

# Planning Today for a Better Tomorrow

A Joint Meeting of the Lincoln  
County and City of Sioux Falls  
Planning Commissions and  
Elected Officials

February 26, 2004

# *Meeting Overview*

- Process Summary
- Defining the Joint Jurisdictional Area
- Evaluation of Suggested Regulations
- Planning Exercises
- Logistics and Mechanics
- Question and Answer
- Continuation of the Process

# *Process Summary*

- Where we have been...
- Where we are at...
- Where we are going...

# *Defining the Joint Jurisdictional Area*

- Joint jurisdictional zoning is:
  - An intergovernmental agreement...
  - between a municipality and a county...
  - wherein land use decisions are made...
  - within an agreed upon area (outside of municipal limits)...
  - Effective ONLY with the approval of both county and municipal planning and zoning commissioners and governing bodies.

# *Evaluation of Suggested Regulations*

- Breakout of zoning districts (uses)
  - Urban/rural division
- Administration
  - Effective customer service
  - Cooperative effort
  - Sharing of duties

# *Planning Exercises*

- Exercise 1 – Conditional Use Permit
  - QUESTION: Is the proposed use located within or outside of the joint jurisdictional area? (circle one)
  - ANSWER: Inside.
  - QUESTION: As a point of first contact, Mr. Hatfield shall visit with the \_\_\_\_\_ (City or County or Joint) Planning Director regarding his land use proposal.
  - ANSWER: County.

# *Planning Exercises*

## *Cont.*

- Exercise 1 – Conditional Use Permit
  - QUESTION: The \_\_\_\_\_ (City or County or Joint) Planning Director will inform Mr. Hatfield that he must follow the conditional use process as established by the \_\_\_\_\_ (City or County or Joint) Zoning Ordinance.
  - ANSWERS: County; County.

# *Planning Exercises*

## *Cont.*

- Exercise 1 – Conditional Use Permit
  - QUESTION: According to the \_\_\_\_\_ (City or County or Joint) Zoning Ordinance, Mr. Hatfield must go before the \_\_\_\_\_ (reviewing entity). There the reviewing entity will determine whether or not to grant the conditional use application.
  - ANSWERS: County; Planning Commission.

# *Planning Exercises*

## *Cont.*

- Exercise 1 – Conditional Use Permit
  - QUESTION: Unless rezoned to another use district, John Hatfield will work with \_\_\_\_\_ (City or County or Joint) planning staff when dealing with land use issues surrounding his kennel (assuming the kennel is approved by the reviewing entity).
  - ANSWER: County.

# *Planning Exercises*

## *Cont.*

- Exercise 2 – Rezoning of Property
  - QUESTION: Is the proposed use located within or outside of the joint jurisdictional area? (circle one)
  - ANSWER: Inside.
  - QUESTION: As a point of first contact, Mr. McCoy shall visit with the \_\_\_\_\_ (City or County or Joint) Planning Director regarding his land use proposal.
  - ANSWER: County.

# *Planning Exercises*

## *Cont.*

- Exercise 2 – Rezoning of Property
  - QUESTION: The \_\_\_\_\_ (City or County or Joint) Planning Director will inform Mr. McCoy that his property must be \_\_\_\_\_ (type of action) to a C District (Commercial) if he wishes to operate an office complex.
  - ANSWERS: County; rezoned.

# *Planning Exercises*

## *Cont.*

- Exercise 2 – Rezoning of Property
  - QUESTION: In order to \_\_\_\_\_ (type of action) his property, Jim McCoy must allow the \_\_\_\_\_ (City or County or Joint) \_\_\_\_\_ (reviewing entity) to formally review his application.
  - ANSWERS: Rezone; joint; Planning Commissions

# *Planning Exercises*

## *Cont.*

- Exercise 2 – Rezoning of Property
  - QUESTION: After review, the \_\_\_\_\_ (City or County or Joint) \_\_\_\_\_ (reviewing entity) will recommend approval or denial of the proposed \_\_\_\_\_ (type of action) to the \_\_\_\_\_ (City or County or Joint) \_\_\_\_\_ (reviewing entity).
  - ANSWERS: Joint; Planning Commissions; rezoning; joint; governing bodies.

# *Planning Exercises*

## *Cont.*

- Exercise 2 – Rezoning of Property
  - QUESTION: After two readings of the proposed \_\_\_\_\_ (type of action) ordinance, the \_\_\_\_\_ (City or County or Joint) \_\_\_\_\_ (reviewing entity) will either approve or deny Mr. McCoy's proposed \_\_\_\_\_ (type of action).
  - ANSWERS: Rezoning; joint; governing bodies; rezoning.

# *Planning Exercises*

## *Cont.*

- Exercise 2 – Rezoning of Property
  - QUESTION: If at any point Mr. McCoy chooses to re-develop his land into some other use (assuming his request is approved), he will need to contact \_\_\_\_\_ (City or County or Joint) planning staff.
  - ANSWER: City.

# *Planning Exercises*

## *Cont.*

- Exercise 3 – Addtl Land Use Request
  - QUESTION: Is the proposed use located within or outside of the joint jurisdictional area? (circle one)
  - ANSWER: Inside.
  - QUESTION: As a point of first contact, John McCoy shall visit with the \_\_\_\_\_ (City or County or Joint) Planning Director regarding his land use proposal.
  - ANSWER: County.

# *Planning Exercises*

## *Cont.*

- Exercise 3 – Addtl Land Use Request
  - QUESTION: The \_\_\_\_\_ (City or County or Joint) Planning Director will inform John McCoy that his request for acquiring building eligibilities must receive a \_\_\_\_\_ (type of action) in accordance with the \_\_\_\_\_ (City or County or Joint) Zoning Ordinance. The \_\_\_\_\_ (City or County or Joint) shall administer the process.
  - ANSWERS: County; conditional use; joint; County.

# *Planning Exercises*

## *Cont.*

- Exercise 3 – Addtl Land Use Request
  - QUESTION: In order to receive a \_\_\_\_\_ (type of action), John McCoy must allow the \_\_\_\_\_ (City, County or Joint) \_\_\_\_\_ (reviewing entity) to formally review and approve his application.
  - ANSWERS: Conditional use; County; Planning Commission.

# *Planning Exercises*

## *Cont.*

- Exercise 3 – Addtl Land Use Request
  - QUESTION: After formal review, the \_\_\_\_\_ (City, County or Joint) \_\_\_\_\_ (authorized entity) will either approve or deny the \_\_\_\_\_ (type of action).
  - ANSWERS: County; Planning Commission; conditional use.

# *Planning Exercises*

## *Cont.*

- Exercise 3 – Addtl Land Use Request
  - QUESTION: If approved, John McCoy would be authorized to have up to \_\_\_\_\_ (1, 3, 7 or 8) building eligibilities if each quarter-quarter section of land was entitled to one (1) building eligibility.
  - ANSWER: 7.

# *Planning Exercises*

## *Cont.*

- Exercise 4 – Subsequent Land Use Request
  - QUESTION: Is the proposed use located within or outside of the joint jurisdictional area? (circle one)
  - ANSWER: Yes.
  - QUESTION: As a point of first contact, Jim McCoy shall visit with the \_\_\_\_\_ (City or County or Joint) Planning Director regarding his land use proposal.
  - ANSWER: County.

# *Planning Exercises*

## *Cont.*

- Exercise 4 – Subsequent Land Use Request
  - QUESTION: The \_\_\_\_\_ (City or County or Joint) Planning Director notes that the twenty (20) acres has been \_\_\_\_\_ (type of action) through the \_\_\_\_\_ (City or County or Joint) planning and zoning process.
  - ANSWERS: County; rezoned; joint.

# *Planning Exercises*

## *Cont.*

- Exercise 4 – Subsequent Land Use Request
  - QUESTION: The \_\_\_\_\_ (City or County or Joint) Planning Director refers Jim McCoy to the \_\_\_\_\_ (City or County or Joint) Planning Department. Jim McCoy's project will be subject to those rules and regulations identified in the \_\_\_\_\_ (City or County or Joint) zoning regulations when he proposes to build upon his twenty acre parcel of commercial property. However, Jim McCoy's project will be administered by \_\_\_\_\_ (City or County or Joint) planning staff.
  - ANSWERS: County; City; joint; City.

# *Logistics and Mechanics*

- Meeting time
  - When and how often?
- Meeting location
  - Within joint area
- Bylaws
  - Meeting rules, policies and procedures

# *Q+A Session*



# *Continuation of the Process*

- “From idea to implementation”