

|| City of Sioux Falls Council/Lincoln
|| County Commission Joint Meeting
|| Agenda
|| Lincoln County Courthouse, 104 N. Main Street, Canton, SD
|| JOINT MEETING OF Tuesday, August 23, 2016 at 7 PM
||

ROLL CALL
CITY COUNCIL
COUNTY COMMISSION

LINCOLN

Council Member Christine M. Erickson
Gillespie

Commissioner David

Council Member Michelle Erpenbach

Commissioner Dan King

Council Member Rick Kiley
Dale Long

Commissioner

Council Member Greg Neitzert
Michael Poppens
Council Member Rex Rolwing
Schmidt
Council Member Marshall Selberg
Council Member Pat Starr
Council Member Theresa Stehly
Mayor Mike T. Huether

Commissioner
Commissioner Jim

ROLL CALL

PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEMS

APPROVAL OF REGULAR AGENDA

INTRODUCTION AND ADOPTION OF ORDINANCES

1. 2nd Reading: AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE CODE OF ORDINANCES OF SAID CITY BY REZONING PROPERTY AT THE SE1/4 SECTION 21, TOWNSHIP 100N, RANGE 50W, LINCOLN COUNTY, FROM THE AG AGRICULTURAL DISTRICT TO THE I-1 LIGHT INDUSTRIAL DISTRICT. The Joint Planning Commission recommends approval (Sioux Falls: 5-0; Lincoln County: 6-0).

ADJOURNMENT

MEETING ASSISTANCE: UPON REQUEST, ACCOMMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE CITY CLERK S OFFICE, CARNEGIE TOWN HALL, AT (605) 367-8080 (VOICE) OR (605) 367-7039 (TDD) 24 HOURS IN ADVANCE OF THE MEETING.

AS YOUR ELECTED REPRESENTATIVES, THE CITY COUNCIL VALUES YOUR INPUT AND FEEDBACK. WHEN THE CITY COUNCIL WILL ACT AS A DECISION-MAKER ON AN UPCOMING MATTER INVOLVING A LICENSE OR A PERMIT, PERSONS ARE ENCOURAGED TO PROVIDE WRITTEN COMMENTS TO THE ENTIRE CITY COUNCIL OR TO PROVIDE ORAL COMMENT AT THE PUBLIC MEETING WHEN THAT ITEM IS CONSIDERED BY THE ENTIRE CITY COUNCIL. THOSE WHO PROVIDE COMMENTS IN ANY MANNER SHOULD UNDERSTAND THAT THEIR COMMENTS MAY BECOME PART OF THE OFFICIAL RECORD AND SUBJECT TO REVIEW BY ALL PARTIES AND THE PUBLIC.

ADDRESSING THE COUNCIL: PERSONS ADDRESSING THE COUNCIL SHALL USE THE MICROPHONE AT THE PODIUM. PLEASE STATE YOUR NAME. PRESENTATIONS ARE LIMITED TO FIVE MINUTES.

LIVE BROADCASTS OF COUNCIL MEETINGS ON CITYLINK: INFORMATIONAL MEETINGS AIR LIVE ON TUESDAYS EACH MONTH AT 4 P.M. COUNCIL COMMITTEE MEETINGS AIR LIVE THE FIRST, SECOND, AND THIRD TUESDAYS OF EACH MONTH IMMEDIATELY FOLLOWING THE INFORMATIONAL MEETING. CITY COUNCIL MEETINGS AIR LIVE THE FIRST, SECOND, AND THIRD TUESDAYS OF EACH MONTH AT 7 P.M. THE JOINT CITY COUNCIL/MINNEHAHA COUNTY COMMISSION MEETINGS AIR LIVE THE FOURTH TUESDAY OF EACH MONTH AT 5 P.M. REGULAR MEETINGS OF THE CITY COUNCIL ARE ALSO ARCHIVED AND AVAILABLE FOR VIEWING ON DEMAND AT WWW.SIOUXFALLS.ORG. LINKS TO EACH MEETING S VIDEO ARE POSTED ON THE MEETING MINUTES AND AGENDAS PAGE.

CLOSED CAPTIONING: CITY COUNCIL MEETINGS ARE CLOSE CAPTIONED ON CITYLINK. CITYLINK REBROADCAST: INFORMATIONAL MEETINGS, COMMITTEE MEETINGS, AND CITY COUNCIL MEETINGS ON FRIDAYS AND SATURDAYS. JOINT CITY COUNCIL/MINNEHAHA COUNTY COMMISSION MEETINGS ON FIRST FRIDAY AND SUNDAY AFTER LIVE MEETING. GO TO CITYLINK AT WWW.SIOUXFALLS.ORG FOR SPECIFIC PROGRAMMING TIMES.

Agenda Item: Not Assigned

Item ID: 80668

The following document(s) are public records obtained from the City of Sioux Falls.

1st Reading: _____
2nd Reading: _____
Date Adopted: _____
Date Published: _____
Effective Date: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SIOUX FALLS, SD, AMENDING THE CODE OF ORDINANCES OF SAID CITY BY REZONING PROPERTY AT THE SE1/4 SECTION 21, TOWNSHIP 100N, RANGE 50W, LINCOLN COUNTY, FROM THE AG AGRICULTURAL DISTRICT TO THE I-1 LIGHT INDUSTRIAL DISTRICT.

BE IT ORDAINED BY THE CITY OF SIOUX FALLS, SD:

Section 1. That Chapter 158: 2006 Joint Zoning Regulations Lincoln County and Sioux Falls is hereby amended by amending Section 158.018 to include:

§ 158.018. Portion of the Southeast Quarter (SE1/4) except the West 830' and Tronson's 2nd Addition and except Tracts 2 and 3 of the Southeast Quarter (SE1/4) of Section 21, Township 100N, Range 50W, Lincoln County, SD, is hereby rezoned from the AG Agricultural District to the I-1 Light Industrial District, and the use district map on file with Appendix F, "Zoning Ordinance," is amended to include the within described property in the I-1 Light Industrial District.

Date adopted: _____.

Mayor

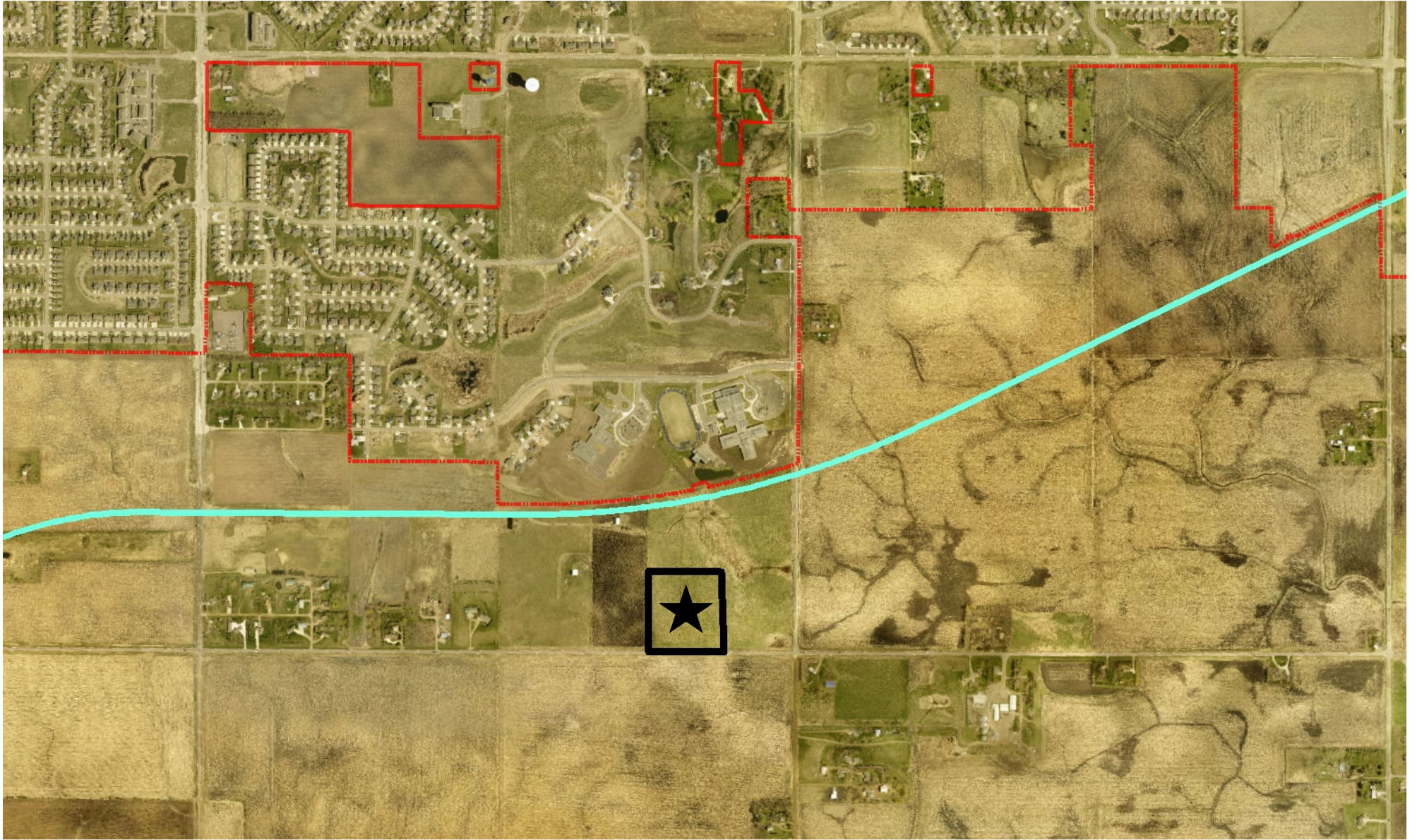
ATTEST:

City Clerk

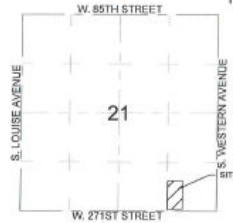
Agenda Item: Not Assigned

Item ID: 80668

The following document(s) are public records obtained from the City of Sioux Falls.



PLAT OF
TRACT 1, DEEB ADDITION
 IN THE SE1/4 OF SECTION 21, TOWNSHIP 100 NORTH, RANGE 50 WEST, OF THE 5TH
 P.M., LINCOLN COUNTY, SOUTH DAKOTA

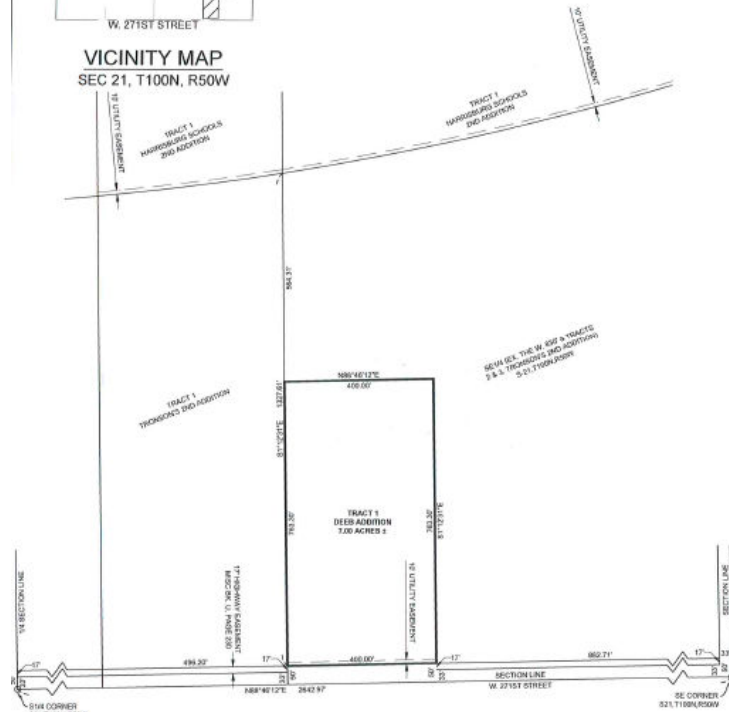


VICINITY MAP
 SEC 21, T100N, R50W

NON-PLATTABLE EASEMENTS
 NORTHERN NATURAL GAS EASEMENT
 (S.D. M. PAGE 524 & BK. 16, PAGE 1123)
 VESTED DRAINAGE RIGHT FORM
 (MISC. BK. 2, PAGE 575)



○ = FOUND IRON PIN
 ● = SET 5/8" REBAR W/CAIP #6295



SURVEYOR'S CERTIFICATE

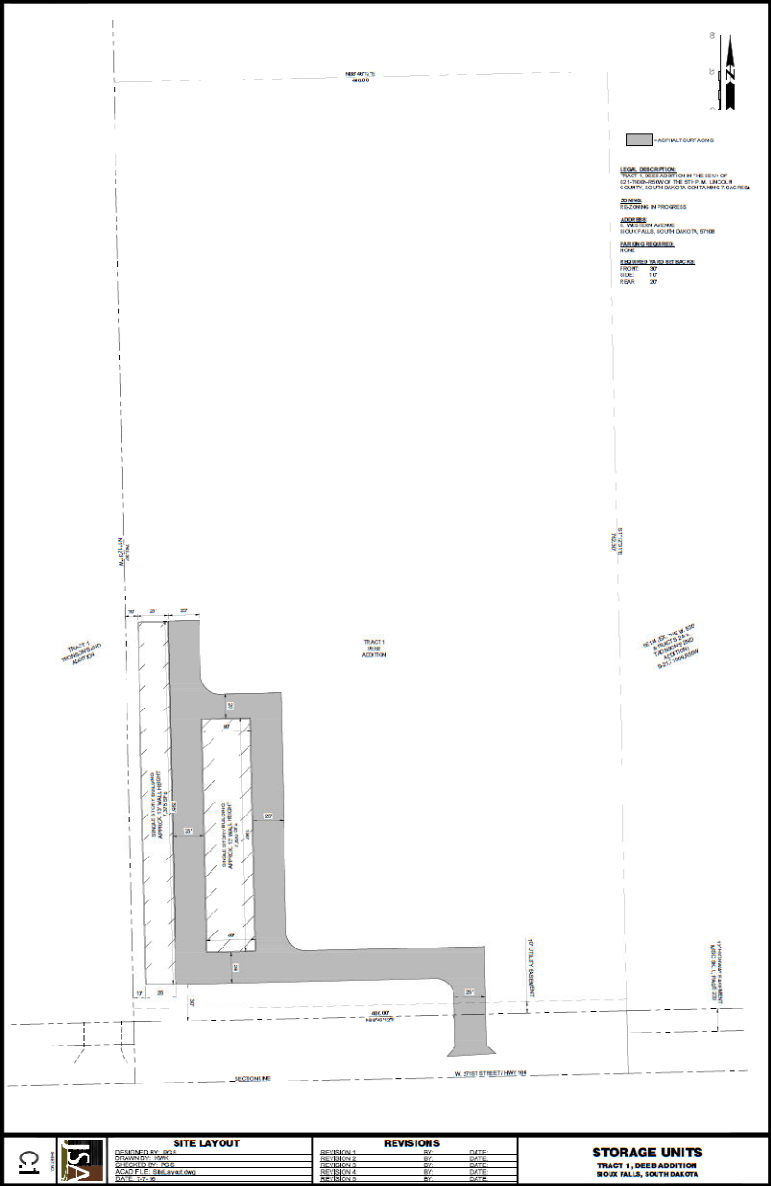
I, NATHAN L. JIBSEN, OF JSA CONSULTING ENGINEERS AND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MAY 21, 2016, SURVEY A PORTION OF THE SE 1/4 OF SECTION 21, TOWNSHIP 100 NORTH, RANGE 50 WEST TO THE 5TH P.M., LINCOLN COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 1, DEEB ADDITION CONTAINING 7.00 ACRES.**

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS ____ DAY OF _____, 20__.

NATHAN L. JIBSEN, RLS 8295





C1



SITE LAYOUT	
DESIGNED BY	ISA
DRAWN BY	ISA
CHECKED BY	ISA
DATE	08/20/2024

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/20/2024	ISSUED FOR PERMIT
2	08/20/2024	ISSUED FOR PERMIT
3	08/20/2024	ISSUED FOR PERMIT
4	08/20/2024	ISSUED FOR PERMIT
5	08/20/2024	ISSUED FOR PERMIT
6	08/20/2024	ISSUED FOR PERMIT
7	08/20/2024	ISSUED FOR PERMIT
8	08/20/2024	ISSUED FOR PERMIT
9	08/20/2024	ISSUED FOR PERMIT
10	08/20/2024	ISSUED FOR PERMIT
11	08/20/2024	ISSUED FOR PERMIT
12	08/20/2024	ISSUED FOR PERMIT

STORAGE UNITS
 TRACT 1, LINED ADDITION
 BOX FALLS, SOUTH DAKOTA

Agenda Item: Not Assigned

Item ID: 80668

The following document(s) are public records obtained from the City of Sioux Falls.

STAFF REPORT

REZONING JJ-16-REZ-001: To rezone a portion of the Southeast Quarter (SE1/4) except the West 830 feet and Tronson's 2nd Addition and except Tracts 2 and 3 of the Southeast Quarter (SE1/4) of Section 21, Township 100N, Range 50W from the A-1 Agricultural District to the I-1 Light Industrial District.

General Information:

Petitioner: Reggie Kuipers

Property Owner: Sharon E. Deeb

Location: Approximately ¼ mile west of intersection of 473rd Avenue and 271st Street

Present Zoning: A-1 Agricultural

Existing Land Use: Agriculture

Parcel Size: 7 Acres

This would rezone from the A-1 Agricultural District to the I-1 Light Industrial District.

Staff Report: Toby Brown

Staff Analysis:

The petitioner is requesting to rezone seven acres of land from A-1 Agricultural District to I-1 Light Industrial District. The petitioner has indicated that he would like to construct buildings for warehousing. The properties surrounding this parcel are zoned A-1 Agricultural. There are no residences on adjacent parcels. The proposed Highway 100 would be to the north of the subject property.

The 2035 Future Land Use Plan for Sioux Falls does not indicate a land use for this property. The subject property is located approximately ¼ mile from 473rd Avenue and access would be requested onto a major arterial, commercial/light industrial is the most appropriate land use based upon roads and access points. From a zoning perspective, light industrial would be acceptable. Less intensive uses such as warehousing would be allowed by obtaining a building permit. The majority of industrial uses will require approval by conditional use permit.

Recommendation: Staff finds that the request to rezone from the A-1 Agricultural District to the I-1 Light Industrial District conforms to the goals and polies of the joint jurisdictional planning area. The rezoning request should not be in conflict with current or anticipated land uses surrounding the site. Staff recommends **approval** of Rezoning JJ-16-REZ-001.