

Elk Point

*Comprehensive Plan
2035*

*Prepared by the South Eastern Council of Governments at the direction
of the Planning Commission and City Council of Elk Point, 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 Elk Point. Through the preparation and adoption of this document, the governing officials of Elk Point have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

City Council

Mayor: Isabel Trobaugh

Council Members: Brad Zevenbergen, Deborah McCreary, Jim Verros, Wayne Groe, Matt Dosedall, Myra Honomichl

Finance Officer: Erika Hammitt

City Administrator: Dawn Glover

Planning Commission

Chairman: Brad Davidson

Board Members: Andy Curry, John Herrity, Lenny Huber, Bret Reed, Joyce Bortscheller

The South Eastern Council of Governments prepared this document under the direction of the Planning Commission and City Council of Elk Point, South Dakota.

RESOLUTION NO. 2013-1

**A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE
CITY OF ELK POINT, SOUTH DAKOTA AS PROVIDED FOR IN SDCL
CHAPTER 11-6.**

WHEREAS, Chapter 11-6 of South Dakota Codified Law has empowered the Planning Commission and City Council of Elk Point to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

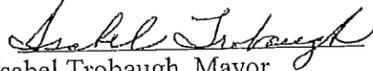
WHEREAS, the Elk Point Planning Commission has developed a Comprehensive Plan for the years 2013 through 2035, has held the required public Hearing, and has made a recommendation for adoption of the Plan to the City Council, and

WHEREAS, the Elk Point City Council has received the recommendation of the Planning Commission and has held the required Public Hearing; and

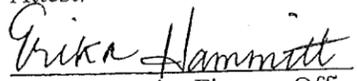
WHEREAS, the adoption of the Comprehensive Plan would enhance the responsible development of Elk Point and the surrounding area.

NOW, THEREFORE, BE IT RESOLVED by the City of Elk Point, South Dakota that the Comprehensive Plan for the City of Elk Point for the years 2013 through 2035 be hereby adopted and effective upon twenty days after publication of the notice of adoption.

Dated this 1st day of April, 2013.

By: 
Isabel Trobaugh, Mayor

Attest:


Erika Hammitt, Finance Officer

SEAL

Publication Date: April 11, 2013
Effective Date: May 1, 2013

AFFIDAVIT OF PUBLICATION

State of South Dakota)

:ss

County of Union)

Kelly Kruthoff,

an employee of the Leader-Courier, deposes and says that

The Leader-Courier

is a legal weekly newspaper of a general circulation, printed and published in Elk Point, County of Union, State of South Dakota, and has been such legal newspaper during the time hereinafter mentioned, and that affiant is and was during all the time hereinafter mentioned in charge of the advertising department thereof, and has personal knowledge of all the facts stated in this affidavit: and that the notice and advertisement headed:

Notice of Adoption

a printed copy of which is hereunto attached and made a part hereof, was printed and published in the said newspaper at least once in

each week for 1 successive weeks; that said newspaper at the time of the first publication of said notice hereinafter stated, had, and still has, a bona fide circulation of over two hundred paid copies weekly, and had been published in the said County of Union for more than one year immediately prior to the date of the said publication of said notice, and that said newspaper during said times, was, and is, printed in part in an office maintained at said city of Elk Point, the said place of publication; that the first publication of said notice in said newspaper was

on Thursday, the 11 day of April, 2013

and that the succeeding publications were

on Thursday, the _____ day of _____, _____

on Thursday, the _____ day of _____, _____

on Thursday, the _____ day of _____, _____

that the fees for the printing and publishing of said notice and advertisement in said newspaper as aforesaid were

\$ 23.78, that the full amount of the fee charged insures to the benefit of the publisher of the said newspaper, that no agreement or understanding for the division thereof has been made with any other person and that no part thereof has been agreed to be paid to any other person whomsoever.



Subscribed and sworn to before me

this 11 day of April, 2013

My commission expires 6-21-17



Notary Public

NOTICE OF ADOPTION AND SUMMARY OF THE COMPREHENSIVE PLAN FOR THE CITY OF ELK POINT

This document is the Comprehensive Land Use Plan for the City of Elk Point, adopted pursuant to SDCL 11-6, and is the official policy guide for future land decisions. The written goal and objective policies, along with the Future Land Use Map, provide guidance for decisions affecting the use and development of land and the expansion of public facilities and services. This document has been reviewed and approved by both the Planning Commission and the City Council. The effective date of this document is May 1, 2013.

The City of Elk Point has adopted this Comprehensive Plan to address the requirements of state law, and to assist local residents, businesses, institutions and government, in their efforts to accommodate growth and development while maintaining a high quality of life. This plan is not intended to be a site development guide for specific parcels of land; rather, it is intended to provide a general outline of the best way the City can develop in the future.

In developing this Comprehensive Plan, the Elk Point Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning Commission meetings. The purpose of the final product is to enable local officials to guide development in ways most appropriate and efficient for the community.

The centerpiece of this document is the Future Land Use Map. New residential, commercial and industrial development is expected to expand in and around the existing municipal limits.

The land uses and future major streets identified in this document are not set in stone. The Comprehensive Plan may be amended from time to time when revisions become necessary. The Comprehensive Plan is intended to guide the City in its implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies.

A copy of the Comprehensive Plan is on file in the office of the Elk Point Finance Officer and is available for public review during regular business hours at the Elk Point City Hall (106 W. Pleasant Street).

Erika Hammitt
Finance Officer

Publish April 11, 2013

Published once at the total approximate cost of \$23.78
15-7-79

AFFIDAVIT OF PUBLICATION

State of South Dakota)
:ss
County of Union)

Kelly Kruthoff,
an employee of the Leader-Courier, deposes and says that

The Leader-Courier

is a legal weekly newspaper of a general circulation, printed and published in Elk Point, County of Union, State of South Dakota, and has been such legal newspaper during the time hereinafter mentioned, and that affiant is and was during all the time hereinafter mentioned in charge of the advertising department thereof, and has personal knowledge of all the facts stated in this affidavit: and that the notice and advertisement headed:

Council Proceedings

April 1, 2013

a printed copy of which is hereunto attached and made a part hereof, was printed and published in the said newspaper at least once in

each week for 1 successive weeks; that said newspaper at the time of the first publication of said notice hereinafter stated, had, and still has, a bona fide circulation of over two hundred paid copies weekly, and had been published in the said County of Union for more than one year immediately prior to the date of the said publication of said notice, and that said newspaper during said times, was, and is, printed in part in an office maintained at said city of Elk Point, the said place of publication; that the first publication of said notice in said newspaper was

on Thursday, the 11 day of April, 2013

and that the succeeding publications were

on Thursday, the _____ day of _____, _____

on Thursday, the _____ day of _____, _____

on Thursday, the _____ day of _____, _____

that the fees for the printing and publishing of said notice and advertisement in said newspaper as aforesaid were

\$ 82.63, that the full amount of the fee charged insures to the benefit of the publisher of the said newspaper, that no agreement or understanding for the division thereof has been made with any other person and that no part thereof has been agreed to be paid to any other person whomsoever.

Kelly Kruthoff

Subscribed and sworn to before me

this 11 day of April, 2013

My commission expires 6-21-17

SQ

Notary Public

UNAPPROVED MINUTES OF THE REGULAR MEETING OF THE ELK POINT CITY COUNCIL

The Elk Point City Council met in regular session on Monday, April 1, 2013 at 7:00pm in the council chambers of City Hall located at 106 W. Pleasant Street with Mayor Trobaugh presiding and these members present: McCreary, Dosdall, Verros, Zevenbergen and Groe. Absent was: Honomichl. Also present were: City Attorney Thompson, City Administrator Glover, City Engineer McLaury, Public Works Director Buum, Police Chief Fleek and Finance Officer Hammitt.

Motion made by Dosdall, seconded by McCreary to approve the agenda. All in favor.

Zevenbergen moved and Verros seconded a motion to approve the minutes from the March 4th and 18th, 2013 council meetings. Unanimous.

Motion and second, McCreary/Dosdall to approve the following bills and salaries and to instruct the Finance Officer for payment of the same. All in favor. Salaries: General Fund: \$38,349.25; Enterprise Fund: \$22,493.99; Fringe Benefits: General Fund: \$9,808.52; Enterprise Fund: \$5,843.52; Bills: Analytical & Consulting-sewer testing: \$93.75; Antonson, Mike-utilities: \$20.00; Barnes Distribution-supplies: \$320.09; Bomgaars-supplies: \$316.64; Border States Electric Supply-supplies: \$4,648.84; Business Forms and Accounting-office expense: \$1,293.95; Cardmember Services-supplies: \$892.43; Cartridge World-supplies: \$123.18; City of Vermillion-tipping fees: \$2,767.20; Cornhusker International Trucks-repairs: \$677.04; Country Estates Truck Repair-repairs: \$15.00; Craig K. Thompson, Atty.-professional services: \$2,217.67; Curry, Tom-earnest money: \$500.00; Dakota Supply Group-materials for resale: \$1,020.01; Electronic Engineering, Co-machinery & equipment: \$3,980.00; Elk Point Chamber-chamber meeting: \$56.00; First National Bank-bonds payable: \$52,155.06; Gary's Tree Service-snow removal: \$125.00; Gates, Todd-utilities: \$20.00; Hammitt, Erika-travel reimbursement: \$86.00; Hanson, Mark-utilities: \$20.00; Hawkins, Inc.-supplies: \$3,246.43; Ingram Library Services-library books: \$469.05; IRBY-supplies: \$218.69; Jack's Uniform & Equipment-uniforms: \$76.40; Jensen Insurance Agency-insurance: \$10,960.50; Jones' Food Center-supplies: \$93.73;

Lawson Products, Inc. supplies: \$334.06; Leader-Courier publishing: \$1,077.31; Liberty National Bank safety deposit box: \$22.00; Lyle Signs, Inc. signs: \$853.85; Matheson Tri-Gas, Inc. supplies: \$139.20; McLaury Engineering, Inc. professional services: \$1,950.00; Menards-repairs: \$1,054.37; MidAmerican Energy-utilities: \$871.59; Mid-American Research Chemical supplies: \$191.85; Midwest Wheel Companies machinery and equipment: \$510.00; Modern Marketing supplies: \$91.30; MPH Industries, Inc. repairs: \$232.64; Nygren's True Value-repairs: \$236.98; Olson Welding-repairs: \$20.90; O'Reilly Auto Parts-repairs: \$180.94; Pedersen Machine, Inc. supplies: \$129.99; Perkins Office Solutions-office expense: \$323.76; Pioneer Drug-office expense: \$1.29; Pumps Tire Service-tires: \$2,919.00; Public Safety Center, Inc. supplies: \$108.92; Roan, Gary-professional services: \$655.00; SD Assoc. of Code Enforcement-conference: \$50.00; Sheehan Mack Sales & Equipment-repairs: \$106.18; Sioux City Ford-supplies: \$140.00; South Dakota One Call-locate tickets: \$2.10; Southeast Farmer Elevator Coop.-gas and diesel:

\$4,494.53; Standard Battery, Inc. repairs: \$76.95; Team Laboratory Chemical Corp. supplies: \$1,164.77; Titan Access Account-repairs: \$1,046.48; Union County Electric Coop.-utilities: \$561.65; US Bank Equipment Finance-copier lease: \$162.47; USA Blue Book-supplies: \$378.84; Utility Equipment Co.-repairs: \$102.00; VanDiest Supply Company-supplies: \$428.87; VanRoekel, Troy-utilities: \$20.00; Verizon Wireless-utilities: \$253.03; Vermillion Ace Hardware-repairs: \$118.49; Welch, Jason-utilities: \$20.00; Wells Fargo Financial Leasing-copier lease: \$174.22; Ziegler-supplies: \$130.44

A public hearing was held at 7:00pm to adopt the City of Elk Point's Comprehensive Plan. Toby Brown, SECOG Representative, explained the Resolution and answered questions. The Planning and Zoning Board voted to recommend approval to the City Council. Motion made by Dosdall, seconded by McCreary to approve Resolution #2013-1. Unanimous.

RESOLUTION NO. 2013-1
A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF ELK POINT, SOUTH DAKOTA AS PROVIDED FOR IN SDCL CHAPTER 11-6.

WHEREAS, Chapter 11-6 of South Dakota Codified Law has empowered the Planning Commission and City Council of Elk Point to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

WHEREAS, the Elk Point Planning Commission has developed a Comprehensive Plan for the years 2013 through 2035, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Council, and

WHEREAS, the Elk Point City Council has received the recommendation of the Planning Commission and has held the required Public Hearing; and

WHEREAS, the adoption of the Comprehensive Plan would enhance the responsible development of Elk Point and the surrounding area.

NOW, THEREFORE, BE IT RESOLVED by the City of Elk Point, South Dakota that the Comprehensive Plan for the City of Elk Point for the years 2013 through 2035 be hereby adopted and effective upon twenty days after publication of the notice of adoption.

Dated this 1st day of April, 2013.

By: Isabel Trobaugh, Mayor
Attest:

Erika Hammitt, Finance Officer
Publication Date: April 11, 2013
Effective Date: May 1, 2013

Todd Larsen provided the Council with an update on the Community Center Project.

Wisemans of the Special Olympics Unified Floor Hockey team representing the United States in the 2012 Special Olympics World Winter Games on January 26, 2013 in PyeongChang, Korea attended the meeting to thank the council for the donation they received. Mayor Trobaugh congratulated them on their accomplishments.

Discussion was held the Rural Service District Ordinance and local residents voiced their concerns. Motion made by Verros, seconded by Zevenbergen to table until a meeting is scheduled with the Union County Electric Coop., the City Council, Planning & Zoning Board, Elk Point EDC and SECOG Planner Toby Brown to discuss a joint planning.

Motion and second, Dosdall/McCreary to table adopting the Safety Regulations and Measures. All in favor.

McCreary moved and Dosdall seconded a motion to donate \$100.00 to the after prom party. Voting in favor: McCreary and Dosdall. Voting against: Verros, Groe and Zevenbergen. Motion failed.

Motion made by McCreary, seconded by Zevenbergen to advertise for a Part-time Police Officer Unanimous.

Discussion was held on the removal of the speed bumps on Truman Lane. A motion was made by McCreary and died due

to lack of a second. McCreary withdrew her motion to remove the speed bumps.

Motion and second, Dosdall/Groe to approve Mayor Trobaugh's appointment of Bill Busker to the HRC Board. All in favor.

Zevenbergen moved and Verros second a motion to declare the 1999 Ford F250 pickup with utility box surplus property. Unanimous.

Motion made by McCreary, seconded by Zevenbergen to advertise for a Seasonal Public Works employee. All in favor.

Spring cleanup was scheduled for April 27th and May 4th 9:00am to 5:00pm or until the six rented dumpster are full. The dump will be open every Wednesday 5:00pm-7:00pm and Saturday 9:00am-5:00pm beginning April 17th to dump grass clippings and tree branches.

City Engineer McLaury will begin preparation of the Engineering Design Standards in conjunction with new Subdivision Ordinance with an estimated cost of \$6,000.00 to \$10,000.00.

Motion and second, McCreary/Zevenbergen to approve the bid for the Main Street flower pots from Dreamwork Designs for \$75.00 per pot which includes new dirt, fertilizer and plants, plus dead heading two to four times a month as needed and fertilizer once per month. Unanimous.

Zevenbergen moved and Verros seconded a motion to hire Taylor Donnelly as a Lifeguard (\$7.50/hour) as recommended. All in favor.

Motion made by Zevenbergen, seconded by Verros to hire Austin Shatswell as a Lifeguard (\$7.50/hour) as recommended. Unanimous.

Dosdall moved and Verros seconded a motion to go into executive session at 8:18pm as per SDCL 1-25-2. All in favor.

Mayor Trobaugh declared the council out of executive session at 8:28pm.

Motion and second, Groe/Verros to sign a purchase agreement for land acquisition with Tom and Patricia Curry. Unanimous.

Motion to adjourn, Zevenbergen/Dosdall. All in favor.

Attest:
Erika Hammitt, Finance Officer
Isabel Trobaugh, Mayor
Publish April 11, 2013

Published once at the total approximate cost of \$82.63
15-6-305

AFFIDAVIT OF PUBLICATION

State of South Dakota)
)ss
County of Union)

Kelly Kruthoff,

an employee of the Leader-Courier, deposes and says that

The Leader-Courier

is a legal weekly newspaper of a general circulation, printed and published in Elk Point, County of Union, State of South Dakota, and has been such legal newspaper during the time hereinafter mentioned, and that affiant is and was during all the time hereinafter mentioned in charge of the advertising department thereof, and has personal knowledge of all the facts stated in this affidavit: and that the notice and advertisement headed:

Notice of Public Hearing

a printed copy of which is hereunto attached and made a part hereof, was printed and published in the said newspaper at least once in

each week for 1 successive weeks; that said newspaper at the time of the first publication of said notice hereinafter stated, had, and still has, a bona fide circulation of over two hundred paid copies weekly, and had been published in the said County of Union for more than one year immediately prior to the date of the said publication of said notice, and that said newspaper during said times, was, and is, printed in part in an office maintained at said city of Elk Point, the said place of publication; that the first publication of said notice in said newspaper was

on Thursday, the 21 day of March, 2013

and that the succeeding publications were

on Thursday, the _____ day of _____,

on Thursday, the _____ day of _____,

on Thursday, the _____ day of _____,

that the fees for the printing and publishing of said notice and advertisement in said newspaper as aforesaid were

\$ 23.44, that the full amount of the fee charged insures to the benefit of the publisher of the said newspaper, that no agreement or understanding for the division thereof has been made with any other person and that no part thereof has been agreed to be paid to any other person whosoever.

Subscribed and sworn to before me

this 21 day of March, 2013

My commission expires 6-21-17

SUSAN ODSON
NOTARY PUBLIC
SOUTH DAKOTA

Notary Public

NOTICE OF PUBLIC HEARING

Pursuant to SDCL 11-6-18, notice is hereby given that the Elk Point City Council will hold a public hearing on April 1, 2013, regarding adoption of the proposed Elk Point Comprehensive Plan, which was recommended by the Elk Point Planning Commission.

The City of Elk Point is in the process of developing a Comprehensive Plan through the year 2035. Some of the issues addressed in this plan include transportation, population projections and future land use development. A draft Comprehensive Plan has been prepared by the Elk Point Planning Commission and the South Eastern Council of Governments. A copy of the draft Comprehensive Plan is available for public review at the Elk Point City Hall in the office of the Finance Officer during regular business hours.

The City Council public hearing will be held at the following time, date and location:

7:00 p.m.
April 1, 2013
Elk Point City Hall
(406 W. Pleasant Street)

The purpose of this hearing is to explain the proposed Comprehensive Plan to interested persons, to answer questions regarding this item and to hear public comment on this item. The City Council invites all interested persons to attend and offer their comments. Those interested persons not able to attend are invited and encouraged to send written comments prior to the hearing to the Elk Point Finance Officer, PO Box 280, Elk Point, SD 57725.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Finance Officer at (605) 356-2141. Anyone who is deaf, hard of hearing or speech disabled may utilize Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

Erika Hammit
Finance Officer
Publish March 21, 2013
Published once at the total approximate cost of \$23.44
12-6-09

AFFIDAVIT OF PUBLICATION

State of South Dakota)

:ss

County of Union)

Kelly Kruithoff,

an employee of the Leader-Courier, deposes and says that

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is a legal weekly newspaper of a general circulation, printed and published in Elk Point, County of Union, State of South Dakota, and has been such legal newspaper during the time hereinafter mentioned, and that affiant is and was during all the time hereinafter mentioned in charge of the advertising department thereof, and has personal knowledge of all the facts stated in this affidavit: and that the notice and advertisement headed:

Planning and Zoning Proceedings

March 4, 2013

a printed copy of which is hereunto attached and made a part hereof, was printed and published in the said newspaper at least once in

each week for 1 successive weeks; that said newspaper at the time of the first publication of said notice hereinafter stated, had, and still has, a bona fide circulation of over two hundred paid copies weekly, and had been published in the said County of Union for more than one year immediately prior to the date of the said publication of said notice, and that said newspaper during said times, was, and is, printed in part in an office maintained at said city of Elk Point, the said place of publication; that the first publication of said notice in said newspaper was

on Thursday, the 14 day of March, 2013

and that the succeeding publications were

on Thursday, the _____ day of _____, _____

on Thursday, the _____ day of _____, _____

on Thursday, the _____ day of _____, _____

that the fees for the printing and publishing of said notice and advertisement in said newspaper as aforesaid were

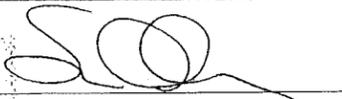
\$ 13.39, that the full amount of the fee charged insures to the benefit of the publisher of the said newspaper, that no agreement or understanding for the division thereof has been made with any other person and that no part thereof has been agreed to be paid to any other person whomsoever.



Subscribed and sworn to before me

this 14 day of March, 2013

My commission expires 6-21-17


SUSAN OLSON
NOTARY PUBLIC
SOUTH DAKOTA
Notary Public

UNAPPROVED MINUTES FROM THE ELK POINT PLANNING AND ZONING COMMISSION

The Elk Point Planning and Zoning Commission met on Monday, March 4, 2013 at noon in the conference room in City Hall at 106 W. Pleasant Street. Members present were: Curry, Huber, Reed and Herrity. Absent were: Davidson and Bortscheller. Economic Development Member: McCreary. Also present were: City Administrator Glover, SECOG Representative Toby Brown, Planning and Zoning Official Roan and Finance Officer Hammitt.

A public hearing was held at 12:00pm to adopt the proposed Elk Point Comprehensive Plan. After public input and discussion, a motion was made by Curry and seconded by Reed to recommend approval to the Elk Point City Council. All in favor.

Bob Vanderlinde attended the meeting to discuss his property located at 105 N. Jackson Street. Mr. Vanderlinde requested suggestions from the board on what he could do with the nonconforming lot. It was suggested to contest the tax valuation, since nothing can be done with the lot.

Motion and second to adjourn, Huber/Curry. Unanimous.

Prepared by:

Erika Hammitt, Finance Officer

Published March 14, 2013

Published once at the total approximate cost of \$13.39

11-3-40

AFFIDAVIT OF PUBLICATION

State of South Dakota)

:ss

County of Union)

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an employee of the Leader-Courier, deposes and says that

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Notice of Public Hearing

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on Thursday, the 21 day of February, 2013

and that the succeeding publications were

on Thursday, the _____ day of _____, _____

on Thursday, the _____ day of _____, _____

on Thursday, the _____ day of _____, _____

that the fees for the printing and publishing of said notice and advertisement in said newspaper as aforesaid were

\$ 22.69, that the full amount of the fee charged insures to the benefit of the publisher of the said newspaper, that no agreement or understanding for the division thereof has been made with any other person and that no part thereof has been agreed to be paid to any other person whomsoever.

Kelly Kruthoff

Subscribed and sworn to before me

this 21 day of February, 2013

My commission expires 6-21-17

SUSAN ODSON
NOTARY PUBLIC
SOUTH DAKOTA

Notary Public

NOTICE OF PUBLIC HEARING

Pursuant to SDCL 11-6-17, notice is hereby given that the Elk Point Planning Commission will hold a public hearing on March 4, 2013, regarding adoption of the proposed Elk Point Comprehensive Plan.

The City of Elk Point is in the process of developing a Comprehensive Plan through the year 2035. Some of the issues addressed in this plan include transportation, population projections and future land-use development. A draft Comprehensive Plan has been prepared by the Elk Point Planning Commission and the South Eastern Council of Governments. A copy of the proposed Comprehensive Plan is available for public review at the Elk Point City Hall in the office of the Finance Officer during regular business hours.

The Planning Commission public hearing will be held at the following time, date and location:

12:00 p.m.

March 4, 2013

Elk Point City Hall

606 W. Pleasant Street

The purpose of this hearing is to explain the proposed Comprehensive Plan to interested persons, to answer questions regarding this item and to hear public comment on this item. The Planning Commission invites all interested persons to attend and offer their comments. Those interested persons not able to attend are invited and encouraged to send written comments prior to the hearing to the Elk Point Finance Officer, PO Box 280, Elk Point, SD 57025.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Finance Officer at (605) 356-2141. Anyone who is deaf, hard of hearing or speech disabled may utilize Relay South Dakota at (800) 877-1213 (TDD/Voice). Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

Elka Hammit
Finance Officer

Published February 21, 2013

Published once at the total approximate cost of \$22.69

8-5-61

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I. INTRODUCTION

A. PURPOSE, AUTHORIZATION AND ADOPTION

1. 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.

2. 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...”*

3. DEVELOPMENT AND ADOPTION

The Elk Point City Council has adopted this document in accordance with state law. In developing this Comprehensive Plan, the Elk Point 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.

4. AREA OF PLANNING JURISDICTION

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

B. 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 Elk Point area. As a result, the City Council has requested input from the Elk Point-Jefferson School District.

C. 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.

II. DEMOGRAPHIC CONDITIONS

A. GENERAL DEMOGRAPHY

Table 1. Population History (Source: U.S. Census Bureau)

Year	Population	% Increase
1960	1,378	NA
1970	1,372	-0.43%
1980	1,661	21.0%
1990	1,423	-14.3%
2000	1,714	20.4%
2010	1,963	14.5%

Table 2. Current Demographic Statistics (Source: U.S. Census Bureau)

	Elk Point	Union County	South Dakota
2000 Population	1,714	12,584	754,844
2010 Population	1,963	14,399	814,180
% Change	14.5%	14.4%	7.9%
Median Age	36.3	40.2	36.9

Table 3. Population by Age (Source: U.S. Census Bureau)

	0-19	20-54	55-74	75 & Over	Total
2010	627	836	330	170	1,963

United States Census 2010 data indicates that 30% of Elk Point's residents are 19 or younger. Approximately 40% of the community is between the ages of 20 and 54.

B. POPULATION PROJECTIONS

Table 4 presents population changes from 1990 to 2010. Table 5 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.

The average annual change method is used to produce a population projection estimate for the City of Elk Point. The average annual change method assumes the population will grow in a similar fashion, based on population changes from 1990 - 2010 (Table 4).

Table 4. 1990 - 2010 Census Population Changes (Source: U.S. Census Bureau)

	Population				1990 - 2010		
	1980	1990	2000	2010	Change	AAAC	AAPC
Elk Point	1,661	1,423	1,714	1,963	540	27	1.54%

Table 5. Population Projections Based on 1990 - 2010 Census

	Population				2015-2035		
	2010	2015	2020	2035	Change	AAAC	AAPC
Elk Point	1,963	2,098	2,233	2,638	540	27	1.10%

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

If the population estimate method is accurate, then the City of Elk Point may have a population of 2,638 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 Elk Point is nestled within an attractive agricultural area and is an important population/employment center, it is reasonable to estimate that Elk Point has potential for growth.

C. ASSESSMENT OF EXISTING HOUSING STOCK

Total Households

Census 2010 data shows that there are 770 total households and 65.6% of the total households in the City of Elk Point are family households. This statistic indicates that Elk Point is a family-oriented community.

Vacancy Status

Census data indicates that there were a total of 60 vacant housing units in the City of Elk Point in 2010. Of those 60, 23 were available for rent and 10 were for sale. The other 27 were classified as either sold (not occupied) or "other vacant". Approximately 93% of Elk Point's total housing units were classified as occupied. Such a low vacancy rate indicates a strong commitment of existing residents to stay within the community. However, such a low vacancy rate points to the

need for aggressively seeking unique and innovative ways to accommodate additional growth for the future. As illustrated by the growth projections, Elk Point could reach a population of 2,638 by the year 2035. Based on this estimate, coupled with the analysis from the City Council and Planning Commission that additional (and affordable) housing is needed, it is recommended that the City of Elk Point explore options to provide accommodation for additional residents. Partnerships with area developers and state/federal housing programs and/or subsidies should be pursued in order to most effectively handle the anticipated growth.

III. ENVIRONMENTAL CONSTRAINTS

A. PHYSICAL GEOGRAPHY

Elk Point is located in Union County in southeastern South Dakota. The major physical features of this region are the Missouri River, just over one mile from the southwestern corporate limits and the Big Sioux River, about three to four miles east of the City. The Brule Creek flows through Union County and discharges into the Big Sioux River approximately four miles northeast of the corporate limits. Elk Point itself is located on elevated flatlands in the physiographic region of South Dakota known as the Missouri River Trench. This plateau in Union County is a stream-dissected highland area, underlain by a thick mantle of loess. The elevation drops from 1,125 feet along the banks of the Missouri River to 1,118 feet in the northeast part of the study area. Most of the City is at an elevation of between 1,120 and 1,130 feet.

B. DRAINAGE AND WETLANDS

Some small wetlands and potholes are found in the City's growth areas. Wetlands and water bodies are designated from base maps developed through the National Wetlands Inventory and other data sources. These natural resources provide a number of functions that are important to the health and welfare of the community. They provide storage for storm water, help to control flooding, provide wildlife habitat, improve water quality, and they provide recreational opportunities. The wetlands and floodplains of the Elk Point area are shown on **Map 1**.

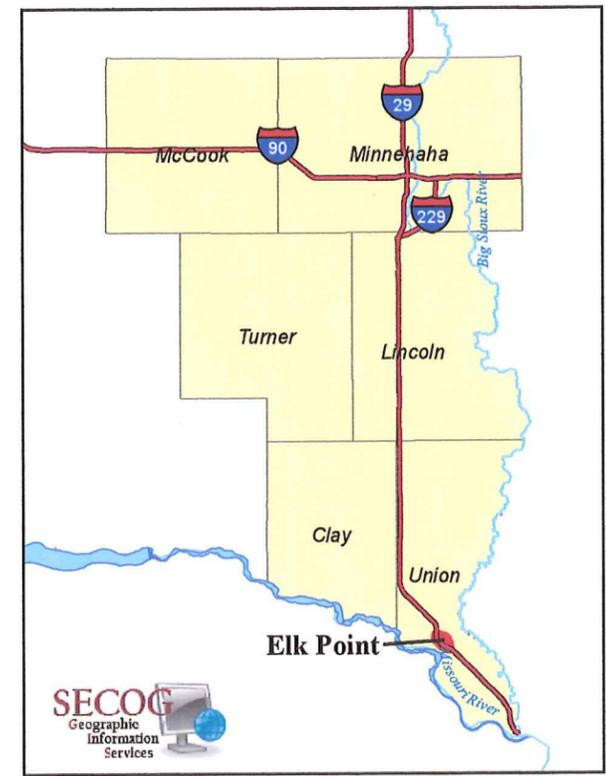
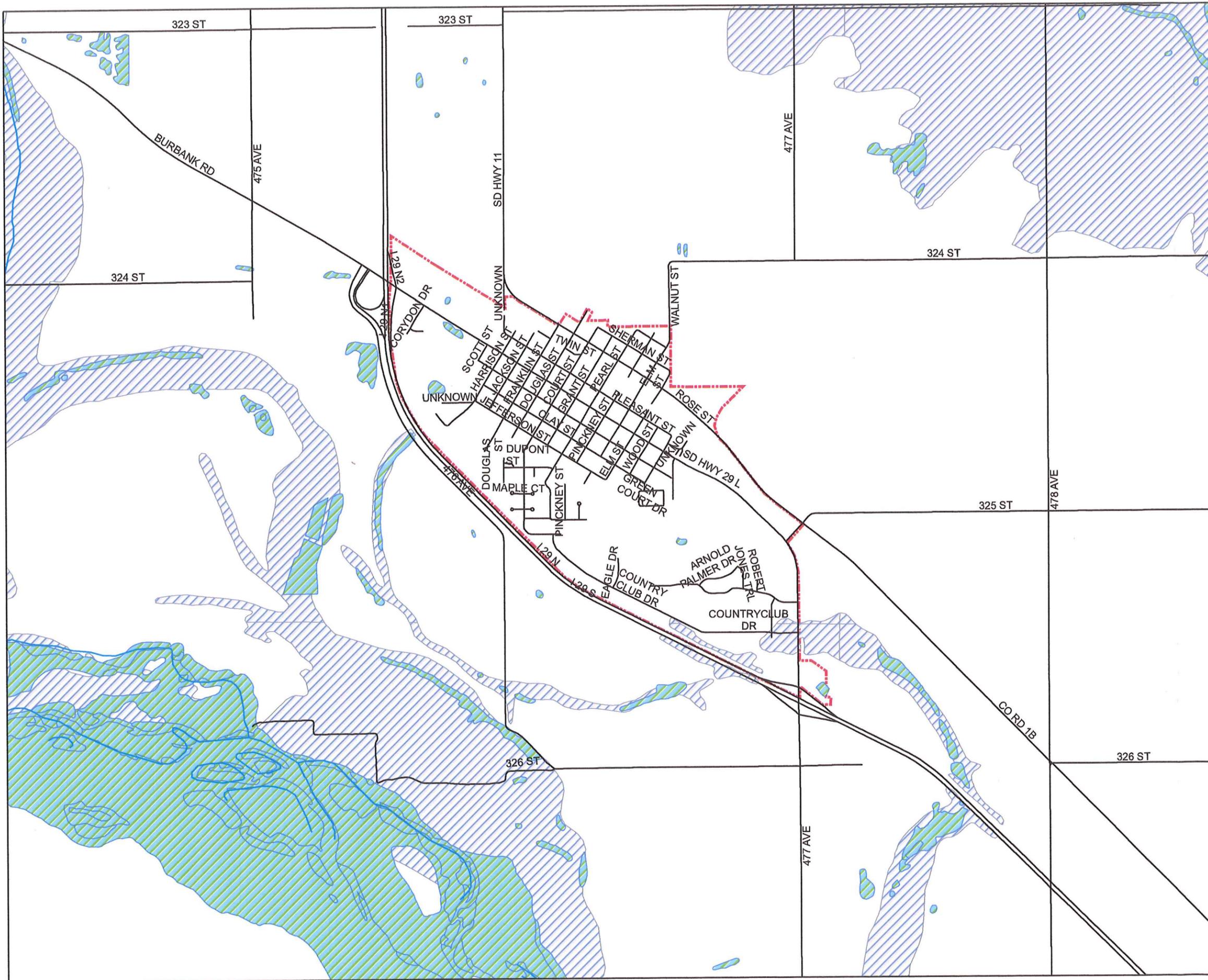
Map 1 Environmental Constraints City of Elk Point

Legend

-  Roads
-  Rivers
-  Wetlands
-  100-Year Floodplain
-  City Limits (2010)



1 inch = 2,000 feet



IV. INFRASTRUCTURE ASSESSMENT

A. TRANSPORTATION

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.

Arterial streets are designed to carry a large volume of traffic at higher speeds. Within the City, the function of arterials is to facilitate the movement of goods and people with few obstructions. These streets are generally adjacent to commercial uses.

Collector streets are designed to provide connectivity between arterials. They allow local traffic an access onto the arterial system.

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

The Major Street Plan has been developed as a part of the Comprehensive Plan (**see Map 2**).

B. WATER FACILITIES

A report on the Water Distribution System for the City of Elk Point was completed in March of 2006. Primarily, the study investigated present and future water distribution system needs for the City. The City maintains wells and treatment facilities.

Several conclusions were reached as a result of this Water Distribution System study. Among these conclusions are as follows:

- 1) West Side Water Main Improvements (*Completed in 2009*)
 - Connect to the 8-inch main in the west end of Washington Street.
 - Install new 10-inch main from Washington Street west to Franciscan Boulevard.
 - Replace existing 6-inch main in Franciscan Boulevard and Corydon Drive with new 10-inch main.
 - Open cut the I-29 Business Loop, connect to the existing 6-inch main in the Business Loop, and extend 10-inch main to north side of the I-29 Business Loop.

2) East Side Water Main Improvements

- Connect to the 6-inch main in the I-29 Business Loop.
- Install new 10-inch main south and connect to the 8-inch main in Jack Nicklaus Drive and the 10-inch main in Country Club Drive.

C. WASTEWATER FACILITIES

A report on the Wastewater Collection and Treatment Facility for the City of Elk Point was completed in March of 2006. Primarily, the study investigated present and future wastewater system needs for the City.

Several conclusions were reached as a result of this Wastewater Collection and Treatment Facility study. Among these conclusions are as follows:

- 1) New Lift Station in west Elk Point (*Completed in 2008*)
- 2) Sherman Street Sanitary Sewer Replacement from Grant to Pearl Street (*Completed in 2006*)
 - Replace existing 6-inch pipe with 420 feet of new 8-inch pipe.
 - Replace manholes at the intersections of Sherman/Grant Street and Sherman/Pearl Street.
 - Replace sewer wyes and install new 6-inch sanitary sewer service pipe to the individual property lines.
- 3) Pleasant Street Sanitary Sewer Replacement from Elm to Wood Street (*Completed in 2006*)
 - Replace existing pipe with 360 feet of new 8-inch pipe.
 - Replace manholes at the intersections of Pleasant/Elm Street and Pleasant/Wood Street.
 - Replace sewer wyes and install new 6-inch sanitary sewer service pipe to the individual property lines.

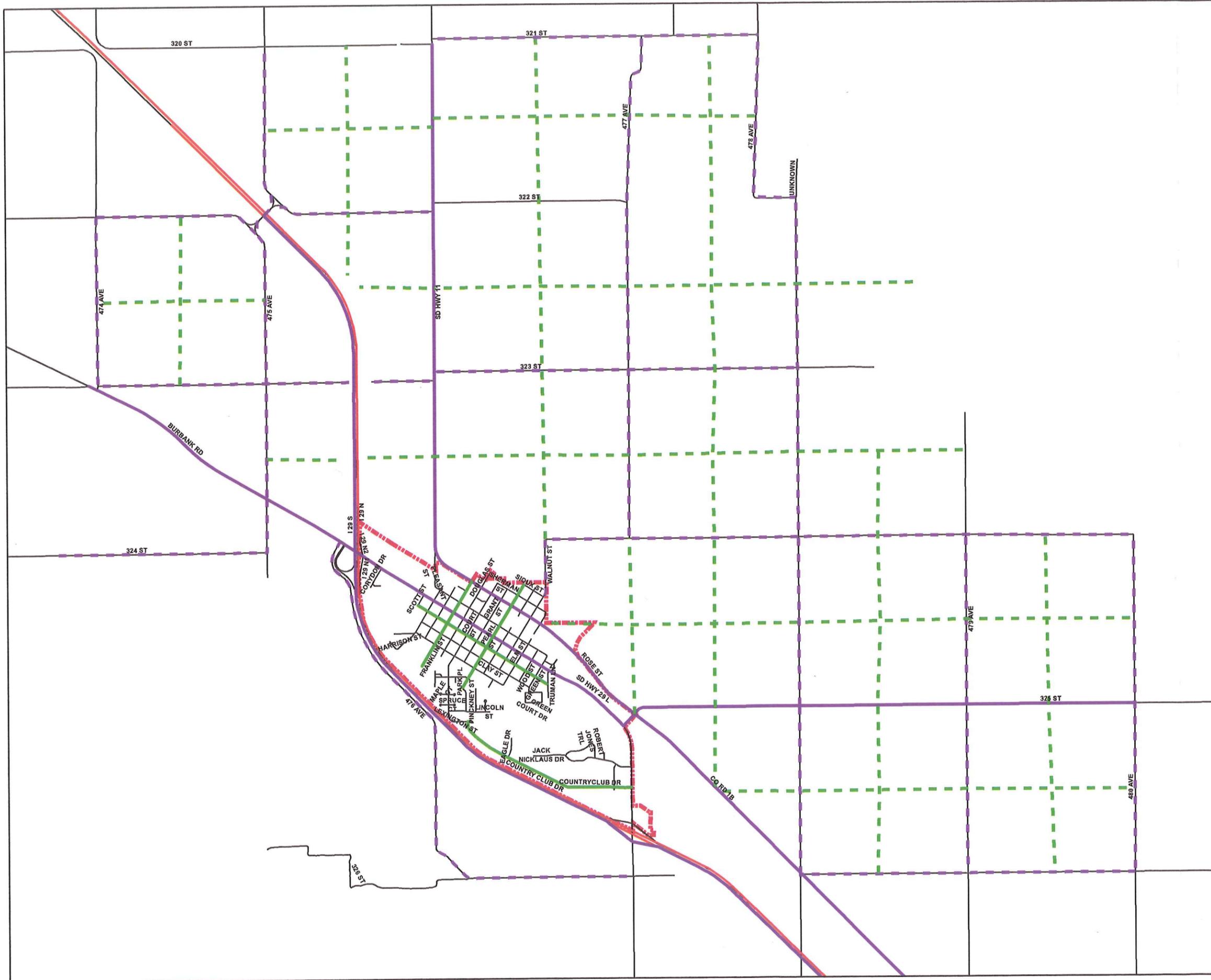
Map 2 Major Street Plan City of Elk Point

Legend

-  Existing Arterial
-  Existing Collector
-  Future Arterial
-  Future Collector
-  City Limits (2010)



1 inch = 3,000 feet



V. SCHOOL PLANS AND PROJECTIONS

A. ELK POINT-JEFFERSON SCHOOL DISTRICT

Enrollment (2012-13 School Year)

- The total enrollment for the Elk Point-Jefferson School District was 691 students.
- The largest class was the tenth grade with 63 students.
- Enrollment projections are expected to remain stable.

Capital Improvements

- There is currently one building in the school district.
- No additions or new buildings are planned at this time.

Service Area

- The Elk Point-Jefferson School District is located in Union County.
- The average bus ride time is three minutes.
- There are six bus routes that serve the district.
- There are 325 students outside of the corporate limits of Elk Point.

VI. PARKS, OPEN SPACE AND OTHER PUBLIC USES

As plans are made to build, expand or relocate public facilities, they should be done in conjunction with the Comprehensive Plan and the Capital Improvements Plan. Potential areas for future cooperative efforts should continue to be explored with other public entities.

A. CURRENT AND FUTURE PARK NEEDS

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

Community parks, because of their larger size, provide a much wider range of activities and facilities than neighborhood parks. The land area requirements generally range from 20 to 40 acres. Specialized facilities such as swimming pools, picnic areas and athletic complexes can be accommodated in community parks. Community parks 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.

VII. NEIGHBORHOOD CONSERVATION

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

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

A. LAND USE

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

B. INFRASTRUCTURE

Streets, utilities and public facilities should be maintained and improved on an ongoing basis. Schools and parks contribute to neighborhood stability and should set an example for residential areas in terms of maintenance and appearance.

C. PROPERTY MAINTENANCE

Inspections and enforcement of building and zoning codes, coupled with effective nuisance abatement activities, assist in the prevention of neighborhood decline. Legal assistance through the City Attorney's office is a key component for the effectiveness of these activities.

VIII. LAND USE PLAN

A. EVALUATION OF URBAN LAND USE IN ELK POINT

To simplify preparation of this plan, land uses have been grouped into seven categories for the City of Elk Point:

- (1) Industrial: Includes light manufacturing, warehouses and other similar uses.
- (2) Commercial: Includes retail businesses, offices, etc.
- (3) Residential: Includes single-family residences, duplexes, twin homes and all apartments.
- (4) Manufactured Housing: Includes manufactured homes within manufactured home parks.
- (5) Institutional: Includes schools, libraries, churches, government offices and similar uses.
- (6) Parks, Recreation and Open Space: Includes parks and athletic fields. Also included are areas that should be protected from development to facilitate movement of flood water and runoff. Some types of development may be appropriate for such areas, as long as the development does not dramatically increase the incidence or severity of flood or drainage problems.
- (7) Vacant: Includes land not yet developed for one of the other six uses. Also included are areas that provide farming and agriculturally related uses.

A physical land use inventory was prepared by SECOG in July of 2011. Maps for the current and future land uses (**Maps 3 and 4**) in Elk Point and the planning area are included. Future land uses were determined by the Elk Point Planning Commission and SECOG, based on topographic features, compatibility with current land uses and existing infrastructure.

B. CURRENT LAND USE CONSUMPTION

<u>Land Use</u>	<u>Acres Consumed</u>
Single-Family Residential	239
Multi-Family Residential	6
Manufactured Housing Residential	5
Commercial	51
Institutional	48
Industrial	51
Parks, Recreation & Open Space	105
Vacant	63

C. FUTURE LAND USE ESTIMATES

Households and a projected demand of certain land use categories are listed in the tables below.

City of Elk Point			
Household Projections			
	Population	Persons per Household <i>(assuming number remains constant)</i>	Households
1980	1,661	NA	NA
1990	1,423	NA	NA
2000	1,714	NA	NA
2010	1,963	2.49	770 (actual)
2020	2,233	2.49	897 (projected)
2035	2,638	2.49	1,059 (projected)
Households Added 2010-2035			
Total New Households 289			

Land Use Consumption Needs – Housing

Residential – Urban	3 units per acre (low density) x	7.47 ppa x 719
Density	2.49 pph = 7.47 ppa *	acres = 5,371
		additional people

* Projections based upon low density residential development

Based upon the above referenced analysis, the City of Elk Point will be able to provide adequate housing through the year 2035.

Future Land Use Available

<u>Land Use</u>	<u>Available Acres</u>
Residential	719
Commercial	224
Industrial	674

A review of the population projections and land use consumption needs should be reviewed every five years to ensure enough land is available for future land use needs.

Map 3 Current Land Use City of Elk Point

Legend

Current Land Use

- Single-Family Residential
- Multi-Family Residential
- Manufactured Housing Residential
- Institutional
- Commercial
- Industrial
- Parks, Recreation & Open Space
- Vacant

Other Features

- Roads
- City Limits (2010)



1 inch = 1,000 feet



Map 4 Future Land Use City of Elk Point

Legend

Future Land Use

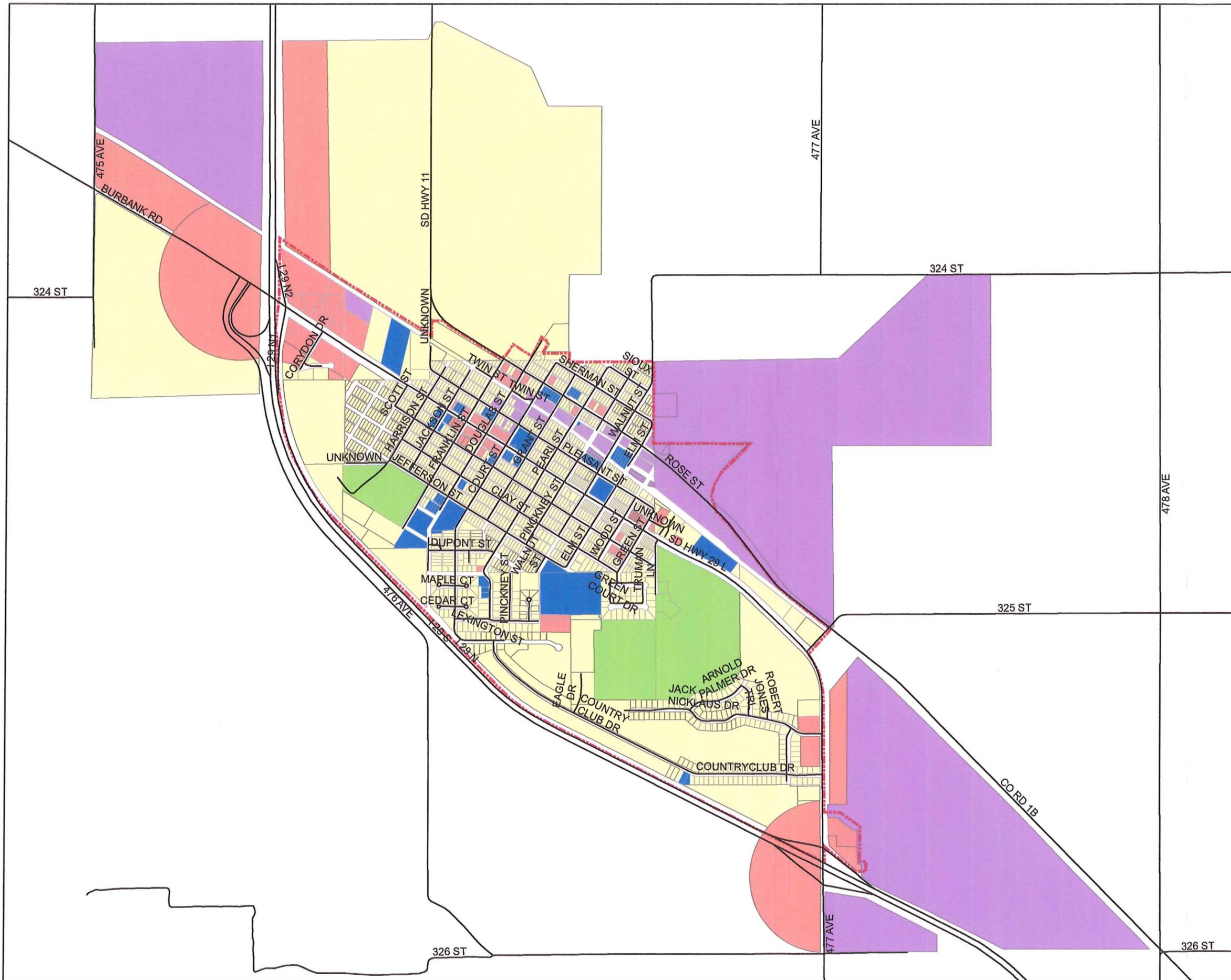
- Residential
- Commercial
- Industrial
- Institutional
- Parks, Recreation & Open Space

Other Features

- Roads
- City Limits (2010)



1 inch = 1,500 feet



IX. GROWTH AREA ANALYSIS

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

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

X. PLANNING POLICY FRAMEWORK

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

A. GROWTH MANAGEMENT STRATEGY

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

Goal 1. Focus New Development within Existing City Limits Area

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

Policy 1 – Determine growth areas most accessible to sewer hookups

Policy 2 – Discourage growth in areas not suitable for hookups

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

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

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

Policy 3 – Require that properties served by public utilities be located within the City

Policy 4 – Maintain an addressing system that creates consistency for safety and convenience of businesses, visitors and local citizens

Policy 5 – Establish an area-wide approach to cooperatively manage future growth including city and county governments, school districts, townships and other public utility providers

Objective 3 – Enhance the character, identity and historic preservation of the community

Policy 1 – Guide new development with urban design amenities that enhance community aesthetics and local identity

Policy 2 – Protect historic dwellings and other architecturally significant buildings from incompatible development and encourage rehabilitation and reuse for the redevelopment of historic buildings

Goal 2. Direct New Growth Into Designated Future Growth Areas

Objective 1 – Establish development patterns/requirements for each of the described Growth Areas

Policy 1 – Review and revise, on an as needed basis, those specific development patterns established under Chapter IX – Growth Area Analysis

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

Objective 1 – Enhance the current road system to provide optimum traffic mobility

Policy 1 – Because road reconstructions, resurfacings and other related projects are funded by a limited budget, it is incumbent upon the City Council to evaluate the need for various improvements and appropriate annual funds accordingly

Objective 2 – Minimize ingress and egress onto major roadways

Policy 1 – Utilize 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 Elk Point

Objective 1 – Improve public services and buildings

Policy 1 – Develop the Elk Point Community Center

Policy 2 – Upgrade existing streets, storm sewers and electrical facilities

Policy 3 – Upgrade existing water and sewer facilities

Objective 2 – Improve park and recreation opportunities for citizens

Policy 1 – Improve open space and park areas

Policy 2 – Create a city-wide walking path to provide for an additional recreational outlet

Policy 3 – Focus development on activity programs that feature several recreational opportunities for all residents that live in Elk Point

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

Objective 1 – Encourage agriculture to remain the dominant land use activity

Policy 1 – Only agricultural uses will be allowed in the City’s agricultural zones

Objective 2 – Discourage scattered residential, commercial or industrial development

Policy 1 – Work with Union County to ensure all proposed development within Elk Point’s growth areas are annexed and serviced with municipal utilities

B. 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.

C. LAND USE PLANNING STRATEGY

Land use is one of the most important elements of the Elk Point Comprehensive Plan. It addresses the location, type and density of land uses throughout the City. From established goals and objectives, land use planning policies and principles are developed that will be used to guide the physical development of the City (including zoning decisions).

The City’s future land use plan (Map 4), is the graphical representation of Elk Point’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. Without the community’s goals, objectives and policies regarding land use, future development of Elk Point 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.

Goal 1. Ensure the Health and Safety of Citizens

Objective 1 – Separate structures for health and safety

Policy 1 – Sideyard setbacks will comply with fire code separation for residential, commercial and industrial structures

Policy 2 – Ensure buildings and structures do not encroach on residential building air space

Objective 2 – Design lots and blocks to emphasize cost efficiency and community value

Policy 1 – Review the lot and block designs based upon subdivision design standards

Objective 3 – Provide adequate visibility at intersections and driveways for all streets

Policy 1 – Ensure that structures and fences do not obstruct the view of intersecting traffic

Objective 4 – Design major streets to emphasize mobility and safety

Policy 1 – Preserve adequate right-of-way for future arterial traffic routes and collectors

Policy 2 – Avoid traffic routes that promote through-traffic in residential neighborhoods

Objective 5 – Minimize conflicts and nuisances that typically occur wherever people and activities congregate within corporate limits

Policy 1 – Review and update Elk Point’s zoning map and ordinance periodically to discourage mixing of incompatible uses

Goal 2. Protect Natural Resources

Objective 1 – Retain runoff with open natural drainage systems

Policy 1 – Any development should be platted to incorporate as much natural drainage as possible

Policy 2 – Assure development works with existing drainage system

Objective 2 – Create greenways and linear open spaces within floodplain areas

Policy 1 – Do not allow residential, commercial or industrial development within floodplain areas as identified by the Federal Emergency Management Agency

Objective 3 – Design around significant wetlands

Policy 1 – Encourage development to utilize and maintain wetlands as a part of the natural drainage basin

Objective 4 – Limit development in areas with poor soils and high water table

Policy 1 – Require further investigation by the developer prior to allowing new development to occur in areas with soil limitations as identified by the NRCS

Goal 3. Enhance the Visual Quality of the City

Objective 1 – Separate industrial and residential uses

Policy 1 – Do not allow industrial development near residential developments

Policy 2 – Encourage siting of industrial uses in incorporated areas

Objective 2 – Soften the look of all uses to enhance the community’s image as an attractive place

Policy 1 – Front and rear setbacks will provide reasonable separation for residential living

Policy 2 – Use landscaping to establish visual and physical boundaries between parking lots and roads

Policy 3 – Encourage the reuse of vacant buildings within the community

Objective 3 – Encourage the appropriate siting and concentration of uses and structures that can clutter the landscape

Policy 1 – Allow manufactured homes to be placed only in manufactured home parks

Policy 3 – Home occupations will be allowed as long as there is no substantial change in the residential nature of the home

Objective 4 – Provide suitable areas for a variety of residential types and densities

Policy 1 – Identify appropriate locations for single-family and multi-family residential areas on the Future Land Use map, taking into consideration accessibility, utility availability and site suitability

Policy 2 – Require adequate buffering and transitions between residential and non-residential land uses

Objective 5 – Allow for vibrant and viable commercial areas with a variety of uses

Policy 1 – Locate new commercial developments near existing commercial areas and buffer them from residential uses

Policy 2 – Concentrate commercial development in clusters at major intersections and other appropriate locations, as opposed to scattered and/or “strip” development along major thoroughfares

Policy 3 – Improve the appearance of public ways and property throughout the central business district through the use of street furniture, flowers and other aesthetic means

Objective 6 – Maintain the appearance of Elk Point’s neighborhoods, streets and commercial districts

Policy 1 – Utilize a “City clean-up” program to encourage the maintenance and upkeep of neighborhoods and business districts

Policy 2 – Promptly enforce existing ordinances regarding property maintenance and appearance

Policy 3 – Encourage and support private initiatives to landscape and beautify vacant lots or underutilized parcels

XI. PLAN IMPLEMENTATION

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.*

A. THE CONTINUOUS PLANNING PROCESS

Circumstances will continue to change in the future, and the Elk Point 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, Elk Point'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 Elk Point'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 future land use 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 and City Office 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 City 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.

B. CITIZEN PARTICIPATION IN CONTINUING PLANNING

Elk Point’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, town 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.

C. 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 Future 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 Elk Point’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 Future 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 Mayor, 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, objectives and policies on pages 20-25 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.

Capital Improvements Summary of Needs 2013-2035

General

- Downtown aesthetic improvements
- Welcome signage
- New decorative lighting on Main Street
- Green space and entrance sign on SD Highway 11

Water

- Water treatment facility improvements
- Valve replacement project
- Replace water main on Washington Street from Grant Street to Douglas Street
- Install water main on economic development site
- Replace water main on Pearl street from railroad tracks to Pleasant Street

Sewer

- Wastewater treatment facility improvements
- Install sanitary sewer on economic development site
- Replace sanitary sewer on Washington street from Grant Street to Douglas Street
- Replace mainline force main from south side of Interstate 29 to private runway

Streets

- Rose Street reconstruction
- Jefferson Street reconstruction
- Douglas Street reconstruction
- Pearl Street reconstruction
- Sherman Street reconstruction
- New storm sewer from south of Interstate 29 to Government Ditch

Parks

- Replace swimming pool with aquatics complex
- Develop Lion's Park
- Bike path connections