

Planning & Development District III Digest

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Making Plans With Vision

A plan is basically a statement of policy, saying “this is what we want to accomplish.” Plans come in the form of text, maps, and graphics which eventually guide public and private investment. A plan provides decision makers with the information they need to make educated decisions affecting the long-range social, physical, and economic growth of the community.

Planning and Development District III has a wealth of data to support local plans. Numerical data presented in tabular form is integral to displaying the analysis of existing conditions. Tables can also illustrate projections and impacts for further analysis. However, a plan can be lacking real “vision” if it does not employ graphics.

Graphics come in the form of drawings, sketches, renderings, and maps. District III has recently added these types of graphics to its planning repertoire. The drawing below shows an example of District III’s ability to illustrate future development possibilities in Pickstown. The town is in the process of updating its comprehensive plan. The drawings were utilized in public meetings to guide the participants in deciding what kind of future they want for their community.



Town Center - Pickstown

Illustrations can also assist local governments and groups in planning specific improvements.

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Birding Trails in South Dakota

Birding, the most accessible form of wildlife watching, is one of the fastest growing recreational activities in the United States, according to the National Survey on Recreation and the Environment. The survey reports that birdwatching is an interest shared by 83 million Americans.

According to Billie Jo Waara, former director of the South Dakota Office of Tourism, “birders are a niche market the Office of Tourism targets. The development of birding trails in South Dakota has helped build interest and spread visitor dollars.”



Prairie Chicken - Lyman County

To publicize information about birding in South Dakota, guides have been developed for two birding trails in the state, the Glacial Lakes and Prairies Birding Trail, located in northeastern South Dakota, and the Southeast South Dakota Birding Trail, which winds through several District III counties. There are over thirty sites along the trail, including prairie pothole lakes and wetlands teeming with ducks and shorebirds, Missouri River sandbars where least terns and piping plovers can be found, and quiet bays along the Missouri where waterfowl, gulls, and terns can be seen.

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Director's Corner

By Greg Henderson

Personnel Changes

The first quarter of 2008 may be described as a staff transitional period for District III. We "lost" a Small Business Development Center (SBDC) consultant to the private sector, transferred an employee to fill the SBDC void and added a planner to maintain our general assistance capabilities.

In other words, Jaci Benjamin moved on, Lori Cowman assumed Jaci's responsibilities, and Fred Binder was hired to address the holes left by Lori's move. The region will experience a net gain in staffing expertise. Lori will continue to manage the Areawide Business Council, in addition to her SBDC role. Fred brings over 25 years of experience in workforce development. ■

Energy Programs

I have often been asked about District III's role in wind or alternative fuels development. Basically, we have two roles in the planning of large projects.

First, our expertise in zoning may be requested by the local government that is evaluating a conditional use permit. The second area of assistance has to do with funding. Energy projects are a little different "animal" when it comes to public assistance.

The size of ethanol or wind farm projects usually involves extensive planning and financing procedures. These activities are typically handled in house by the project's development team. There is little for us to do, unless the facilities need an access road or water line extension.



District III staff are available to assist project sponsors with federal initiatives, such as USDA Rural Development's Renewable Energy Systems and Energy Efficiency Improvements Program. The challenge is having the right project contact us at the right time. Despite all of the public interest, very few project sponsors have ever contacted us with a realistic idea. ■

Birding Trails Continued...

The Southeast South Dakota Birding Trail Guide is free and can be found at locations across Southeast South Dakota or by calling 1-800-S-DAKOTA (1-800-732-5682). More information can be found at www.TravelSD.com.

The full-color trail guide features detailed directions to the sites with maps, species to look for, and other useful tips. The following sites within the District III region are located along the trail:

- Chip Allen Game Production Area (GPA), near Mitchell
- Lake Mitchell, Mitchell
- Hogrefe GPA, near Parkston
- James River Road, from Milltown to Yankton
- Broken Arrow Waterfowl Production Area, near Platte
- Gray GPA and Platte Creek Recreation Area, near Platte
- Lake Andes National Wildlife Refuge, Lake Andes
- North Point Recreation Area, near Pickstown
- Randall Creek Recreation Area and Pickstown GPA, Ft Randall Dam, Pickstown
- Missouri River Bottom Route, Pickstown to Springfield
- Meier's Lake Spring Migration Loop, near Avon
- Gavins Point Dam, west of Yankton ■



Your Local RLF Investment Option

The Areawide Business Council Regional Revolving Loan Fund is a viable investment option for cities, counties and development corporations that may currently have money sitting in an inactive RLF or that may have old Community Development Block Grant (CDBG) repayments that have accumulated and are not being utilized. ABC is willing to bring these funds into the RLF under a formal agreement and "earmark" them for projects in your area.

This becomes a "win-win" situation for all parties – the local entity is able to avoid the politics and paperwork involved with running its own RLF, and ABC is able to use these dollars to leverage other funds for the region. The contribution is deposited into a federally insured financial institution. ABC will provide you with an annual report as to the status of the funds, including data such as number of loans made and balance of funds available.

The contribution from the local entity will be lent to qualified borrowers at low-interest. These loans are meant to assist with business start-ups and expansions. Jobs maintained or created are always a consideration for ABC financing. ABC currently has one entity that has taken advantage of this service, and is in the process of formalizing an agreement with another. Please contact Lori Cowman if you have any interest in this program. ■

South Dakota's Wellhead Protection and Source Water Assessment Program

The 1986 and 1996 amendments to the Federal Safe Drinking Water Act required each state to 1) develop a generic wellhead protection program as well as 2) conduct source water assessments for all public water supply systems in the state. Private wells were not included in these programs. South Dakota's wellhead protection program was established by state law in 1989. State law required that guidelines be developed to help local governments adopt, on a voluntary basis, wellhead protection. Source water assessments supplemented the wellhead protection program by including assessment and protection of surface water supplies.

A source water assessment is a study and report, specific to each public water system, that provides: (1) basic information about the system's water source, (2) a map showing the delineated wellhead/source water protection area (area contributing water to the water supply) and (3) an inventory and evaluation of contaminant sources posing a potential threat to the quality of the system's water source. The South Dakota Department of Environment and Natural Resources (SD DENR) completed source water assessments for all public water supply systems in South Dakota and provided each system with a copy of the report.

NOW WHAT?

What happens after a public water supply system's wellhead/source water assessment is complete? Now, state, county, and local governments, public water systems, and citizens have the information needed to initiate protection measures for their water source. There are various management alternatives available to minimize the risk of potential impacts from contaminant sources within the delineated drinking water protection area. These include activities such as:

- *Easement or Purchase of Land;*
- *Zoning and Siting/Operating Requirements;*
- *Wellhead Protection Areas;*
- *Potential Contaminant Source Setbacks;*
- *Potential Contaminant Collections;*
- *Septic System Maintenance;*
- *Contingency Planning and Security; and*
- *Wellhead/Source Water Protection Education*

Easement or Purchase of Land: The wellhead/source water assessment for each public water system shows the area contributing water to the water supply. Communities and public water systems can acquire land or conservation easements to protect the drinking water source. They may

also encourage placing adjacent land into the Conservation Reserve Program.

Zoning and Siting/Operating Requirements: Through the authority established by State law, cities and counties can enact zoning or amend existing ordinances to protect ground water sources as part of a wellhead protection program. This may include:

- *Subdivision and growth controls to reduce development density;*
- *Land use prohibitions to control activities using contaminant causing substances or materials. Examples include prohibiting new activities such as gas stations, gravel pits, septic systems, feedlots, and underground storage tanks in protected areas, or placing specific restrictions on the application of pesticides, manure and sludge; and*
- *Requiring owners and operators of facilities that pose a potential risk to water supplies to obtain permits, follow design, construction, and operating standards, and conduct system inspections.*

Wellhead Protection Areas: Several counties and municipalities in South Dakota have adopted or are in the process of adopting ordinances establishing wellhead protection districts. Authorized by SDCL 7-18-20 and 9-12-17, counties and municipalities may adopt ordinances to protect public groundwater supplies from pollution. Ordinances may also be enacted which establish wellhead protection areas, zone to protect such areas from pollution, and monitor and control activities and sources of potential or actual pollution within the areas. Counties and municipalities may enter into agreements with the state and with other political subdivisions to implement and enforce a wellhead protection program.

The ordinances may be based upon adopted wellhead protection areas. The county or municipality may place restrictions upon the land overlying the mapped shallow aquifers. For example, a county may require that new landfills or chemical storage facilities be located outside the wellhead protection area unless a conditional use permit has been granted by the county.

Potential Contaminant Source Setbacks: Measures to protect drinking water sources may include requiring potential contaminant producing facilities or operations such as feedlots, landfills, wastewater treatment facilities or chemical application sites to observe setback distances. These specify, for example, minimum distances from a public well that a landfill can be located, or manure or agricultural chemicals can be land applied.

Potential Contaminant Collections: Leftover household products that contain corrosive, toxic, ignitable, or reactive ingredients are considered to be "household hazardous waste" or "HHW." These products require special care when you dispose of them. *(Continued on next page...)*

Announcements & Deadlines

May 15	Mary Chilton DAR Applications Due
May 23	Dept. of Transportation Highway Safety Grant Applications Due
May 26	Memorial Day - Office Closed
June 11	Executive Board Meeting in Wagner
July 1	Consolidated Applications Due Solid Waste Mgmt Applications Due
July 4	Independence Day - Office Closed
July 11	35th Anniversary Celebration at Snake Creek Recreation Area in Platte
July 15	DENR SRF Applications Due
August 1	Community Access Applications Due State Water Plan Amendments Due
August 13	Full Committee & Executive Board Meetings in Wessington Springs



Brand New Look for District III Website!

As District III celebrates 35 years of service to its members, we are planning to “go live” with a brand new look for our website. The new look will be launched by the end of May.

Your “one stop shop” for economic development is now easily accessible on-line. Visit us at www.districtiii.org for information on:

- Funding Programs
- Planning Assistance
- Marketing Assistance
- Housing Programs
- GIS/Mapping Services
- Areawide Business Council
- Small Business Development Center
- Regional Classified Ads
- Census Information
- Business Support Services
- Tourism
- And Much More...

Improper disposal of HHW can include pouring them down the drain, on the ground, into storm sewers, or in some cases putting them out with the trash. The dangers of such disposal methods might not be immediately obvious, but improper disposal of these wastes can pollute the environment and pose a threat to human health.

One option for conveniently and safely managing and disposing of HHW is to collect and properly dispose of the products. Local citizens bring their household hazardous waste such as pesticides, paint and cleaners to a centralized location on specific days where a licensed hazardous waste collection firm packages the waste for recycling or disposal at a permitted facility. Unused or expired pharmaceutical drugs can be collected in a similar way, often with the help of area pharmacies.

Septic System Maintenance: Homeowners who are not connected to a public wastewater system are probably using a septic tank and drainfield to treat their wastewater. Septic tanks and drainfields located above shallow, unconfined aquifers may be a potential source of contamination. Periodic inspecting, pumping and cleaning of the septic tank is recommended to keep the tank and drainfield operating properly.

Contingency Planning and Security: Although the goal of wellhead/source water protection planning is to prevent contamination, sometimes accidents happen. Contingency planners should use the inventory of potential contamination sources developed in the source water assessment report to identify the most likely emergency scenarios. To prevent a loss of service during an emergency, planners should also identify alternative sources of water. Response techniques might need to be adapted for spills or accidents occurring within or adjacent to a wellhead/source water protection area.

Wellhead/Source Water Protection Education: Below are links to agencies and groups providing drinking water protection education material including publications, brochures, and other related information:

- The US Environmental Protection Agency - www.epa.gov/safewater/sourcewater;
- The Source Water Collaborative - www.protectdrinkingwater.org; and
- The Groundwater Foundation - www.groundwater.org/

ADDITIONAL INFORMATION

For more information on wellhead/source water protection, please contact Keith Gestring, South Dakota Department of Environment and Natural Resources, at (605) 677-6165 or visit the department’s website at www.state.sd.us/denr/DES/Ground/groundprg.htm. ■

Adapted from: Department of Environment & Natural Resources

(Making Plans with Vision Continued...)

The images below illustrate the concepts for a senior center in Wessington Springs (left) and a courthouse in Hanson County (right).

- Effectively communicating your vision to the public,
- Addressing political obstacles, and
- Garnering public and private financial support.



Plan graphics can also communicate a multi-phase project that will be implemented over a period of time, such as the drawing of the restoration of Lake Andes below (center). The examples listed here represent graphic supplements to physical plans and projects. Think of how Planning and Development District III can assist your community's vision with a wide variety of plans:

A large part of District III's work activities involve the development of funding packages for projects, and subsequently writing applications. This could be seen as a "reactive" form of planning. However, District III can also assist communities with "proactive" planning by developing visions for their future. Daniel Burnham, in what is the single most famous quotation about city planning, says,

Housing – Recommend a program to meet demand or address rehabilitation,

Transportation - Help manage existing system and plan improvements,

Economic Development – Identify priority investment areas for public and private sectors,

Parks and Open Space – Create places for recreation and preserve natural resources,

Area-Specific Plans – Strategize for downtown, neighborhoods, corridors, and redevelopment areas,

Capital Improvement Plans – Implement a five year strategy guiding public investment in community facilities,

Community Design – Develop a vision to make great places in your community.



"Make no little plans...Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with evergrowing insistency."

So be sure to include District III in your plan-making. We can help you visualize your future, analyze your current conditions, and guide you through a recommended course of action. ■

Celebrating 35 Years!

May 2008 marks the 35th Anniversary for Planning & Development District III. A celebration is being planned for **July 11, 2008**. We will host an outdoor picnic, complete with activities, at Snake Creek Recreational Area near Platte.

All of these plans can incorporate graphics to some degree, some more than others. In all cases, a well-thought out plan is capable of:

There will be food, prizes, recreation, and beautiful scenery to enjoy. If you are interested in attending this event, please call or email our office. Be on the lookout for other special anniversary events throughout the year! ■

How Homeownership Can Be Affordable

Programs Are Available To Assist First Time Buyers

Since Prairieland Housing Development began developing Governor's Houses in the region three years ago, one family took advantage of the resources available to first time homebuyers to make owning a home a reality. Shawna Gulbranson and her family heard about a home for sale in Plankinton and decided to check into the opportunity.

The house was one of Prairieland's "Split Foyer Homes" (pictured below), which consists of a raised Governor's House and a garage and entry added to the front. The home was placed on the market for \$89,500. A key ingredient which helped make the project successful in Plankinton was the involvement of the Plankinton Development Corporation. Before Ms. Gulbranson applied for a loan, the Development Corporation provided the lot where the house sits to Prairieland at no cost. The lot had a market value of \$4,500. In addition, the Development Corporation sponsored a "Parade of Homes" which included the Prairieland Houses, to increase the exposure of housing opportunities in the town.



Ms. Gulbranson was able to tap into several resources to make her dream of homeownership a reality. The first step was the loan. She was able to secure a South Dakota Housing First Time Homebuyer loan through CorTrust Bank in Mitchell. The interest rate was favorable. There are also low-interest loan programs available from USDA Rural Development for those that qualify. The next resource Ms. Gulbranson tapped into was the Governor's House Pilot Program: Shawna's mortgage lender applied to the South Dakota Housing Development Authority for a gap loan, which she does not have to repay until she either sells the home or the First Time Homebuyer Loan is paid in full. The loan was in the amount of \$15,000 and acts as a second mortgage on the house.

The final pieces of the financing puzzle came in the form of grants. The Home Ownership Assistance Program (HOAP) is a \$4,000 grant available for first time homebuyers and assists with downpayment and closing costs. The major requirement of the HOAP grant is attendance at a homebuyer education class. Finally, the Plankinton Development Corporation also

offered \$2,500 in assistance to anyone who built a home in town. Shawna used the funds to finish the lower level of her home. When the closing papers were signed and she moved into her home, Shawna's payments totaled \$529 per month. Even though it is not part of the financing package, another important ingredient is Aurora County's property tax abatement program. Under the program, the County only charges 25% of the taxes due on the property in the first year. The real estate taxes increase by 25% in subsequent years until 100 % of the taxes are due on the property.

Was it worth it? "Absolutely!" Ms. Gulbranson said, "My kids love it. Each of them has their own room." Under this scenario, Shawna said it's better than renting, "It's the best thing I ever did, and it's MINE." Prairieland has three homes available for sale that can be acquired with the same resources that Shawn Gulbranson used to buy her house.



There are several opinions in the region that no one can afford a \$90,000 house. Ms. Gulbranson has proved that it is possible to make homeownership a reality. If you would like to learn more about the resources available for the purchase of Governor's Houses and other affordable homes, please contact Eric at the District III office. ■

Building a Better Quality of Life

HOMEOWNERSHIP OPPORTUNITIES

DOWNPAYMENT & CLOSING COST ASSISTANCE

HOME IMPROVEMENT LOANS

HOME BUYER EDUCATION & COUNSELING

South Dakota
Housing Development Authority

P.O. BOX 1237 • PIERRE, SD 57501-1237
PHONE: (605) 773-3181 • FAX: (605) 773-5154
TTY: (605) 773-6107 • www.sdhda.org

City of Yankton Sidewalk Project

In an effort to comply with public handicapped access regulations, the City of Yankton has requested the assistance of District III GIS staff to complete a sidewalk survey. According to Kenneth Erlenbusch, Realty/Civil Rights Officer for the South Dakota Division of the Federal Highway Administration (FHWA), *“communities of all sizes need to address the areas within their jurisdiction and ensure that their public rights of way and facilities are accessible to persons with disabilities. All communities are subject to the provisions of Section 504 of the Rehabilitation Act of 1973... [and] communities with 50 or more employees are also subject to the provisions of Title II of the Americans with Disabilities Act of 1990 (ADA)... they must also conduct a self-evaluation of the public rights of way and facilities within their jurisdiction, and develop a Transition Plan as to how any deficiencies will be corrected”.*

A sidewalk survey is a self evaluation that addresses the specific requirements of ADA compliance. District III will GPS all existing sidewalks and handicapped accessible curbs, as well as locations that do not have a sidewalk or handicapped accessible curbs. District III will also provide digital photos for every curb cut, which will be linked to each GPS location. The city will add the data to their current GIS system. This database will allow the city to query specific neighborhoods for sidewalk information, request cost estimates for the areas that need sidewalks and ADA compliant curb cuts added, and otherwise address the specific areas of the city that are not compliant with ADA regulations. The project will be completed this summer. Kevin Kuhl, Public Works Director for the City of Yankton said, *“The City is very fortunate to have engaged the technical capabilities of District III. Their efforts will blend with city staff to address this issue in an efficient and effective manner... and will lead to a plan that will address the community’s ADA issues.”*

If you have questions about a sidewalk survey for your community, please contact Harry Redman at District III. ■



Harry Redman, GIS Coordinator
Travis Acklin, GIS Specialist

Available Services:

Internet Mapping System <http://ims.districtiii.org>
Parcel mapping
Plat mapping
E911 Rural Addressing
Global Positioning System (GPS) Services
Geocoding (Address location like MapQuest)
GPS Sign Inventory for Highway/Road Department
Hazardous Materials (HazMat) Mapping
General GPS/GIS Mapping
GIS Training

South Dakota DENR Facilities Plans

Everything changes with time... including funding program requirements. Gone are the days where grant and loan proposals required a single page cost estimate coupled with a quick yet complete application. As the pool of “free” monies shrinks, the requirements to secure these funds seem to increase exponentially. One of the most significant changes in recent years may be attributed to the South Dakota Department of Environment and Natural Resources (DENR) and the “Facilities Plan”.

Any entity seeking DENR State Revolving Loan funds (SRF) will quickly become familiar with the term “Facilities Plan”. A Facilities Plan is an enhanced engineering report that is required as part of any SRF application. These plans are quite comprehensive and traditionally prepared by engineers with local assistance. The DENR has established an outline detailing the expectations and information required for a final plan. In general, the DENR Facilities Plan resembles a USDA Rural Development Preliminary Engineering Report.

The overall intent of a Facilities Plan is to educate the governing body, consulting engineer, and funding agencies. A quality plan includes a historical perspective, as well as a comprehensive overview of the infrastructure proposing to be improved. A Facilities Plan compels the consulting engineer and community to review the big picture, such as the entire collection and treatment system, versus focusing only on the limited portion that requires immediate attention.

“A Facilities Plan compels the consulting engineer and community to review the big picture... versus focusing only on the limited portion that requires immediate attention.”

A typical plan provides the necessary historical data, projected growth, future demands, and a process of selection to determine the best course of action. Remember, the least expensive option is not always the most economical. This is certainly the case when comparing short and long term benefits and their associated costs. A Facilities Plan provides the decision makers with the information necessary to choose the best option to address the short term needs while analyzing long term consequences.

Facilities plans are also promoted via the DENR Small Community Planning Grant which subsidizes engineering expenses. This program enables smaller communities to study projects on a broader scope prior to seeking placement on the water plan and pursuing funding.

If you have questions about the Facilities Plan process, please contact our office. ■

Executive Board:

ARVID OLSON, *Sanborn County*
DELAYNE PERSSON, *Aurora County*
REX WINTER, *South Central Water Development Center*
ARTHUR HERTZ, *Great Lakes of South Dakota Association*
DONALD REINESCH, *Brule County*
RON SULLY, *Canku Teca Treatment Center*
LONNIE TJADEN, *City of Freeman*
RICHARD ZIEGLER, *Davison County*

Organization:

Planning & Development District III is a voluntary association of city and county governments. A committee of elected officials and private citizens govern the agency by setting the work agenda and overseeing the performance of the Director and staff. The office serves a 15-county area that includes the following counties: Aurora, Bon Homme, Brule, Buffalo, Charles Mix, Davison, Douglas, Gregory, Hanson, Hutchinson, Jerauld, Lyman, Sanborn, Tripp, and Yankton. There are 68 communities and three tribal governments within the service area.

If you would like to receive this publication in digital form via email, please contact our office.

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