

RESOLUTION MC15-39

A RESOLUTION ADOPTING THE ENVISION 2035 COMPREHENSIVE PLAN.

WHEREAS, the Minnehaha County Planning Commission prepared the proposed Envision 2035 Comprehensive Plan in accordance with SDCL11-2 and recommended that the Board of County Commissioners adopt the Plan; and

WHEREAS, the Board of County Commissioners held a public hearing in accordance with SDCL11-2-19 and 11-2-20 on the proposed Envision 2035 Comprehensive Plan; and

WHEREAS, the Board has determined that the proposed Envision 2035 Comprehensive Plan should be adopted to supersede the previously adopted 1998 Comprehensive Development Plan adopted on December 15, 1998.

NOW, THEREFORE, BE IT RESOLVED that the Envision 2035 Comprehensive Plan is hereby adopted for the purpose of protecting and guiding the physical, social, economic, and environmental development of the county; to protect the tax base; to encourage a distribution of population or mode of land utilization that will facilitate the economical and adequate provisions of transportation, roads, water supply, drainage, sanitation, education, recreation, or other public requirements; to lessen governmental expenditure; and to conserve and develop natural resources. Said Plan shall be on file in the Office of the County Auditor.

BE IT FURTHER RESOLVED that the Envision 2035 Comprehensive Plan shall serve as the basis for Ordinance MC16-90 (as amended) – the 1990 Revised Zoning Ordinance for Minnehaha County and Ordinance, Ordinance MC23-93 – the 1993 Revised Subdivision Ordinance of Minnehaha County, South Dakota, Ordinance MC28-01 (revisions included) – the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids, Ordinance MC30-02 (as revised) – the 2002 Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls, Ordinance MC33-04 (as amended) – Declaration and Abatement of Public Nuisances, Ordinance MC41-11 – the 2011 Floodplain Management Ordinance for Minnehaha County, Ordinance MC38-10 – the 2010 Revised Drainage Ordinance of Minnehaha County, and any amendments hereafter made to these ordinances, so as to carry out the purposes of the Envision 2035 Comprehensive Plan.

Adopted this 16th day of June, 2015.

*Gerald Benninga*  
Vice Chairperson

ATTEST:

*Christina Jensen*  
Deputy County Auditor



STATE OF SOUTH DAKOTA } ss.  
MINNEHAHA COUNTY }  
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears on record in my office.

JUL 16 2015

BOB LITZ  
Minnehaha County Auditor

By *Christina Jensen* Deputy

6/16/2015

hundred fifty (1,250) animal units on the property legally described as S ½ SW ¼, Section 17-T101N-R47W. The proposed plan is for two barns housing up to 1,250 dairy calves with no outside pens or access. The construction would be in two phases which consist of 760 head of dairy calves housed in the west barn and 490 head of dairy calves in the east barn. The barns would be constructed with concrete floors and walls engineered to contain all manure in accordance with Natural Resources Conservation Service and DENR standards. A nutrient management plan has been submitted which indicated the petitioner has access to enough cropland to apply manure based on the crop nitrogen needs. Miles Lacey, 26511 485<sup>th</sup> Ave. Valley Springs, submitted a letter acknowledging that he is willing to waive the setback distance requirement between his residence and the proposed CAFO. Brian Donohoe, 401 E. 8<sup>th</sup> St., Suite 215, Sioux Falls, the attorney representing Brenda and Selden Lacy, stated the project meets the criteria for a conditional use of this size, and spoke on the benefits of CAFOs to the environment and agricultural production. Seldon and Brenda Lacey spoke on their plans for improving their family operation for the future of their children. Steve Ollerich, 904 Eagle Run, Dell Rapids, current President of the Sioux Basin Cattlemen's Association, spoke in support of the project. Barry Berg, 1307 N. Clark Avenue, Dell Rapids, employed by the SD Association of Conservation Districts, stated a concern about the shelterbelt impeding the air flow of the facility, and also spoke in support of the project. Walt Bones, 46036 268<sup>th</sup> Street, Chancellor, former Planning Commission board member, stated this project complies with the Comprehensive Plan for Minnehaha County and that this project will be better for the environment and for the animals and encourages support for the project. Matt Swanson stated he grew up on the farm to the west of the proposed CAFO and that he supports the project. Don Johnson, Valley Springs Township board member, stated the township will handle the culvert permit and approach when the building is ready, and the Township has no problem with the facility. No one spoke in opposition to the permit. MOTION by Barth, seconded by Kelly, to uphold the Planning Commission's approval of CUP #15-32 with the following conditions: 1) The facility shall not exceed 1,250 animal units in size. 2) Copies of the nutrient management plans shall be approved and filed with the Minnehaha County Planning Department on an annual basis. 3) Approval must be obtained by the township for the construction of the new road access. 4) An address sign must be purchased at the Planning Department and placed at the driveway of the facility. 5) The roofed sorting and receiving area must be in conformance with South Dakota Department of Environment and Natural Resources design standards for any newly constructed waste containment facility. A registered professional engineer shall certify the plan specifications and the construction of the facility. 6) A landscaping plan shall be submitted to the Planning Department consisting of shelter belt trees on the north and west sides. Any dead trees shall be replaced within one season. 7) The facility shall conform to the submitted site plans. Any minor changes may be approved by the staff at the Minnehaha County Planning Department. Major changes will require an amendment to this permit and a public hearing. 8) All driveways, parking, and loading areas within the site must comply with minimum standards that are listed in Section 15.04 of the 1990 Revised Zoning Ordinance for Minnehaha County. 9) A rendering service must be used to pick up and remove dead animals from the property. 10) A building permit is required for all structures prior to construction. 11) That the Planning & Zoning Department reserves the right to enter and inspect the CAFO at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and Minnehaha County Zoning Ordinance. Roll call vote: 4 ayes.

## HEARING

Scott Anderson, Planning & Zoning Director, spoke on the process for development of the Envision 2035 Comprehensive Plan which will be used as a resource to provide direction in making land use and development decisions in the rural area to the year 2035. David Heinold, Planner I, and Kevin Hoekman, Planner I, presented an overview of the plan. The following elements are included in the plan: a population and employment analysis, existing land use analysis, growth management, rural conservation, environmental stewardship, transportation, future land use plan, and implementation. MOTION by Kelly, seconded by Barth, to adopt Resolution MC15-39. 4 ayes. The Envision 2035 Comprehensive Plan is placed on file in the Auditor's Office and is available for inspection.

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6/16/2015

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Adopted this 16th day of June, 2015.

Gerald Beninga  
Vice Chairperson

ATTEST:

Cynthia Jepsen  
Deputy County Auditor

## LIAISON REPORT

Commissioner Barth asked Scott Anderson, Planning & Zoning Director, to speak on the annexation of land into the Sioux Falls city limits for the proposed industrial park. Mr. Anderson stated he has not received notice of the annexation at this time. Ken McFarland, Commission Administrative Officer, reported that he received information regarding proposed annexation into the City of Sioux Falls of roughly 40 acres located north of Cactus Heights, south of Great Bear, and west of N. Cactus Drive. Mr. McFarland stated future annexation notifications from the City of Sioux Falls will be listed on the Commission Agendas under Notices & Requests.

## OLD BUSINESS

Commissioner Kelly stated that in the Chamber Advocate publication the City of Sioux Falls has included the County in their legislative priorities.

MOTION by Barth, seconded by Bender, to adjourn. 4 ayes.