

Joint Meeting
Lincoln County and City of Sioux Falls

August 23, 2010

The Lincoln County Board of Commissioners met in a joint session with the City of Sioux Falls at 7:00 P.M. in the Lincoln County Commission room, 104 N. Main, Canton, SD on August 23, 2010. Lincoln County Commissioners present were Dale Long, Dennis Weeldreyer, Jim Schmidt, Jason Melcher and David Gillespie. Sioux Falls City Council members present were Mayor Huether, Sue Aguilar, Kenny Anderson Jr., James Entenman, Michelle Erpenbach, Greg Jamison, Robert Litz, and Rex Rolfing. The meeting was called to order with the Pledge of Allegiance to the Flag.

A motion by Long and seconded by Weeldreyer to approve the agenda as presented. Motion carried

A petition to form the Mystic Ridge Addition Road District was presented.

RESOLUTION: A RESOLUTION TO APPROVE A ROAD DISTRICT PETITION WITHIN THE CITY OF SIOUX FALLS AND LINCOLN COUNTY JOINT ZONING AND SUBDIVISION JURISDICTION. WHEREAS, there has been presented to the City Council of the City of Sioux Falls and filed with the City Clerk, a Petition in writing signed by the owners and otherwise in compliance with the provisions of SDCL 31-12A-3, requesting that the territory described in the petition be included within the Mystic Ridge Addition Road District; **WHEREAS,** the property described within the Mystic Ridge Addition Road District petition is within the City of Sioux Falls and Lincoln County Joint Zoning and Subdivision Jurisdictional area. **WHEREAS,** SDCL 31-12A-5.1 requires that the road district petition within the Joint Subdivision area of a city must first be submitted to the municipality's governing body for approval. **WHEREAS,** the City of Sioux Falls has issued a resolution providing that the Mystic Ridge Addition Road District petition is approved and the City of Sioux Falls Resolution has been forwarded onto the Lincoln County Commission. **NOW THEREFORE, BE IT RESOLVED BY THE LINCOLN COUNTY COMMISSION:** That Mystic Ridge Addition Road District is approved and the Lincoln County Chairman is authorized to enter an Order pursuant to 31-12A-6 in form and manner attached hereto. Motion by Long and seconded by Gillespie. Roll Call vote: Gillespie – "Aye", Long – "Aye", Melcher – "Aye", Weeldreyer – "Aye", and Schmidt – "Aye". Motion carried.

The Hearing and 2nd reading of an ordinance amending the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls by rezoning property at 26864 469th Avenue from the A-1 Agricultural District to the PD Planned Development District and providing regulations for the Zenobi Planned Development District was held as published.

Comment was received from proponents and opponents to the proposed ordinance. An opportunity was presented for some compromises to be addressed.

RESOLUTION: AN ORDINANCE AMENDING THE 2006 JOINT ZONING REGULATIONS FOR LINCOLN COUNTY AND THE CITY OF SIOUX FALLS BY REZONING PROPERTY AT 26864 469TH AVENUE FROM THE A-1 AGRICULTURAL DISTRICT TO THE PD PLANNED DEVELOPMENT DISTRICT AND PROVIDING REGULATIONS FOR THE ZENOBI PLANNED DEVELOPMENT DISTRICT. BE IT ORDAINED BY LINCOLN COUNTY, SOUTH DAKOTA: Section 1. That the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls is hereby amended as follows: Tract One (1) of Bolte's Addition, an Addition in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 12, Township 100, Range 50 in Lincoln County, South Dakota is rezoned from the A-1 Agricultural District to the PD Planned Development District. Section 2. That the official zoning map referred to in Article 2.00, Section 2.03(A) of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls is hereby amended to include Tract One (1) of Bolte's Addition, an Addition in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 12, Township 100, Range 50 in Lincoln County, South Dakota in the PD Planned Development District. Section 3. That Article 13.00, Section 13.06 of the 2006 Joint Zoning Regulations for Lincoln County and the City of Sioux Falls is hereby amended to include the following: (PD-01) Zenobi Planned Development District. The regulations set forth herein or elsewhere in these regulations are the district regulations in the Zenobi Planned Development District; 1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes: a. Existing single-family dwelling; b. Outdoor Storage for Travel Trailers, Pick-up Coaches, Motor-Homes, and Camping Trailers as defined in this Ordinance; c. Outdoor Storage for Recreational Motor Vehicles, including any vehicle which is adapted,

designed and equipped to facilitate leisure time activities including, but not limited to, the following: ATVs, boats, snowmobiles, and motor vehicles utilized for motor vehicle racing events, along with trailers to haul said vehicles. 2. ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses and buildings customarily incident to any permitted use in the district. 3. PARKING REGULATIONS. Parking shall be regulated in conformance with the provision of Article 16.00. 4. SIGN REGULATIONS. Signs shall be regulated in conformance with Article 17.00 On Premise Sign Regulations for the C Commercial, I-1 and I-2 Industrial, except as provided under other regulations below. 5. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS. Density Lot Area (Sq. Ft), Req'd Lot Width, Req'd Front Yard, Req'd Side Yard, Req'd Rear Yard, Maximum Height. Residential: Same as RS-1, Residential District, when sanitary sewer is available. Commercial: Same as C Commercial District. 6. OTHER REGULATIONS. Other regulations shall be: a. A Final Development Plan application will be required only for proposed changes to the approved Initial Development Plan. b. New freestanding signage is allowed only as ground mounted, monument style with sign height no greater than its width. c. Applicant shall be responsible for planting eighteen 6' blue spruce trees (staggered) on the east side of the property, maintain as many of the existing trees as they can on the east side of the property, add 400' of white, vinyl fencing along the south side of the property with the fencing being a total of 8' tall and matching the existing fencing on the property. Motion by Gillespie and seconded by Long. Roll Call Vote: Gillespie – "Aye", Long – "Aye", Melcher – "Aye", Weeldreyer – "Nay", and Schmidt "Aye". Motion carried.

A motion by Long and seconded by Gillespie to adjourn. Motion carried.

Lincoln County Board of Commissioners

Jim Schmidt, Chairman

Attest: _____
Paula Feucht, Auditor

Approved _____