy. 50 should be further considered since this is the main corridor to enter the City. Commissioner Mockler asked Fairholm if any City Commissioner or City staff has asked any of the property owners if they are in agreement with being in the JJZA. Fairholm stated that this is not related to zoning, rather that this is the comprehensive plan. The zoning aspect could be discussed later once the map is agreed on. Fairholm stated that he is sympathetic to property rights. Mockler stated that the individuals that he has spoken to do not want to be in the JJZA, especially those that are 5-miles outside of City limits. Fairholm stated that the SDCL allows for the City to have a 6-mile limit,

as long as its agreed upon by the County. Fairholm asked if the County wanted to see the City grow. Mockler answered that he would like to see the City grow, but that in the last 47-years the City has seen very little growth. Dominguez stated that the observation that the City has not grown in 47-years is inaccurate. Dominguez noted that since 1999 there has been a total of roughly \$58,000,000 of construction for single-family detached housing alone. This does not take into account apartment, commercial, or industrial construction. Dominguez further stated that the reason that the City has not needed to grow out of its boundaries is that the new construction was directed to areas inside of the City that could be easily served by utilities. Mockler stated that he was not referring to areas of growth within the City, he meant that the City limits have not expanded. Dominguez stated that there has not been a need to expand City limits since there has been land readily served by utilities inside of the City limits. Developing land inside City limits was the prudent, logical, and financially responsible decision rather than allowing sporadic growth of City limits. Dominguez further stated that when the City had sole jurisdiction residential, development occurred at Heine's, Annar Petersen's, and along the Missouri River. Dominguez also stated that the amount of growth might have not been as much as desired, but that the City has also been very particular about the type of land uses allowed, and where those are placed, which affects growth. Fairholm stated that the City's Commission has directed City staff to focus growth within City limits rather than expanding the City limits. Fairholm further stated that the City might be getting to a point where development areas within the City are running out, and that outside growth might be considered. The growth would be east along the highway. Mockler stated that the City already has a distance of 3-miles east of City limits along SD Hwy. 50. Fairholm stated that to have proper planning of future land uses along the SD Hwy. 50 corridor might require additional space than that which is provided by the current JJZA boundary. Mockler stated that the additional being requested would seem unreasonable to the land owners in that area. Mockler further asked what would the City do if a land owner in the JJZA wanted to build a hog barn in that area. Fairholm asked what would the County do. Mockler replied that if it met the zoning requirements they should be able to build what they wanted. Bottolfson stated that if there was a show of hands of residents in that area would not choose to be in the City's JJZA. Fairholm corrected Bottolfson by saying that it is not the City's JJZA, but a joint effort between the County and the City. Discussion followed. Dominguez asked if the County Commissioners would be OK with the SD Hwy. 50 corridor being full of hog confinement areas as long as that's what the property owners wanted. Mockler stated that if that use fits the zoning the right cannot be taken away from the land owner. Discussion followed on the location of existing hog confinement areas along SD Hwy. 50. Fairholm stated that there are property rights on both sides of the argument. A person living in the County would not want to have told what to do with their property, but at the same time

a citizen of the City would not want something constructed along the highway that may negatively impact the use of their property. That is why property rights, on both sides, need to be considered.

Dominguez asked if the Commissions were in agreement that Chapter 1 would be presented with the written changes as presented by County and City staff, and if the JJZA boundary would remain the same. Bottolfson answered that that would be County's recommendation. Dominguez asked if that would be a consensus from the City's Commission. Commissioner Fitzgerald stated that that made sense, but that the City should consider to expand the JJZA boundary to the east along SD Hwy. 50 as presented. Commissioner Heggstad, and Commissioner Mrozla both stated that they agreed with Fitzgerald's comment. Dominguez recommended that the City's Commission make a motion with the recommendation, and any direction necessary for City staff.

Moved by Fitzgerald that the City Commission recommend the written draft of Chapter 1 as presented, and that the JJZA boundary be presented to the governing bodies as being extended east for 2-miles from the existing boundary along SD Hwy. 50, seconded by Tuve. Wilson asked if the motion could be amended to require that County and City staff present one-page written statements on the merits of the respective proposals. Fitzgerald and Tuve agreed to the amendment, making the new motion that City Commission recommend the written draft of Chapter 1 as presented, that the JJZA boundary be presented to the governing bodies as being extended east for 2-miles from the existing boundary along SD Hwy. 50, and that the County and City staff need to present a one-page written statements on the merits of the respective proposals at the August 24th meeting. Motion carried 9-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes).

9. Staff Report

None

10. Adjourn

Moved by Forseth to adjourn, seconded by Wilson. Motion carried 9-0, (Fairholm - Yes, Fitzgerald - Yes, Forseth - Yes, Gestring - Yes, Heggstad - Yes, Mrozla - Yes, Tuve - Yes, Wilson - Yes, Iverson - Yes). Iverson declared the meeting adjourned at 6:55 p.m.

Planning & Zoning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: August 24, 2020

Subject: Preliminary Plat of Lots 6 – 19 in Block 3, Lots 12 – 19 in Block 4, Lots 7 – 21 in Block 7, and Lots 1 – 10 in Block 7 Bliss Pointe Addition to the City of Vermillion, Clay County, South Dakota

Presenter: Jose Dominguez

Background: Banner Associates have submitted a preliminary plat on behalf of the owner, the Vermillion Chamber and Development Company (VCDC). The area to be platted is roughly 15-acres in area and is bordered on the west by lots fronting Joplin Street, on the north by Slate Road, on the east by Stanford Street, and on the south by the lots fronting Rockwell Trail. The preliminary plat proposes to subdivide the area into 47-residential lots.

Discussion: Staff reviewed the preliminary plat and finds that it complies with all code provisions. The applicant will also be dedicating all utility easements and right-of-ways for the necessary streets.

It should be noted that the applicant is proposing to construct a public alley in Block 7. Although alleys are allowed by code they are strongly discouraged. Alleys tend to become a maintenance issue (e.g. snow removal, vegetation removal, garbage clean-up, etc...). Additionally, the alley will increase the cost of construction and street maintenance for the City, in this case it is close to 400-feet of a road that is duplicated on either side of the block. Considering that the last alleys in the City were platted (and not opened) in the 1950's, the community might perceive the alley as a mistake. Also, the closest alleys to Bliss Pointe were platted in the late 1870's, and they are also not opened. All of the platted and un-opened alleys are currently used by the owners as part of their backyard.

Regardless, a final plat will be required from the owner once construction starts. The preliminary plat is used as a planning document that allows City staff to ensure that there

is adequate access to the property and that utilities are available to service the area to be developed.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Additionally, the Comprehensive Plan also focuses on developing undeveloped areas within the City. The preliminary plat is one of the first steps in the process to develop vacant land for residential use.

Conclusion/Recommendations: Staff finds that the preliminary plat meets all of the ordinance requirements. However, Staff recommends that the Commission direct the developer to remove the alley, or to make the alley a private street to be maintained by a homeowner's association. If the developer pursues the private street option, they will also have to request a variance from the Board of Adjustment since the right-of-way would be less than the minimum 50-feet required.

PRELIMINARY PLAT OF

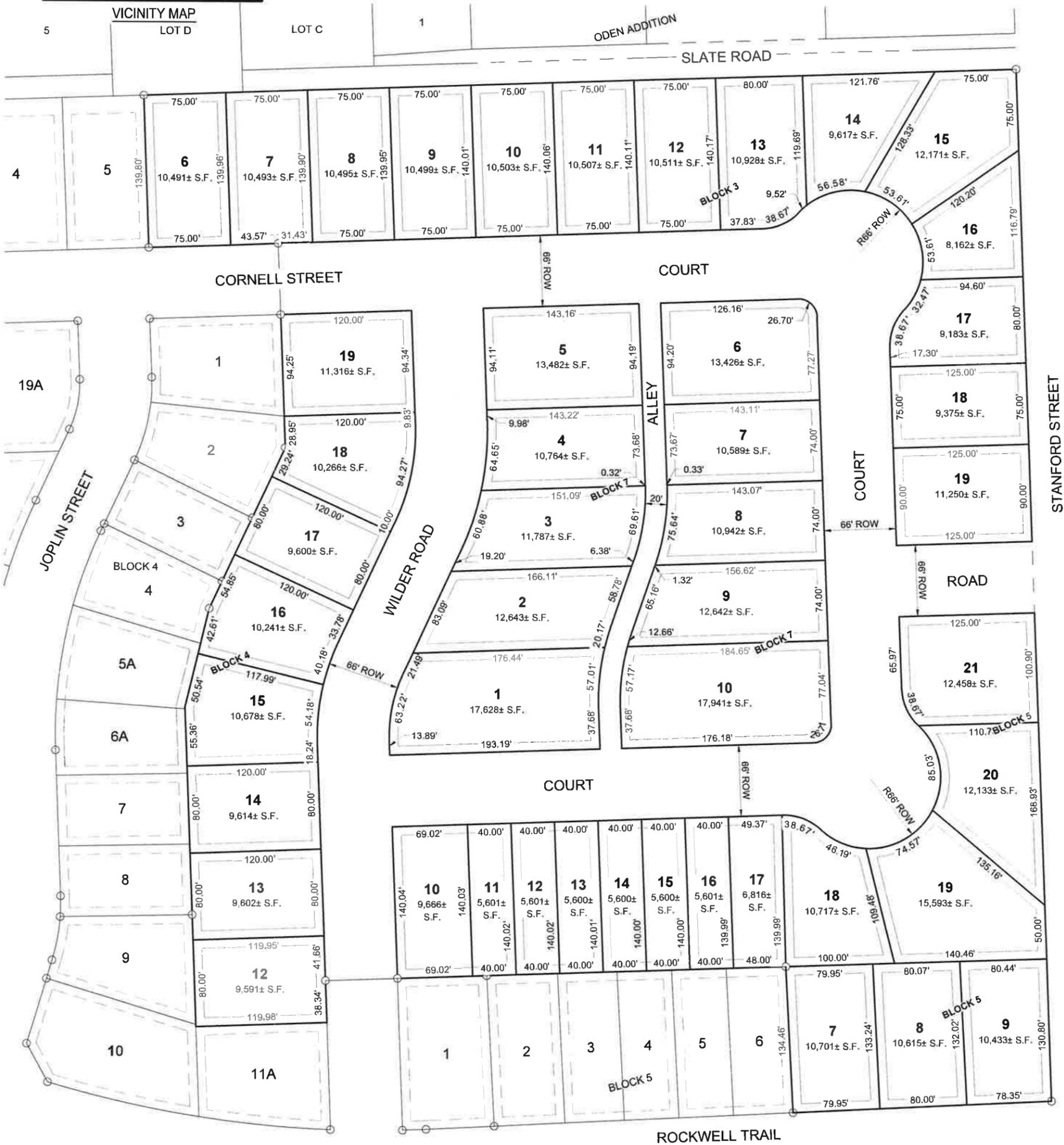
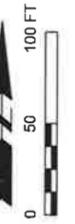
LOTS 6-19 IN BLOCK 3, LOTS 12-19 IN BLOCK 4, LOTS 7-21 IN BLOCK 5, AND LOTS 1-10 IN BLOCK 7 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA



VICINITY MAP
LOT D

LEGEND

- MONUMENT SET THIS SURVEY 5/8" REBAR WITH STAMPED PLASTIC CAP
- MONUMENT FOUND
- EASEMENT



NOTE 1: ALL LOTS CONTAIN AN 8' PERIMETER UTILITY EASEMENT. ADDITIONAL WIDTH STORM SEWER EASEMENTS WILL BE SHOWN WHERE NECESSARY.

CITY PLANNING COMMISSION

BE IT RESOLVED, by the City of Vermillion, South Dakota, Planning Commission that the above preliminary plat of LOTS 6-19 IN BLOCK 3, LOTS 12-19 IN BLOCK 4, LOTS 7-21 IN BLOCK 5, AND LOTS 1-10 IN BLOCK 7 OF BLISS POINTE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA is hereby approved. Approval of the preliminary plat indicates approval of the development concept only, and it does not constitute an acceptance or approval of the subdivision plan or final plat. Therefore, no building permits shall be issued based upon approval of the preliminary plat. Dated this _____ day of _____, 20__.

PREPARED BY:
BANNER ASSOCIATES, INC.
VERMILLION, SOUTH DAKOTA
855-323-6342
AUGUST 2020

Chairman, City of Vermillion Planning Commission



Planning & Zoning Commission Agenda Memo

From: Jose Dominguez, City Engineer

Meeting: August 24, 2020

Subject: Discussion with Clay County Planning Commission to Discuss the Drafts of Chapter 1: Introduction; and, Chapter 4: Infrastructure Assessment of the Proposed Clay County/City of Vermillion Joint Jurisdiction Comprehensive Plan

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.

SECTION	DRAFT PRESENTED TO GROUP	DISCUSSION BY GROUP	COMMENTS TO SECOG
<ul style="list-style-type: none"> • Introduction <ul style="list-style-type: none"> ○ Purpose of the Comp. Plan ○ Authorization under State law ○ Community input 	February 24 th	March 9 th (City and County) July 27 th , August 10 th and August 24 th (City and County)	March 23 rd September 14 th
<ul style="list-style-type: none"> • Demographic data 	March 23 rd July 27 th	April 13 th (City and County)	April 27 th September 14 th

<ul style="list-style-type: none"> ○ Demographic conditions ○ Population projections ○ Other demographic data 		August 10th and August 24th (City and County)	
<ul style="list-style-type: none"> ● Environmental constraints <ul style="list-style-type: none"> ○ Physical geography ○ Flood hazards ○ Drainage and wetlands ○ Soils ○ Gas lines 	April 27th July 27th	May 11th (City and County) May 26th (City, County and SECOG) June 8th (City and County) August 10th and August 24th (City and County)	June 22nd September 14th
<ul style="list-style-type: none"> ● Current Land Use Patterns and Consumption Projections <ul style="list-style-type: none"> ○ Current land use ○ Future land area estimates 			
<ul style="list-style-type: none"> ● Infrastructure assessment <ul style="list-style-type: none"> ○ Transportation ○ Water facilities ○ Wastewater facilities ○ Solid waste management ○ Municipal light and power ○ Air service 			
<ul style="list-style-type: none"> ● Community protection services <ul style="list-style-type: none"> ○ Police and emergency communication services ○ Fire and ambulance department 			
Public meeting to present the 6 sections already in draft form		July 13th (City and County)	

		September 28th (City and County)	
<ul style="list-style-type: none"> ● Park and Open Space Inventory and Needs <ul style="list-style-type: none"> ○ Park inventory ○ Future park needs 	July 27th August 10th	August 10th (City and County) August 24th (City and County)	August 24th September 14th
Public meeting to gather information regarding future growth in JJZA		September 14th (City, County and SECOG) October 13th (City, County and SECOG)	
<ul style="list-style-type: none"> ● Growth Area Analysis 	September 28th October 26th	October 13th (City and County) October 26th (City, County and SECOG) November 9th (City and County) November 9th, November 23rd, and December 14th (City and County)	November 23rd December 28th
<ul style="list-style-type: none"> ● Planning Policy Framework 			
Public hearing presenting the entire document to public (Commissions make recommendations)		December 14th (City, County and SECOG) January 11th, 2020 (City, County, SECOG)	
Take to joint meeting with governing bodies		ASAP after December 14th (City, County and SECOG) ASAP after January 11th, 2020 (City, County and SECOG)	

The dates on the proposed schedule serve as a guide. These dates can change to allow for more discussion, or also to expedite the process depending on the discussions had between the two bodies and the public comments.

Following is a brief summary of the major items discussed at the previous joint meetings regarding the draft of the comprehensive plan:

- January 27, 2020 – discussed if the current plan needed to be revised, or completely redone.
- February 24, 2020 – discussed the proposed schedule and presented chapter 1.
- July 27, 2020 – discussed the revised scheduled, and presented chapters 1, 2, 3, and 6.

Discussion:

Discussion of Chapter 1: Introduction

At the July 27th meeting City staff presented a new boundary for the Commissions to consider. The proposed boundary extended the JJZA boundary along areas that Staff estimated growth to happen. In response, the County proposed a boundary change that would have greatly diminished the boundary of the JJZA boundary. Due to the conversation had, the City's commission asked that City and County staff write a one-page memorandum explaining the reasoning for the respective changes to the boundary. These memorandums would then be presented to the Commissions for their review.

The City's memorandum will be made available on Monday. At this point City staff is ensuring that the information provided in the memorandum is correct. Any documents received from the County will be made available at the same time.

Discussion of Chapter 4: Infrastructure Assessment

This chapter deals with the public, and semi-public, utilities found within the JJZA. Currently most of the infrastructure is provided either by the County (roads), townships (roads), or semi-public utility providers (water and electric). However, the City does provide electricity to some areas outside of City limits. These areas are described in the electric territory agreed on by the City and Clay-Union Electric. Similarly, the City also provides water service to a very limited number of customers inside the JJZA. This is in addition to the interconnects that the City has with Clay Rural Water System (CRWS). These interconnects allow CRWS to provide water to their customers in areas that they may not be able to serve without costly system improvements.

Also, in discussions with County staff it was agreed to remove the 'community protection services' and the 'parks and open space inventory and needs' sections from the document. Both entities will always strive to provide police, EMS, and fire protection in the JJZA, there are no parks currently found in the JJZA.

The draft provided by SECOG was revised by City staff. The revisions are considered minor and better explain either the service boundaries, or the present infrastructure.

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 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 chapters provided by SECOG. Assuming no further discussion on the two chapters being presented today City staff recommends that the two Commissions schedule a public meeting for September 28th to present the sections already discussed.

If additional discussion is necessary, an additional meeting can be set for September 14th.

Chapter 1 - Introduction

Vision

The vision for the Joint Jurisdiction area is to provide opportunities for the planned and thoughtful growth in the Joint Jurisdiction area. This will be accomplished by enhancing the visual quality of the County and the City, protecting natural resources, ensuring the health and safety of its citizens, and by providing and planning for growth infrastructure.

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 should to~~ involve the public and elected officials throughout the planning and implementation phases.

Formatted: Left, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers

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.

The Comprehensive Plan is a general guideline, and neither endorses nor prohibits development of a certain kind in a certain area. It is intended to guide the County, and the City, in its the implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies. This shall not remove the requirements of SDCL 11-2-17.3, and SDCL 11-4-4.1 to consider the "... stated criteria, 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."

Commented [JD1]: Adding this to the document would essentially make the Future Land Use map, and other parts, worthless.

Formatted: Font: Italic

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 programs, and other enforcement controls.

Additionally, there are ~~six~~ five supplemental purposes of this document:

1. To improve the physical environment of the area as a setting for human activities and investments. ~~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 utilizing professional and technical knowledge.
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.~~ To balance short term decisions with long term considerations during the lifespan of this document.
6. ~~To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the area.~~

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

Authorization Under State Law

Under 11-2-11 of South Dakota Codified Laws, the ~~p~~Planning ~~e~~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 ~~p~~Planning ~~e~~Commission of a municipality is directed to "propose a plan for the physical development of the municipality, including any areas outside the boundary and within its planning jurisdiction which, in the commission's judgement bear relation to the planning 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 statutes, be heard during joint meetings of both governing bodies. The extent of the boundaries 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.

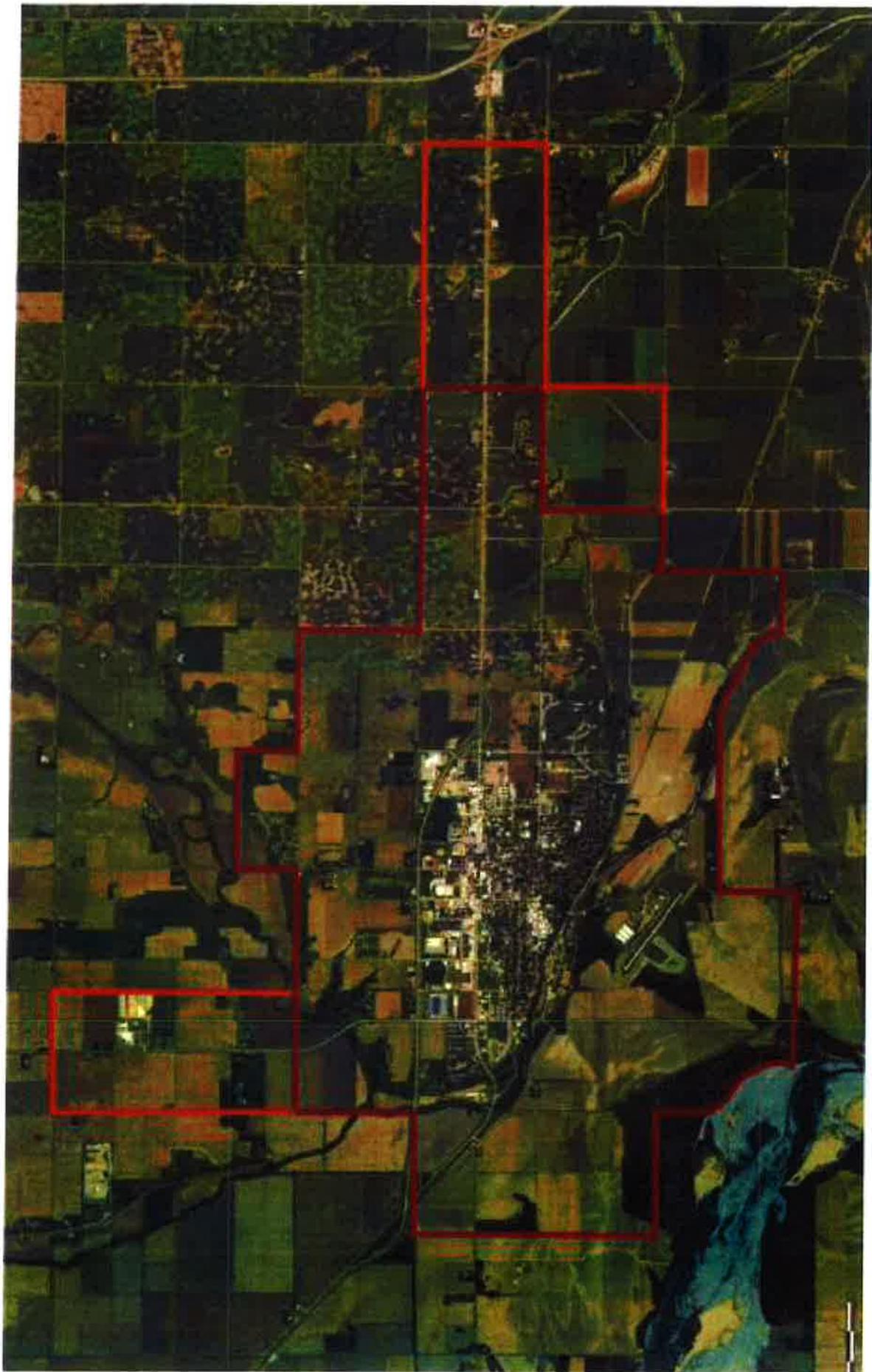
The Comprehensive Plan recognizes the ever-changing marketplace and the need to remain poised to meet those changes. Major new development opportunities may arise during the planning period, which were not foreseen during the development of this plan. In addition, major economic development or social 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 Clay County Board of County-Commissioners and the City of Vermillion City Council, which shall jointly adopt consider a resolution amending the Comprehensive Plan.

Commented [JD2]: Allowed uses are very different for the City and County. What is constructed along major highway corridors, or along the periphery of the City, will affect the City's growth. Consequentially, it will also affect the County's growth.

This map is something that the City's Commission will like to talk about. I would also say that the City Council will also want to talk about it once the governing bodies get together to discuss the item.

I understand if you were directed not to agree to any changes to the area. Regardless, I have to bring it up to my Commission, and the discussion can be had by the two recommending bodies. If they agree to a change, great. If they don't and the borders stay the same, good.

Let me know if you would like to further discuss this item. You have what I will be proposing to the City's Commission.



Chapter 4 – Infrastructure Assessment

A. TRANSPORTATION

Transportation planning for streets and roads begins with understanding the relationship between land use and road network. Streets and roads balance between the functions of mobility and land access. Mobility is the primary function of the interstate highway network. Land access to farms and residences is the primary service of local roads. In between these two extremes mobility and land access vary depending on the function of the road network.

Functional classification is the process of grouping streets and roads into classes according to the function they are intended to provide. Listed below is the Clay County's functional classification system used by Clay County in the Joint Jurisdiction area. The classification is according to the rural systems classification as developed by the Federal Highway Administration. The City follows a similar classification method for streets within City limits.

1. Principal Arterials – Roads in this category usually serve longer trips, carry the highest traffic volumes, connect larger urban areas, provide minimal land access, and include both interstate and non-interstate principal arterial highways.
2. Minor Arterials - Roads within this classification generally connect centers of population with commercial/industrial centers. These interconnect the principal arterials, provide slightly less mobility and slightly more land access.
3. Major Collectors – These provide both land access and traffic circulation connecting areas not served by arterials and connecting traffic generators like schools, shipping points, county parks, and important mining and agricultural areas more directly to residential areas.
4. Minor Collectors – The purpose of this category is to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
5. Local Roads - Streets in this class offer the most access to properties with little regard to mobility. They provide direct access to adjacent land and to the highest classified roads and serve short trips. The majority of future development in the Joint Jurisdiction area would likely be served by local roads.

There are approximately 43 miles of roads in the Joint Jurisdiction aArea. Approximately 15 miles belong to the State, 12 miles belong to the County, 16 miles belong to Townships, and about half a mile is a private road district. About 25 miles are hard surfaced d with the remaining 18 miles are gravel.

B. WATER FACILITIES

Water service for the Joint Jurisdiction Area is currently provided by Clay Rural Water System (CRWS). Since its creation in 1975, CRWS has been providing water to all-areas of Clay County outside City limits, two-thirds of Union County (northwest portion), a portion of Yankton County and very-little-small parts of rural Lincoln and Turner Counties.

CRWS is composed of two Water Treatment Plants, with one in Clay County and one in Union County, one ground storage reservoir, six water towers, five booster stations and is interconnected with two other water systems. CRWS currently has three interconnections with the City of Vermillion municipal water system, two of these are active. The other interconnection is near Beresford. These interconnected systems serve as a back-up water supply should peak usage be reached or if there is a need to repair or replace portions of the rural water system.

The City of Vermillion obtains its water supply from underground 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. Stiegelmeier 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 current system has the capability to support an increased demand since the average water usage in this system is 1.05 MGD. Additionally, the City has a one and a half million gallon ground storage reservoir, and two 500,000-gallon water towers.

C. WASTEWATER FACILITIES

There are no rural sanitary districts currently in the Joint Jurisdiction Area. All residences and other buildings with bathroom facilities would operate their own septic tank.

The City of Vermillion maintains an activated sludge wastewater treatment facility that opened in 1985 and has undergone significant improvements over the years. The treatment facility is designed to accommodate flows of 2.0 MGD, with peak flows up to 4.0 MGD. There is growth capacity in this system as the average wastewater flow is 1.2 MGD. To accommodate growth to the north and east of current City Limits a sanitary sewer lift station and trunk lines would likely be necessary.

D. ELECTRIC FACILITIES

Clay-Union Electric Corporation was established around 1935 by a group of rural residents and currently provides cost base services to members who are mostly residents of Clay, Union and Yankton counties. Clay-Union Electric's service area currently includes most of the entire-Joint Jurisdiction Area with the exception of those areas in the City of Vermillion's service territory. Changes to the electric service territory are made in accordance with State statutes.

~~Clay-Union Electric is part of a three-tiered system of Electric Cooperatives that provide a balanced supply of traditional generation along with a growing renewable portfolio. The Cooperative family is positioned to serve all kinds of residential and commercial development with safe and reliable service through its redundant transmission network. Clay-Union Electric continues to convert its distribution network from overhead to underground while planning for future growth within its defined service territory, specifically along the Missouri River and along highway corridors. Growth is expected in developments along the Missouri River and the Highway corridors.~~

Commented [JD1]: The majority of this paragraph seems more like advertisement. I rather remove it. If we are going to be leaving it, then I would like to write something similar for the City's utility.

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 115 kV city owned transmission lines. During a system upgrade the City installed a 'closed-loop' transmission feed to provide uninterrupted power should one of the two transmission lines fail. To prepare for load increases the City constructed a new substation on the north east side of the City in 2017/2018. This substation allows the City to provide power to areas within the Joint Jurisdictional Area without major investments.

Except for the City owned transmission lines, the municipal electric distribution system is entirely underground. With ~~every~~ each annexation of land into the City, the City Council will need to decide whether to acquire the electric service territory from Clay-Union Electric as allowed by state statutes.

E. SOLID WASTE MANAGEMENT

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 officially closed, and a new expansion site opened directly to the east of the first site. The new expansion site, engineered under Federal and State regulations, 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 expects to provide solid waste disposal until approximately 2080.

The Missouri Valley Recycling Center is a drop-off facility provided through 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 operated through the Joint Powers Solid Waste Authority. The sale of the materials and landfill fees supports the recycling center.