

COMPREHENSIVE PLAN

(SDCL 11-6-14 THROUGH SDCL 11-6-18)

City of Salem, South Dakota

EFFECTIVE DATE: April 17, 1996

Notices of Public Hearings published: February 22, 1996

<FIFTEEN DAY MINIMUM WAITING PERIOD>

Public Hearing held by Planning Commission: March 11, 1996

Planning Commission Recommendation: March 11, 1996

Public Hearing held by City Council: March 11, 1996

Resolution adopted by City Council: March 11, 1996

Notice of Adoption and Summary of Plan published: March 28, 1996

Effective Date: April 17, 1996 (20 days after publication)

*Prepared by the South Eastern Council of Governments
at the direction of the Planning Commission and City Council
of the City of Salem, South Dakota*

RESOLUTION NO.

A RESOLUTION ADOPTING A NEW COMPREHENSIVE PLAN FOR THE CITY OF SALEM,
AS PROVIDED FOR IN SDCL 11-6-14 THROUGH 11-6-18

Whereas, Chapter 11-6-14 of South Dakota Codified Law has empowered the Planning Commission and City Council of the City of Salem to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

Whereas, the Salem Planning Commission has developed a Comprehensive Plan for the years 1996-2016, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Council; and

Whereas, the Salem 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 the City of Salem and the surrounding area.

Therefore, be it resolved by the City Council of the City of Salem, that the Comprehensive Plan for the City of Salem for the years 1996 through 2016 be hereby adopted and effective upon 20 days after publication of this resolution.

ADOPTED THIS 11th DAY OF March, 1996.

Publication Date: March 28, 1996

Effective Date: April 17, 1996

Mayor

ATTEST: Finance Officer

NOTICE OF ADOPTION AND SUMMARY OF COMPREHENSIVE PLAN FOR THE CITY OF SALEM

This document is the Comprehensive Land Use Plan for the City of Salem, 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. The Comprehensive Plan includes as attachments the Future Land Use map and Major Street Plan map. This document has been reviewed and approved by both the Planning Commission and the City Council. The effective date of this document is April 10, 1996.

The purposes of the Comprehensive Plan include, but are not limited to, the following: to provide for the orderly arrangement of the zones of the City, enabling each zone (residential, commercial, industrial, and public) to perform its function economically and with minimum conflict to other zones; to encourage compact, orderly, contiguous growth along the City periphery; to provide ample opportunities for public participation at all stages of the planning and implementation process, including public hearings, rezoning notices, and public awareness campaigns.

The intent of this document is to guide the City's development into the future. The projected time frame for this document is twenty years, from 1996 through 2016. While the City is not required to revise or replace the Comprehensive Plan in 2016, it is recommended that the City revise the plan at that time, or sooner if local conditions make such a revision necessary.

Salem has a recent history of little population growth, including an actual population decline between 1980 (1,486) and 1990 (1,289). However, the number of new households in the City indicates that the population is beginning to grow once again, to an estimated 1,335 in 1995 (estimate based on new households). With the pattern of growth in much of the surrounding areas (Sioux Falls, Mitchell, Madison, etc.), Salem is expected to continue this recent local growth. Population projections developed for the Comprehensive Plan indicate a likely 2015 population between 1,419 and 2,030, with the most likely projection of 1,637 people.

To accommodate the projected growth, this document includes the Future Land Use map, which identifies preferred areas for industrial, commercial and residential development.

PUBLISH: March 28, 1996

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**NOTICE OF PUBLIC HEARING
SALEM PLANNING COMMISSION TO HOLD PUBLIC HEARING REGARDING A
COMPREHENSIVE PLAN AND ZONING REGULATIONS FOR THE CITY OF SALEM**

Notice is hereby given that the City of Salem Planning Commission will hold a public hearing to receive public input concerning the City of Salem's proposed adoptions of a Comprehensive Plan and Zoning Regulations. The hearing will be held at City Hall at the following time on the following date: 6:30 p.m., Monday, March 11, 1996.

Copies of the proposed Comprehensive Plan and Permanent Zoning Regulations are available for public review during normal business hours at the Salem City Hall. At the Public Hearing, all persons will be given a full, fair and complete hearing and are encouraged to attend and make their views known. Those not able to attend are invited and encouraged to send written comments to the City of Salem PO Box 249 Salem, SD 57039.

Donna Schmitt
Finance Officer

PUBLISH: February 22, 1996

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**NOTICE OF PUBLIC HEARING
SALEM CITY COUNCIL TO HOLD PUBLIC HEARING REGARDING A COMPREHENSIVE
PLAN AND ZONING REGULATIONS FOR THE CITY OF SALEM**

Notice is hereby given that the Salem City Council will hold a public hearing to receive public input concerning the City of Salem's proposed adoptions of a Comprehensive Plan and Zoning Regulations. The hearing will be held at City Hall at the following time on the following date: 7:00 p.m., Monday, March 11, 1996.

Copies of the proposed Comprehensive Plan and Permanent Zoning Regulations are available for public review during normal business hours at the Salem City Hall. At the Public Hearing, all persons will be given a full, fair and complete hearing and are encouraged to attend and make their views known. Those not able to attend are invited and encouraged to send written comments to the City of Salem PO Box 249 Salem, SD 57039.

Donna Schmitt
Finance Officer

PUBLISH: February 22, 1996

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EXECUTIVE SUMMARY

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The intent of this document is to guide the City's development into the future. The projected time frame for this document is twenty years, from 1996 through 2016. While the City is not required to revise or replace the Comprehensive Plan in 2016, it is recommended that the City revise the plan at that time, or sooner if local conditions make such a revision necessary.

Salem has a recent history of little population growth, including a population decline between 1980 (1,486) and 1990 (1,289). However, the number of new households in the City indicates that the population is increasing once again, to an estimated 1,335 in 1995 (based on new households). With the pattern of growth in much of the surrounding areas (Sioux Falls, Mitchell, Madison, etc.), Salem is expected to continue this recent growth trend. Population projections developed for the Comprehensive Plan indicate a likely 2015 population between 1,419 and 2,030, with the most likely projection of 1,637 people.

To accommodate the projected growth, this document includes a land use map which identifies preferred areas for industrial, commercial and residential development.

GOALS AND OBJECTIVES FOR THE SALEM COMPREHENSIVE PLAN

The Goals of the City of Salem as listed below are intended by the Planning Commission to result in the type of future living and working conditions desired by the residents of Salem and the immediate surrounding area.

- 1) To provide for the orderly arrangement of the zones of the City, enabling each zone (residential, commercial, industrial, and public) to perform its function economically and with minimum conflict to other zones.
- 2) To provide an efficient, safe, and economical system of transportation within the town and the surrounding area.
- 3) To provide ample opportunities for public participation at all stages of the planning and implementation process, including public hearings, rezoning notices, and public awareness campaigns.
- 4) To retain flexibility within the planning and zoning process so as to effectively meet changing social and economic conditions.
- 5) To maintain an adequate supply of land suitable for development by the City at all times.
- 6) To encourage compact, orderly, contiguous growth along the City's periphery.
- 7) To discourage haphazard, ill-considered development on land which cannot be economically provided public services, facilities, and infrastructure.
- 8) To encourage annexation of land adjacent to City limits prior to development.
- 9) To preclude residential, commercial, or industrial development of stream corridors, aquifers, natural floodplains and drainage ways, and other significant natural areas which are unsuitable for construction.

The following objectives are intended to reflect the methods for attaining the preceding goals. These objectives, together with the Major Street Plan and Future Land Use Map, form the Comprehensive Plan for the City of Salem.

COMMERCIAL USE OBJECTIVES:

- # Encourage a viable retail sector.
- # Provide for sufficient buffering or transition areas around commercial areas.
- # Preserve suitable, low-cost commercial development sites, where possible.

RESIDENTIAL USE OBJECTIVES

- # Promote the planning, design and construction of a wide range of housing types for all income levels and age groups.
- # Provide for the separation of residential areas from more intensive and incompatible land uses through natural and man-made buffers.
- # Discourage scattered residential developments.
- # Encourage the maintenance of existing, sound housing units and the replacement of substandard housing units.
- # Integrate park and open space areas into residential neighborhoods where feasible.

INDUSTRIAL USE OBJECTIVES

- # Provide for sufficient buffering or transition areas around industrial use properties.
- # Discourage industrial development in the rural area unless the uses are directly supportive of agricultural operations.

PUBLIC UTILITY AND PUBLIC LAND USE OBJECTIVES

- # Utilize and preserve natural drainage systems to the greatest extent possible.
- # Utilize water and sewer line extensions from existing systems to structure growth and development in an orderly fashion.
- # Provide and maintain parks, public facilities, and recreation sites at a uniformly high standard.
- # Provide for the preservation of open spaces wherever possible.

LAND USE CATEGORIES AND IMPLEMENTATION TOOLS

It is important to note that the land uses identified in Map 3 - Future Land Use, are merely suggestions, and are not a blueprint for development in the future. The intent of this document is to discourage inappropriate land uses where some types of development may be detrimental to the community. When an area is designated on this map, the City may zone it at the same level of density, or at a lower level of density. Zoning an area at a higher level of density than indicated may not necessarily be in conflict with this Comprehensive Plan, provided the City Council documents the reasons that such zoning represents an appropriate use for the area in question. For the purposes of this document, the land uses are ranked from highest density to lowest density, as follows:

- Industrial (primarily light industrial)
- Commercial (includes the downtown area and highway commercial areas)
- Residential (includes multi-family, single-family and manufactured homes)
- Institutional (schools, churches, cemeteries, public buildings)
- Utilities (water and wastewater facilities, electric substations, solid waste facilities)
- Conservation and Recreation (includes areas designated for future park development)
- Agricultural or Vacant

FLOOD DAMAGE PREVENTION

The City is designing and planning to construct a drainage diversion system to reroute storm water flows through piping under the city. This action will significantly reduce flooding which has occurred within city limits in recent years.

INFRASTRUCTURE CONSIDERATIONS

Water. Salem currently has two wells located within city limits which provide good quality water. An additional well is expected to be drilled by 2005 to meet the growing needs of the City. Plans are underway to replace all water mains following completion of the storm water drainage project.

Wastewater. Salem constructed a third wastewater stabilization pond and a new treatment monitoring system in 1988. Based upon engineering and population projections, the current wastewater treatment system will meet the City's needs through 2020.

Streets. Salem has an established pattern of arterial streets (SD Hwy 38 and US Hwy 81) and collector streets. Streets are generally in good repair. The City recently switched from a policy of chip and seal repair and reconstruction, which is a short-term solution, to mat overlay treatment. The city recognizes that it needs to develop a scheduled, systematic street improvement plan.

SUGGESTIONS FOR FUTURE LAND USE

Industrial. While the existing industrial area along the abandoned rail line through town will likely continue and even expand, future industrial development should continue on the northwest edge of town. The city's industrial park provides excellent access to highways US 81 and SD 38. Furthermore, industrial development could expand southward without interfering with adjacent land uses. Other areas around Salem could be developed for industrial uses; however, most other sites have one or more of the following problems: drainage, poor highway access, proximity to adjacent incompatible land uses.

Commercial. To promote smooth traffic flow and traffic safety, strip commercial development should be discouraged whenever possible. However, it is understood that strip development along highways 38 and 81 may be difficult to discourage. In addition, the proximity to these highways may deter other types of development, such as residential. If commercial uses begin to coalesce along one of these arterial streets, the city could preserve public safety by limiting the number of curb cuts, increasing minimum lot sizes, or other means. The city recognizes the importance of market forces in determining the location of a business.

Residential. The city has identified four areas for future residential development:

***North.** The area north of the city limits and west of US Highway 81 offers growth potential because of its topography and proximity to other residential areas and the school. The area north of the city limits and east of US 81 extending east to 1/4 mile beyond the city limits offers the same advantages. The city expects this area to develop second.

***East.** This area would seem to present the best opportunity for development, due to topography, drainage, city service costs, and proximity to the school and other residential areas. A creek runs into this area, offering possibilities for unique development designs.

***South.** The area south of the city limits and US 81 represents another possible area for residential development. However, it has the disadvantages of being across SD 38 from other residential areas and the school(s), and would be located behind several commercial and institutional land use areas.

*** West.** The area west of the city limits is perhaps the least likely to accommodate residential development. The city's industrial land use area borders much of the west border of the city, and the wastewater treatment facilities and burn pit are located to the southwest.

TIME FRAME OF THE COMPREHENSIVE PLAN

This document will take effect in April 1996, and should be updated as often as is necessary to accommodate and consider changes in the Salem area. It is recommended, but not required, that this Comprehensive Plan be revised and or updated no more than twenty years after the effective date. For this reason, it is recommended that the City of Salem begin work on a new Comprehensive Plan in early 2015, unless local conditions make a new plan unnecessary.

