

# SUMMERSET COMPREHENSIVE PLAN



# ACKNOWLEDGMENTS

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# PLANNING FOR OUR BEST FUTURE

## THE COMPREHENSIVE PLAN

### **THE ROLE OF THE COMPREHENSIVE PLAN**

Summerset has witnessed tremendous growth since the city was incorporated in 2005. Our challenge now is to ensure that we continue to grow and evolve in a way that reflects our community values. This comprehensive plan will provide the framework for moving forward in an intentional way by examining where we've been, where we are today, where we'd like to be, and how to get there.



The comprehensive plan provides a basis for public decision making, most notably in regard to land use planning and proposals. However, the comprehensive plan also addresses the interconnectedness of all of the elements that city governments are typically responsible for: land use; transportation; housing; economic development; public facilities and services; infrastructure; and, parks and recreation. Therefore, the comprehensive plan establishes an overall vision for the future of the community and sets specific actions related to each of these elements in order to help the city realize its vision.

South Dakota law enables local governments to establish land use regulations; however, these land use regulations must have a basis in a comprehensive plan. Summerset adopted zoning and subdivision regulations following the adoption of the city's first comprehensive plan in 2008. Upon the adoption of this comprehensive plan, the city may find it is necessary to examine these regulations to ensure that they are still effective and reinforce the vision established through this plan.

### **A DIFFERENT KIND OF PLAN**

Comprehensive plans typically extend out over a 20-30 year time frame and take a broad approach to future planning with general goals and objectives; however, this plan is different.

With an eye toward 2026, the Summerset Comprehensive Plan is action-oriented and strategic, setting a vision for the city and identifying specific action items to help Summerset reach this vision within the next 10 years.

The Summerset Comprehensive Plan is focused around a core set of principles:

- Community Character
- Collaboration
- Citizen Engagement

Working through the lens of these core principles will allow the city to be more focused and effective in its future planning, policy making, program development, and decision making. The city's overall vision for the next 10 years and the action items established in this plan are organized around these three principles.

### **THE FUTURE OF SUMMERSET BEGINS WITH YOU**

The development of the Summerset Comprehensive Plan began by asking the community two simple questions: How are we doing today? And, what can we do to improve the lives of the people that live and work in Summerset over the next 10 years? Through outreach to each household in Summerset, residents responded with their ideas for the future of Summerset. Those ideas are the basis for this comprehensive plan.

# WHO WE ARE

## SUMMERSET PAST & PRESENT

### HISTORIC CONTEXT

The city of Summerset is located in southwestern Meade County, tucked between the city of Piedmont and the unincorporated community of Black Hawk. This area is known as the Piedmont Valley. The Piedmont Valley was a historic route for Native Americans and early pioneers. Eventually, stage and wagon roads, and a railway were built through this valley.

The gold rush created a need for better routes through the area. The Sidney-Deadwood State Road was developed through the Piedmont Valley to connect Rapid City, Sturgis, and Deadwood and was widely used by 1878.

Rail was first developed through the area in 1897. The Fremont Elkhorn and Missouri Valley Railroad extended from Rapid City through the Piedmont Valley to Whitewood. The development of rail in this area resulted in an influx of settlers. An extension of rail to Lead by the Homestake Mining Company further increased residential and commercial development in the area, and specifically led to the platting of Piedmont in 1890 for Homestake employees and their families.

The first section of Interstate Highway in South Dakota was built through the Piedmont Valley in 1958, paving the way for new development. Since the 1970s, the area has seen the development of numerous housing subdivisions.<sup>1</sup>

The Summerset Subdivision, which comprises the majority of the city's residential development, was originally platted in 2000, and the first home was constructed there in early 2001. Initiated by the subdivision's developer, the city was incorporated in an election held in July 2005.

### PLANNING PROGRESS

Summerset's Planning and Zoning Commission was formed in 2006. The city's first comprehensive plan was adopted in 2008, and the development of land use regulations soon followed.

The 2008 comprehensive plan established an overall vision for the community and set a number of goals for its future development. The comprehensive planning process also functioned to gather and report basic demographic information about the city's residents and gather their input regarding

community needs.

Through the planning process for the 2008 plan, a community vision was formed to "enhance the health, welfare, safety, economic opportunities, education opportunities and quality of life" of Summerset's citizens. The overall vision for Summerset was that of a small town with family-oriented development.

Through a survey of Summerset residents a number of community strengths were identified, like the clean and well-maintained developments, friendly people, quiet community, scenery, fresh potential and opportunities, and location.

There were also many challenges that citizens identified: negative publicity, taxes, code enforcement, public relations, confusion over homeowner association versus city roles, damaged and unfinished streets, ATV and dirt bike traffic, and the lack of a post office.

Survey respondents also relayed community project needs for Summerset, such as street lighting, weed abatement, bike and pedestrian paths, a community

<sup>1</sup>Honerkamp. At the Foot of the Mountain, 1978.

center, swimming pool, parks and playgrounds, athletic fields, and a gym. Respondents also identified the need for more restaurants in the area.

Out of the planning process nine goals were identified in 2008: Create a unique identity; Encourage orderly and efficient growth; Preserve natural beauty and cultural assets; Become self sufficient with respect to water and sewer services; Provide adequate urban services; Plan, provide and maintain a local transportation network; Protect the environment; Pursue the planning, financing, and construction of appropriate community facilities; and, Plan, develop, and maintain a system of city parks and recreation facilities.

Summerset has made progress on meeting these goals. Through the adoption of ordinances, like zoning, subdivision, nuisance, and flood damage prevention ordinances, the city has taken steps to ensure that growth and development is orderly with a basis in good planning principles.

In 2008, the city purchased the sewer treatment plant in order to become self sufficient in terms of sewer services. Summerset also participated in the Piedmont Valley Shared Use Path Study to plan the development of recreational trails throughout the area. Since the plan was adopted, the city has also acquired and developed additional park property. Finally, Summerset has worked with FEMA

to study and correct a number of drainage issues within the city. While progress has been made on meeting the goals established in 2008, there are still goals to be realized, as well as a new community priorities.

### PLAN UPDATE

In early 2015, the Summerset City Commission decided it was time to take a fresh look at the city's needs. From the fall of 2015 through the summer of 2016, the city's Planning and Zoning Commission led the update of the comprehensive plan. The public input process for the update included a community survey, a website dedicated to the planning process ([www.mysummerset.us](http://www.mysummerset.us)), and a series of public input meetings. In July and August of 2015, the Planning and Zoning Commission and the City Commission held preliminary public meetings to reflect on community successes, talk about what they wanted to accomplish with the comprehensive plan update and the best methods to gather input from the community.

Among the community successes that were highlighted at these initial meetings were the development of new parks, a more positive public perception of the city, increased efficiencies in city government, new infrastructure, and new development. The need for a **more unified Piedmont Valley** was also a common theme at these meetings, as well as the need for more **retail development**

## PLAN UPDATE PROCESS

**JULY 2015 - SCOPING SESSION**  
What have we accomplished and what do we want to accomplish with the plan update?

**AUGUST 2015 - PUBLIC INPUT STRATEGY**  
Who do we need to talk to and how do we reach them?

**OCT. 2015 - STAKEHOLDER MEETINGS**  
What are our assets and what are our challenges?

**JANUARY 2016 - VISIONING SESSION**  
What kind of community do we want to become?

**FEB.- APRIL 2016 - WORK SESSIONS**  
What are our priorities?

**JUNE 2016- PUBLIC OPEN HOUSE**  
Does the plan accurately articulate our desires?

within the city and more **pedestrian and bike connections**

throughout the city.

Public stakeholder meetings were held in October 2015. Representatives from neighboring communities within the Piedmont Valley, business community stakeholders, and the general public were invited to participate in these meetings. Participants were posed a series of questions in order to gather information about their

perceptions of community assets and desires for future development.

The Summerset strengths that emerged from these meetings were the city's **location** along Interstate 90, between Rapid City and the Northern Hills; the city's **small-town feel** and the fact that the neighborhoods are **clean** and **safe**; and, finally, the **natural beauty** of the area. Many of the same assets were highlighted in the 2008 plan.

The major desires for the future of Summerset were the development of a **defined community brand**, or niche; **more collaborations** between the various political entities

within the Piedmont Valley was also frequently mentioned as a future goal; many participants also felt that a **school** within the city would be a welcome addition, not just for convenience, but that the presence of a school would help to build community within the city; and, finally, due to the prevalence of young, active residents, along with the city's proximity to natural areas, many participants voiced the need for a greater focus on developing **recreational opportunities** and trail connections within the city and throughout the Piedmont Valley.

In February 2016, a visioning workshop was held. Participants were asked what kind of community

## IN 2016, MY SUMMERSET...

Participants in the visioning workshop developed the following vision statements that represent their desires for the future of Summerset.

*"...will be prosperous and centered on community with a diverse group of citizens and outdoor friendly with paths (biking and walking)."*

*"...will have small town business and big business, recreation activities--'leave it to Beaver' type town."*

*"...will be a family friendly community with recreational opportunities and small businesses that support the community."*

# COMMUNITY SURVEY HIGHLIGHTS

**HOUSING** The majority of survey respondents would like the city to dedicate more attention to planning for shopping and commercial areas within close proximity to residential areas, promoting mixed use development, and promoting unique, identifiable neighborhoods. Overwhelmingly, they would also like to see more single-family homes priced at \$150,000-\$300,000 and single-family homes priced over \$300,000 developed, as well as retirement housing.

**TRANSPORTATION** According to survey respondents, the top three transportation priorities are developing bike paths/lanes, developing and maintaining city sidewalks, and maintaining city roadways. The survey also asked which areas within Summerset should be prioritized for sidewalks and Sturgis Road, Elk Creek Road, and crossings at I-90 were the top three areas noted.

**ECONOMIC DEVELOPMENT** Attracting new retail businesses, working together with neighboring communities to market the Foothills Valley, creating more job opportunities for local residents, and helping existing businesses grow were the top economic development priorities for survey respondents. The most important businesses for the city's economy and quality of life were identified as restaurants, grocery stores, and schools.

**COMMUNITY FACILITIES AND SERVICES** The top priorities for respondents in the area of community facilities and services were more public notifications about development, activities for kids, and nuisance code enforcement. Fire and police protection were also high priorities for respondents.

they wanted to become, and what the city should focus on in order to realize that community vision.

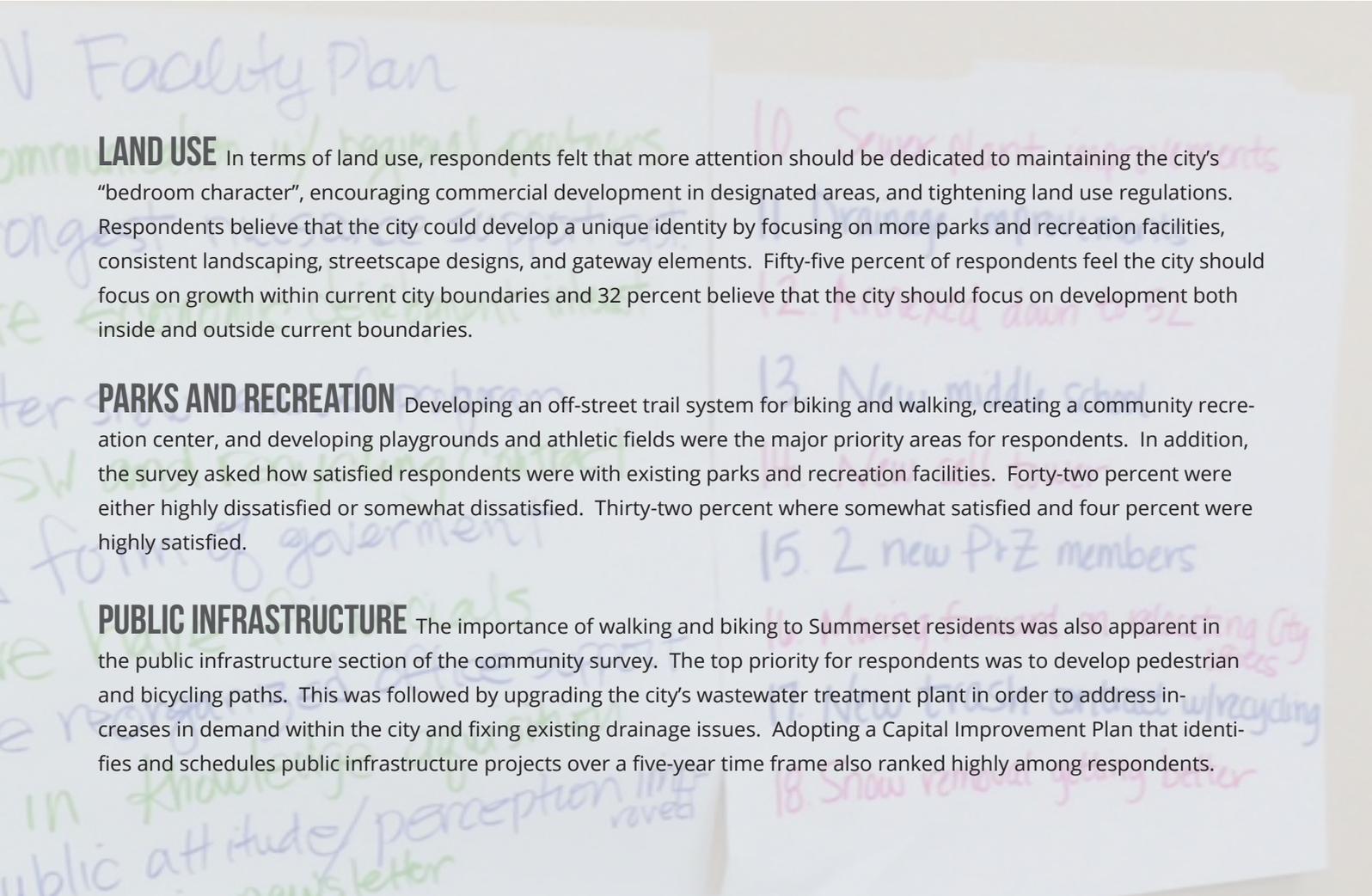
Much of the discussion at this session focused on **maintaining the “bedroom community” character**; however, focusing on **retail** conveniences for residents like restaurants was also a common theme. In addition, participants focused on **developing a community brand** around **outdoor recreation**: walking/biking paths, parks, athletic fields, and connections to the nearby National Forest trail system.

Visioning session participants also discussed the importance of

**building community engagement** within Summerset, through the development of a school, organized sports, involvement in business, and economic development. Finally, participants in the visioning session were asked to create a statement that reflected their vision for Summerset in 2026. The statements that were used to create the guiding vision for this comprehensive plan.

A community survey also provided a way for people to provide their insights and ideas. The survey garnered 101 responses, and asked about priorities in the areas of housing, transportation, land use, economic development,

community facilities and services, parks and recreation, and public infrastructure. The survey also asked about Summerset’s strengths and desired improvements. The top strengths that were identified were the city’s location and its safety. The top desired improvements were the enforcement of ordinances, and more businesses, specifically restaurants.



**LAND USE** In terms of land use, respondents felt that more attention should be dedicated to maintaining the city’s “bedroom character”, encouraging commercial development in designated areas, and tightening land use regulations. Respondents believe that the city could develop a unique identity by focusing on more parks and recreation facilities, consistent landscaping, streetscape designs, and gateway elements. Fifty-five percent of respondents feel the city should focus on growth within current city boundaries and 32 percent believe that the city should focus on development both inside and outside current boundaries.

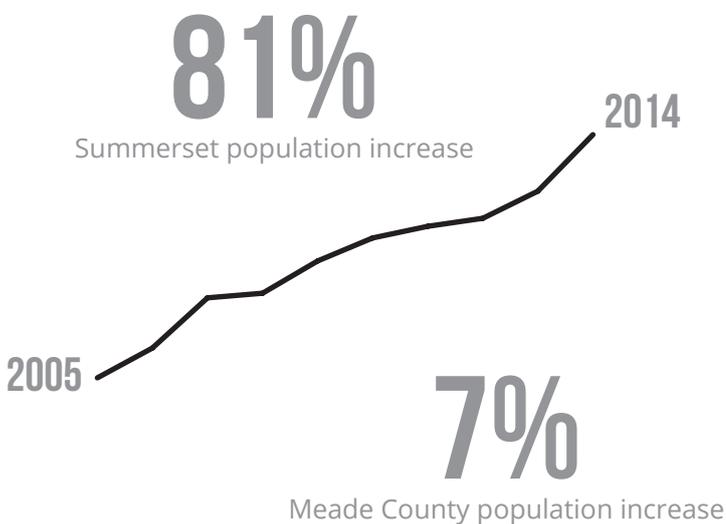
**PARKS AND RECREATION** Developing an off-street trail system for biking and walking, creating a community recreation center, and developing playgrounds and athletic fields were the major priority areas for respondents. In addition, the survey asked how satisfied respondents were with existing parks and recreation facilities. Forty-two percent were either highly dissatisfied or somewhat dissatisfied. Thirty-two percent were somewhat satisfied and four percent were highly satisfied.

**PUBLIC INFRASTRUCTURE** The importance of walking and biking to Summerset residents was also apparent in the public infrastructure section of the community survey. The top priority for respondents was to develop pedestrian and bicycling paths. This was followed by upgrading the city’s wastewater treatment plant in order to address increases in demand within the city and fixing existing drainage issues. Adopting a Capital Improvement Plan that identifies and schedules public infrastructure projects over a five-year time frame also ranked highly among respondents.

# MY SUMMERSET

## COMMUNITY PROFILE

Summerset has many unique qualities that set it apart from the rest of the region, and even the rest of South Dakota. Today the city is defined by its new residential developments and its bedroom community character. In general, Summerset is made up of young, highly-educated families. Incomes are high, and the vast majority of residents work in professional careers in neighboring communities. The city continues to see a boom in housing development and rising home values.



In 2005, when Summerset was incorporated the city's population was 1,237. Most recent Census estimates place Summerset's population at 2,240 people. In comparison, Meade County experienced a 7% population increase in the same time period. Piedmont was the only community in the region to surpass Summerset's population growth rate from 2005-2014; the majority of Piedmont's growth can be attributed to voluntary annexations.

**3.05**  
Summerset average household size

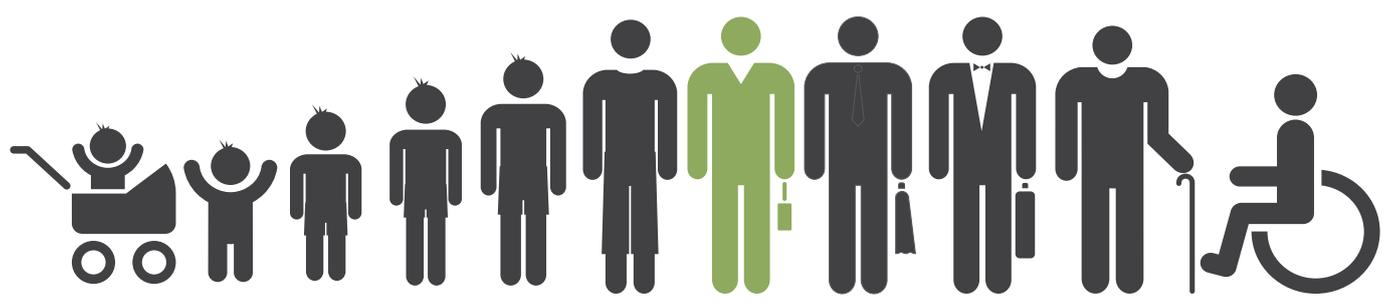


**2.45**  
South Dakota average household size

Household size also sets Summerset apart from the rest of South Dakota, with an average of 3.05 people per household, the majority of which are family households. The average household size for South Dakota is 2.45 people per household.

## THE SUMMERSET MARKET

ESRI Tapestry lifestyle data looks at demographic and socioeconomic characteristics for neighborhoods and zip codes throughout the United States. Each neighborhood is then put into one of 67 unique segments based on lifestyle choices, buying habits, and how people spend their free time. Summerset fits into two



# 28.5

Summerset median age

Summerset is a young city in more ways than one. The median age for the city is 28.5 years old. Compare this to the median age for South Dakota of 36.8. Further, almost one-third of the city's population is 14 years old or younger; in both Meade County and South Dakota, 20 percent of residents fall within this age group. Only 5 percent of Summerset residents are 65 years old and over, compared to 13 percent of Meade County and 15 percent of South Dakota.

# 36.8

South Dakota median age



# \$179,300

Summerset median home value

# \$135,700

South Dakota median home value

The Census estimates that as of 2014 there were 785 housing units in Summerset, 734 of which were occupied. Sixty-eight percent of the occupied units were owner-occupied. The median home value for owner-occupied units in Summerset is \$179,300. In South Dakota the median home value for owner-occupied units is \$135,700 and for Meade County it's \$158,100.

segments: "Green Acres" and "Middleburg." Those that fall into the Green Acres group are described as avid DIYers and outdoors enthusiasts. Middleburgs are described as "more country than rock and roll...thrifty...rely on mobile device to stay in touch...prefer to buy American and travel in the US." To find out more visit: [ersi.com](http://ersi.com).

# MYSUMMERSET

## COMMUNITY PROFILE

# \$75,698

Summerset average household income



# \$65,425

South Dakota average household income

The average annual household income for Summerset is \$10,000 higher per year than that of South Dakota. Eighty percent of Summerset's population 16 years old and over are in the labor force. Thirty-one percent are employed in management, business, sciences and arts occupations and 26 percent are employed in sales and office occupations.

# 96%

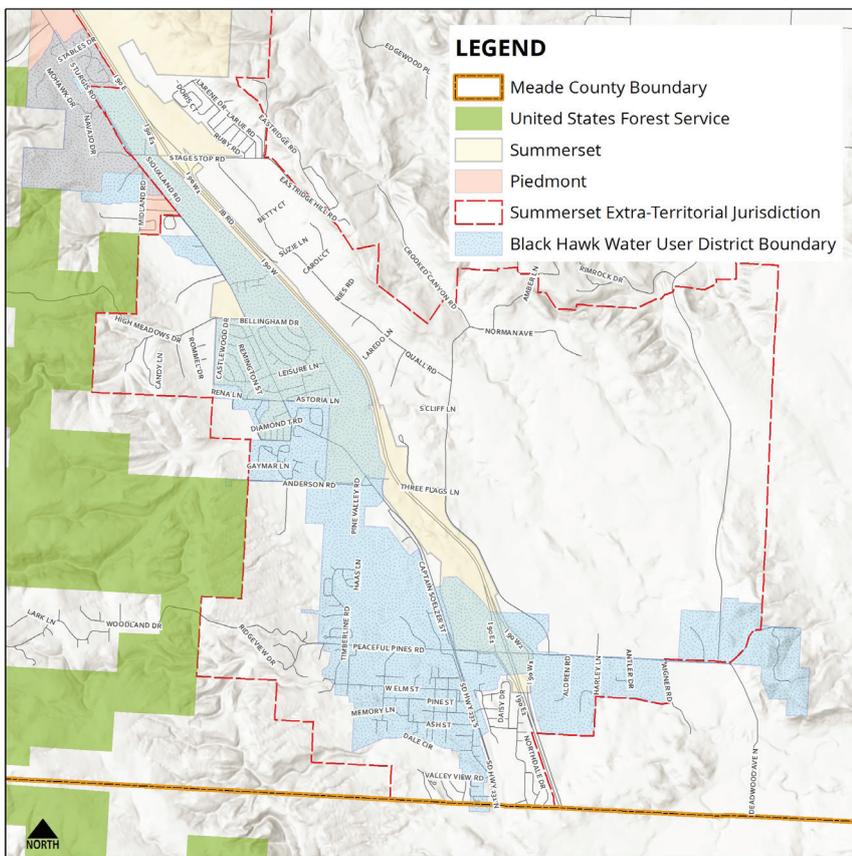
Summerset residents with high school diploma



# 90.7%

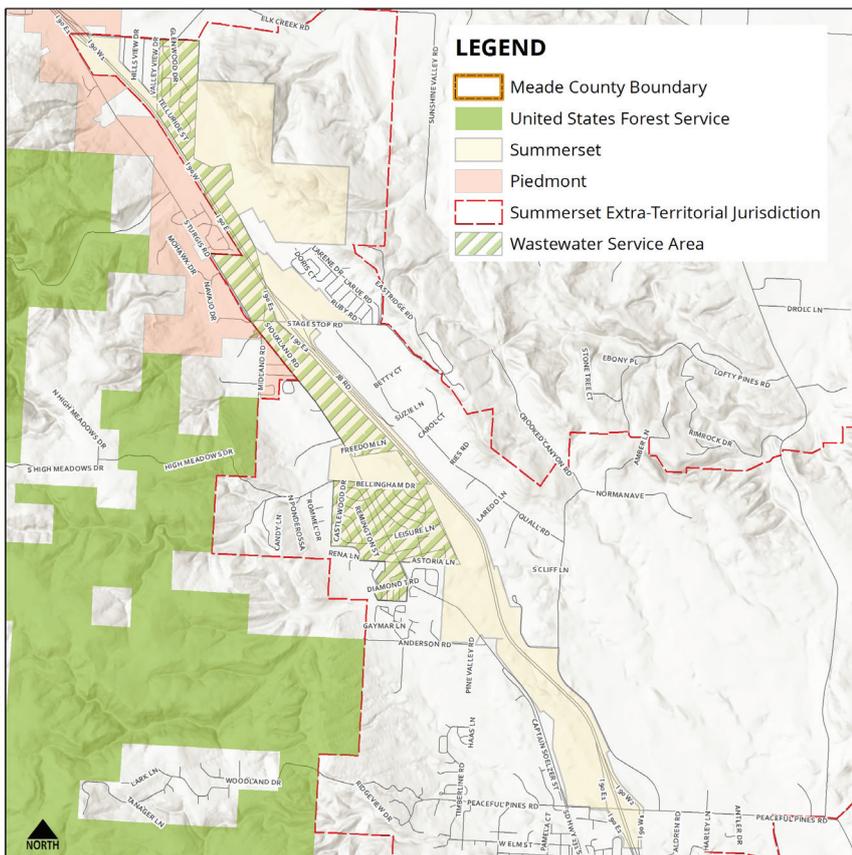
South Dakota residents with high school diploma

Ninety-six percent of Summerset residents 25 years old and over have a high school diploma, and 28 percent have a bachelor's degree or higher. Sixty percent of residents enrolled in school are in grades 1st through 8th and 9 percent are in grades 9-12.



## WATER SERVICE

The Black Hawk Water User District provides water service to the majority of Summerset. The Diamond D Water Company provides service to the Sun Valley Estates Subdivision.

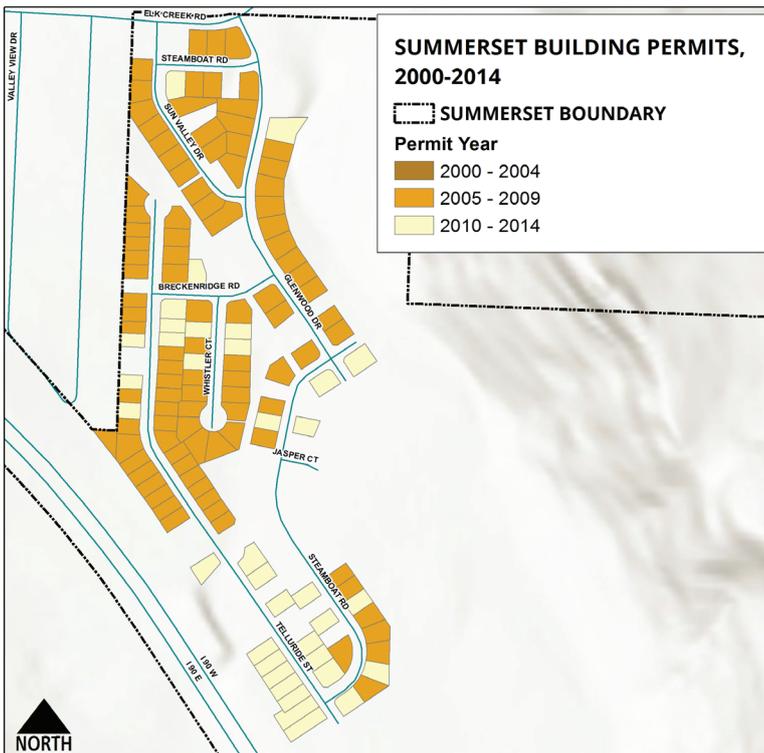
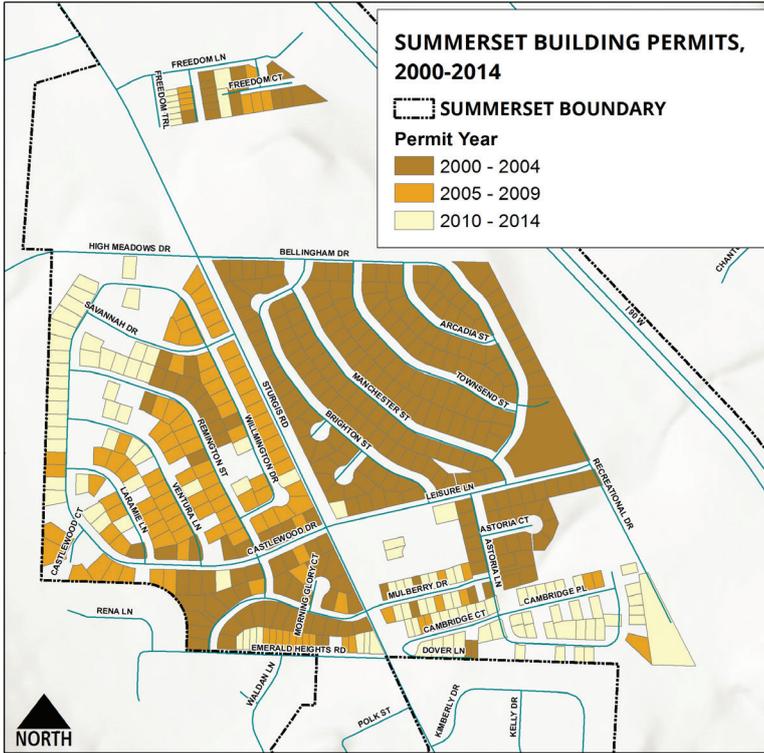


## SEWER SERVICE

Summerset owns and operates its own sewer system. The city is currently working on a facilities plan in order to determine a plan and schedule of improvements to the sewer treatment plant.

# MY SUMMERSET

## COMMUNITY PROFILE



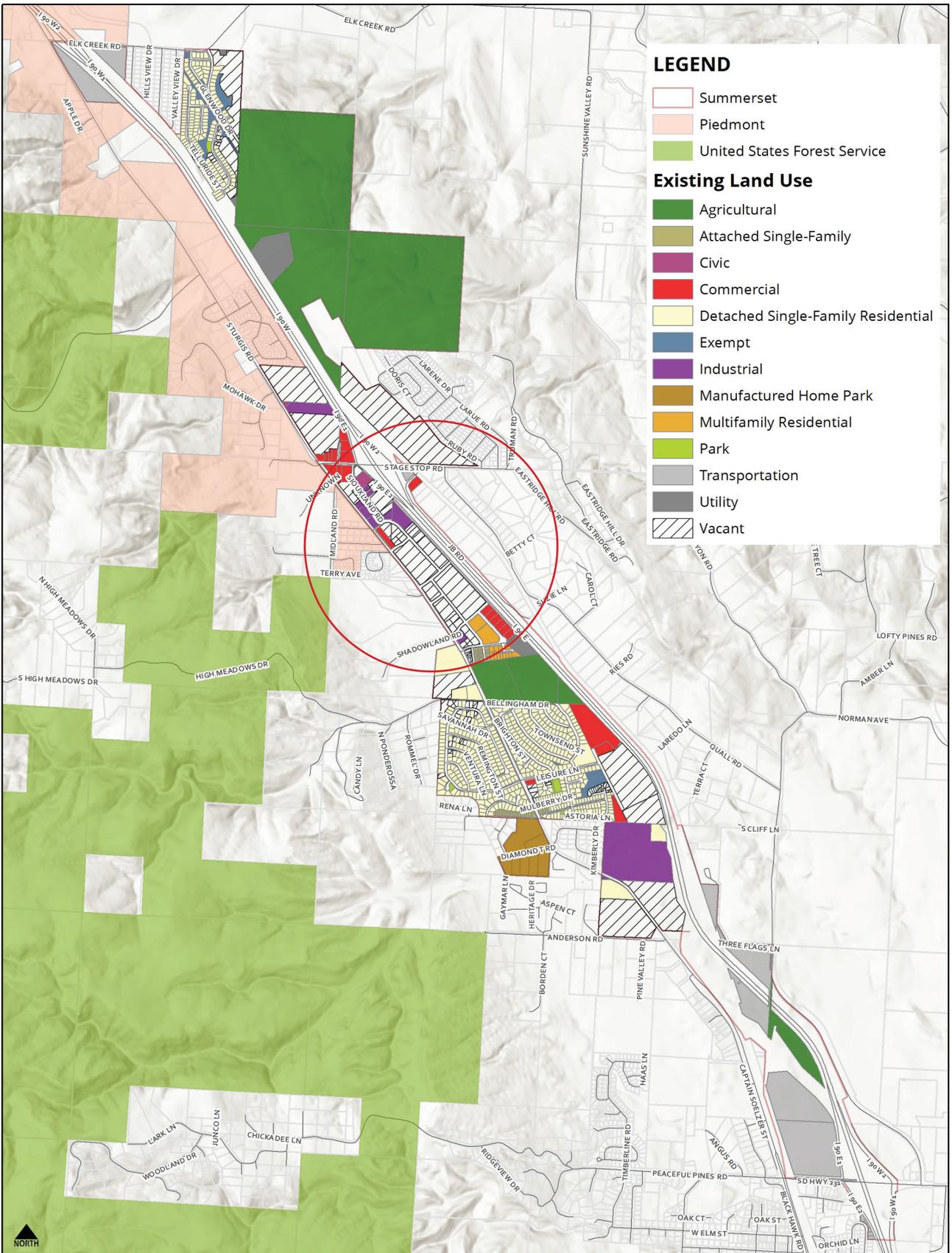
### RESIDENTIAL DEVELOPMENT

The maps to the right show the progressive development of Summerset’s residential areas. The Summerset Subdivision (top), located in the southern portion of the city developed first. The initial phase of construction occurred east of Sturgis Road, and was for the most part complete by the time the city was incorporated. There are still a few vacant lots west of Sturgis Road, but the majority of the subdivision is built out.

The Sun Valley Estates Subdivision (bottom) developed after incorporation. The remaining platted lots are being developed with homes, and the remaining unplatted portion of the subdivision is expected to be developed within the next 2 to 3 years.

# COMMERCIAL DEVELOPMENT

Over 50 percent of the vacant land within Summerset city limits is zoned as General Commercial. The commercial area between Stage Stop Road and Freedom Lane has been slow to develop, and much of the development that has occurred is light industrial in nature.



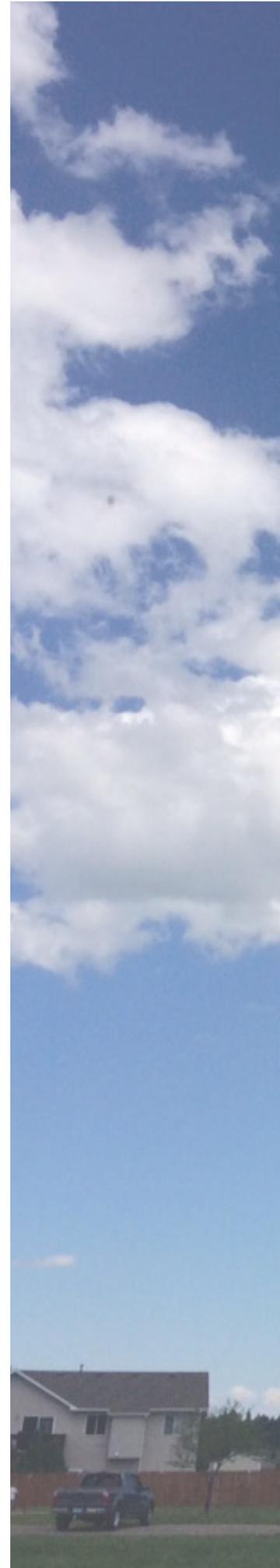
# WHO WILL WE BECOME?

## A VISION FOR SUMMERSET'S FUTURE

Through the planning process, a number of major themes emerged: the importance of establishing a more defined sense of place and community within Summerset; the desire for more commercial development and outdoor recreation opportunities; the value placed on maintaining quality residential development within the city's neighborhoods; the efficiencies that can be realized by building partnerships among the various entities within the Piedmont Valley; and, the important role that citizens will play in moving the city forward.

Based on these themes, three guiding principles were developed to provide a framework for refining the vision set forth by Summerset's citizens: Community Character; Collaboration; and, Citizen Engagement. These principles and their related goal statements serve as the basis for Summerset's vision for 2026, provide focus to the city's planning efforts, will guide project and program development, as well as public policy and decision making.

These principles and their related goals are further supported by action items, outlined in the following sections, which detail specific strategies that serve to advance the guiding principles, and therefore, the city's vision. Specific action items under each principle were established in the areas of land use, transportation, economic development, housing, community facilities and services, public infrastructure, and parks and recreation. Therefore, these principles will be integrated into every city department and service. The Action Plan Tables in the following section prioritize each action item, sets a 5-year or 10-year time frame for implementation, link each item to its related city element (department or service), and identify implementation champions who will be responsible for taking the leadership role on the item's implementation, and partners who will provide support.



# MY SUMMERSET 2026



## COMMUNITY CHARACTER

Summerset will be defined by its high-quality residential neighborhoods, outdoor recreation amenities, and vibrant commercial areas.



## COLLABORATION

Summerset will partner with homeowners' associations, developers, non-profit organizations, neighboring communities, and political entities within the region to enhance the quality of life for all residents of the Piedmont Valley.



## CITIZEN ENGAGEMENT

Summerset's citizens will be involved in local government and public decision making.





## COMMUNITY CHARACTER

Summerset will be defined by its high-quality residential neighborhoods, outdoor recreation amenities, and vibrant commercial areas.

As growth continues it will be important to preserve those things that Summerset residents value about their city: its family-friendly atmosphere; clean and quiet neighborhoods; easy access to surrounding employment centers; the natural environment; and, high-quality housing. It will also be important to further define the city's character. Exploring the development of design guidelines for residential, commercial, and gateway areas will help create a defined physical character for the city. Many feel that a focus on building the city's parks and recreation assets and the development of a network of trails will also help to create a community image for Summerset. The continued planning and development of outdoor recreation will also provide an opportunity to attract new residents, create an economic niche, provide alternative transportation options, and add value to the city's residential neighborhoods.

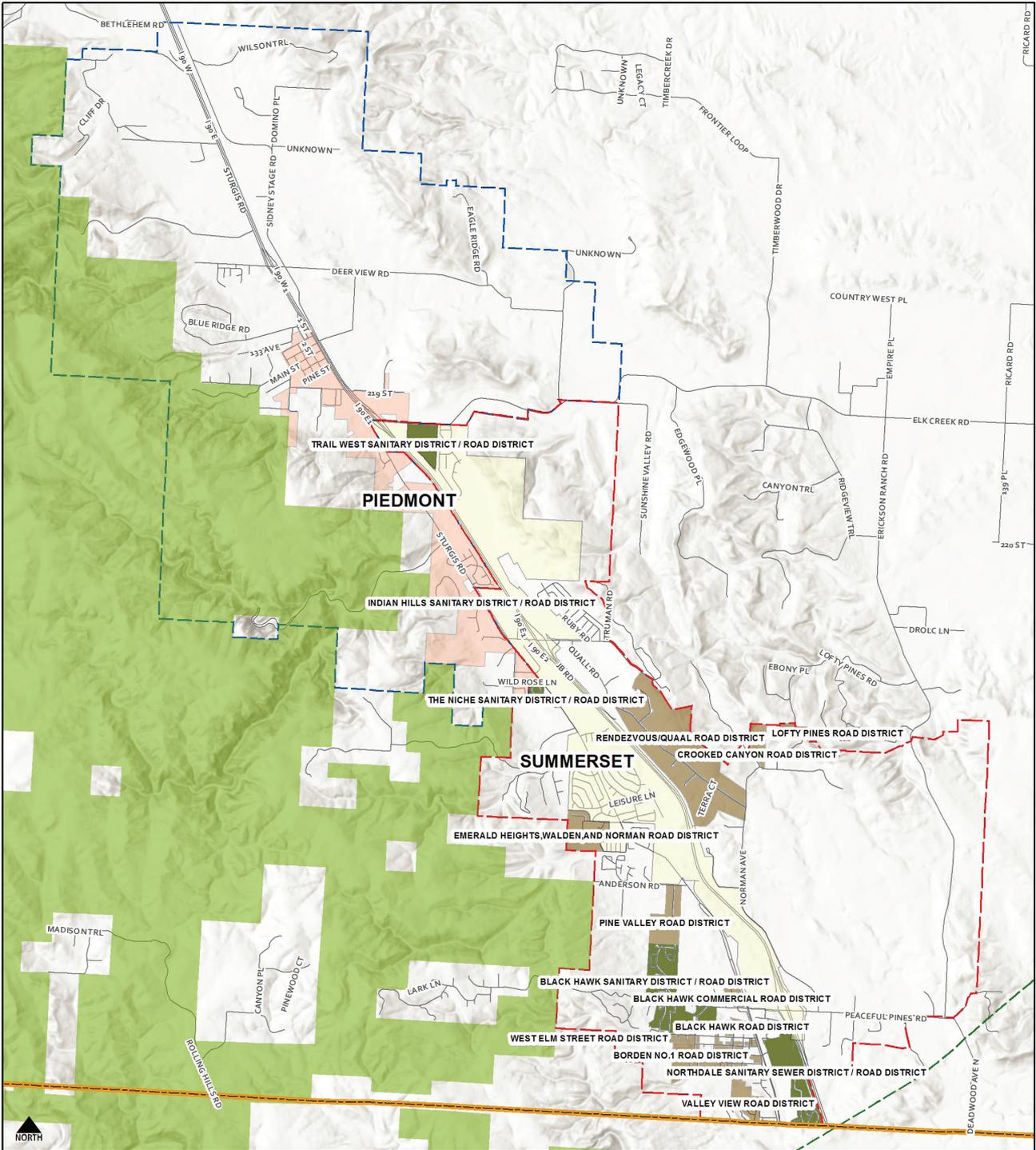
Protecting the safety and quality of the city's residential neighborhoods is also a major concern for citizens. Strengthening the enforcement of property maintenance ordinances and the development of new regulations and programs aimed at maintenance and construction standards will ensure that the quality of life in Summerset's residential areas is protected. New housing types will be necessary for the future of Summerset. The majority of the city's existing single-family lots have been developed, and there is little room within city limits for additional single-family housing development. Either zoning changes will need to occur to allow more single-family residential housing, or higher-density housing types will need to be developed. If higher-density housing is developed, the community must have input into where and how it develops to ensure that it adds value to the city's existing housing stock.

Finally, the lack of development of locally-oriented retail and service uses, and the continuing development of light industrial types of uses within the city's commercially zoned areas are an issue. Throughout the planning process, it was clear that there is a strong desire for the commercial areas to be commercial, not industrial. The city will need to continue to work with developers to explore ways to tap into the city's market potential and review their zoning regulations to ensure that the desired character of commercial areas is reinforced in each development proposal.

# COMMUNITY CHARACTER ACTION PLAN

ACTION ITEMS	ELEMENT	CHAMPION	PARTNERS
<b>5-YEAR ACTIONS</b>			
Focus efforts on the enforcement, review, and updating of property maintenance ordinances.	COMMUNITY FACILITIES & SERVICES	LAW ENFORCEMENT COMMISSIONER	P & Z Commission Code Administrator City Administrator Police Department Residents
Develop and adopt a Capital Improvement Plan to ensure that public infrastructure improvements support the continued development of high-quality residential areas, vibrant commercial areas, and business development.	PUBLIC INFRASTRUCTURE	PUBLIC WORKS COMMISSIONER	City Engineer Black Hills Council City Administrator Finance Officer
Initiate the development of a marketing plan in order to spur interest in developing Summerset's commercial areas.	ECONOMIC DEVELOPMENT	CITY ADMINISTRATOR	Black Hills Community Economic Development Black Hills Business Council Foothills Chamber
Encourage transitions between commercial development and adjacent residential uses, such as landscaping buffers, greater setbacks, and site design considerations to mitigate potential negative impacts on residential neighborhoods from commercial development.	HOUSING	PLANNING AND ZONING COMMISSION CHAIR	City Administrator City Clerk Black Hills Council Developers
Explore the development of residential design guidelines to ensure that new development, single-family, townhouses, retirement housing, and apartments are compatible with the desired residential design character of Summerset.	HOUSING	PLANNING AND ZONING COMMISSION CHAIR	City Administrator City Clerk Black Hills Council Developers Residents
Monitor police, fire, and emergency management functions to ensure that public safety needs are met as the city continues to develop and grow.	COMMUNITY FACILITIES & SERVICES	CHIEF OF POLICE	Code Administrator Piedmont VFD Black Hawk VFD Meade County Emergency Management
Explore the implementation of developer incentives and/or requirements to incorporate parks, trails, or public squares into both commercial and residential developments.	PARKS & RECREATION	CITY ADMINISTRATOR	Planning and Zoning Commission City Clerk
Initiate a review of existing land use regulations to ensure that they are effectively guiding the physical development of Summerset's commercial and residential areas.	LAND USE	PLANNING AND ZONING COMMISSION CHAIR	City Administrator Black Hills Council
Encourage the integration of parks and trails throughout new housing development areas.	HOUSING	PARKS BOARD CHAIR	Planning and Zoning Commission City Administrator SD Game, Fish, and Parks
Ensure that considerations for walkers and bicyclist are incorporated into the development of new streets.	TRANSPORTATION	PUBLIC WORKS COMMISSIONER	City Engineer City Administrator Rapid City Metropolitan Planning Organization SD Department of Transportation

ACTION ITEMS	ELEMENT	CHAMPION	PARTNERS
<b>10-YEAR ACTIONS</b>			
Develop a parks and recreation plan that will offer a phased approach to the development of public parks and connects residential neighborhoods, commercial areas, schools, natural areas, and neighboring communities via a trail system.	PARKS & RECREATION	PARKS BOARD CHAIR	City Engineer Rapid City Metropolitan Planning Organization SD Department of Transportation SD Game, Fish, and Parks
Initiate the development of an economic development plan that identifies potential niche businesses and industries for Summerset.	ECONOMIC DEVELOPMENT	CITY ADMINISTRATOR	Black Hills Community Economic Development Black Hills Business Council Foothills Chamber
Explore policies and incentives to attract new businesses within targeted industries in Summerset.	ECONOMIC DEVELOPMENT	CITY ADMINISTRATOR	Black Hills Community Economic Development Black Hills Business Council Foothills Chamber
Explore the development of landscaping, lighting and signage standards at Summerset's gateways.	LAND USE	PLANNING AND ZONING COMMISSION CHAIR	City Administrator Black Hills Council
Explore ways to strengthen the connections to, and market Summerset's proximity to the Black Hills National Forest.	ECONOMIC DEVELOPMENT	CITY ADMINISTRATOR	Black Hills Community Economic Development Black Hills Business Council Foothills Chamber
<b>ONGOING ACTIONS</b>			
Ensure that all proposed development conforms to the city's adopted design criteria manual.	PUBLIC INFRASTRUCTURE	PLANNING AND ZONING COMMISSION	City Engineer
Ensure that new development has multiple points of access for emergency response.	TRANSPORTATION	PLANNING AND ZONING COMMISSION	City Engineer
As new development is proposed, ensure that the Summerset Major Street Plan is followed.	TRANSPORTATION	PLANNING AND ZONING COMMISSION	City Engineer
Encourage the incorporation of pedestrian and bicyclist amenities, such as bike parking and convenient sidewalk connections into commercial development in order to encourage walking and biking throughout the city.	TRANSPORTATION	PLANNING AND ZONING COMMISSION	Developers
As the city grows, maintain compliance with FEMA's Flood Insurance Program and encourage flood insurance participation in flood prone areas.	LAND USE	CITY ADMINISTRATOR	Meade County Planning City Engineer Meade County Emergency Management
Regularly monitor existing parks and athletic facilities to identify maintenance issues and address changing needs.	COMMUNITY FACILITIES & SERVICES	PARKS COMMITTEE	Residents
Continually monitor the availability of land for further housing development and initiate zoning changes in the event of shortages.	HOUSING	PLANNING AND ZONING COMMISSION	Developers Real Estate Agents
Schedule periodic reviews of the Summerset Major Street Plan and amend the plan as conditions warrant.	TRANSPORTATION	PLANNING AND ZONING COMMISSION	City Engineer



**LEGEND**

- Meade County Boundary
- United States Forest Service
- Summerset Extra-Territorial Jurisdiction
- Piedmont Extra-Territorial Jurisdiction
- Rapid City Extra-Territorial Jurisdiction
- Summerset
- Piedmont
- Road Districts
- Sanitary Districts

**PIEDMONT VALLEY ENTITIES**

As shown on this map there are numerous political entities within the Piedmont Valley. Coordinated planning and partnerships will provide efficiencies in the delivery of services and the continued development of the area.



## COLLABORATION

Summerset will partner with homeowners associations, developers, non-profit organizations, neighboring communities, and political entities within the region to enhance the quality of life for all residents of the Piedmont Valley.

Many issues cross jurisdictional lines, and nowhere is that more evident than in the Piedmont Valley. There are numerous political entities within the Piedmont Valley all working independently to provide various basic services to their residents. As the area continues to see aggressive growth and development, coordination and collaboration will be key to the future of Summerset, and of the entire Piedmont Valley.

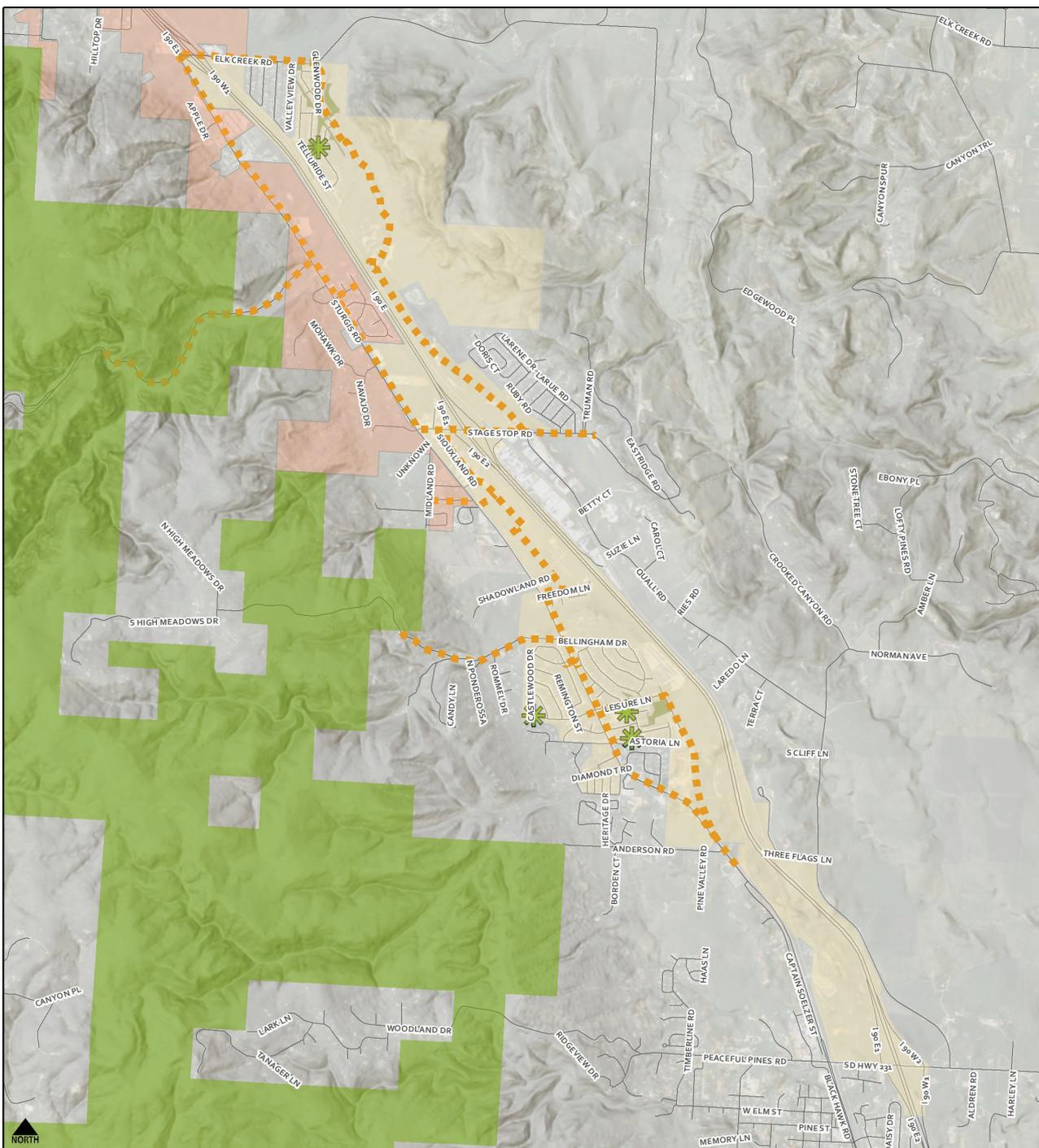
In recent years, great strides have been made particularly between Piedmont and Summerset on partnering on projects and planning that affects both cities. However, there are still many areas in which Summerset would benefit from further collaboration with other neighboring entities. For example, there are multiple water and sanitary districts within the area; therefore, exploring a more regional approach to the delivery of these services may provide long-term efficiencies and cost savings.

In addition, transportation planning within the Piedmont Valley affects many different entities, including the State of South Dakota, Meade County, Rapid City and Meade School Districts, Piedmont, Summerset, Rapid City, and the area's many road districts. Continued transportation planning coordination will benefit the entire Piedmont Valley.

# COLLABORATION ACTION PLAN

ACTION ITEMS	ELEMENT	CHAMPION	PARTNERS
<b>5-YEAR ACTIONS</b>			
Partner with existing economic development groups to build capacity and highlight regional assets to attract commercial development and businesses to Summerset.	ECONOMIC DEVELOPMENT	CITY ADMINISTRATOR	Black Hills Community Economic Development Black Hills Business Council Foothills Chamber Rapid City Economic Development Sturgis Economic Development
Explore the possibility of periodic joint meetings between the Meade County, Piedmont and Summerset Planning and Zoning Commissions to discuss proposed development within each city's extra-territorial jurisdiction as well as long-range planning issues.	LAND USE	PLANNING AND ZONING COMMISSION CHAIR	Piedmont P & Z Meade County P & Z
Continue to reach out to the sanitary and water districts within Summerset and its extra-territorial jurisdiction in order to coordinate facility planning and promote efficiency in the provision of sewer and water services.	PUBLIC INFRASTRUCTURE	PUBLIC WORKS COMMISSIONER/ UTILITY COMMISSIONER	City Administrator Regional Water & Sanitary Districts
Partner with Piedmont and Meade County to implement a mosquito control plan.	COMMUNITY FACILITIES & SERVICES	CITY ADMINISTRATOR	Meade County Weed & Pest Piedmont
<b>10-YEAR ACTIONS</b>			
Partner with Piedmont and the Meade School District to explore the implementation of a Safe Routes to Schools Program for the Piedmont Valley.	TRANSPORTATION	MAYOR	Black Hills Council Piedmont Meade School District SD Department of Transportation
Explore opportunities for shared athletic fields and park space with Meade School District.	PARKS & RECREATION	MAYOR	Meade School District
Continue to support Meade School District in the development of a middle school and high school in Summerset.	COMMUNITY FACILITIES & SERVICES	MAYOR	Meade School Board Black Hawk Piedmont Parent Teacher Associations
Partner with local organizations and neighboring political entities to initiate a housing study for the Piedmont Valley.	HOUSING	CITY ADMINISTRATOR	SD Housing Authority
Partner with the South Dakota Department of Transportation and Piedmont to develop sidewalks along Sturgis Road and Elk Creek Road.	TRANSPORTATION	MAYOR	SD Department of Transportation Meade County Piedmont
Work with existing homeowners' associations to identify areas within private covenants that would be more effectively enforced by the city, and consider ordinances to implement these.	HOUSING	PLANNING AND ZONING COMMISSION CHAIR	Homeowners Association

ACTION ITEMS	ELEMENT	CHAMPION	PARTNERS
Work together with Piedmont, Meade County, the South Dakota Department of Transportation, and the Rapid City Metropolitan Planning Organization to secure funding to construct the Piedmont Valley Shared Use Path.	PARKS & RECREATION	MAYOR	Black Hills Council Piedmont Meade School District SD Department of Transportation SD Game, Fish, and Parks
<b>ONGOING ACTIONS</b>			
Continue to support the emergency services work of the Piedmont and Black Hawk Volunteer Fire Departments.	COMMUNITY FACILITIES & SERVICES	BOARD OF COMMISSIONERS	Meade County
Continue to seek input and coordinate with Meade County regarding platting proposals within the city's extra-territorial jurisdiction.	LAND USE	PLANNING AND ZONING COMMISSION	Meade County Planning Department
Continue to work with the South Dakota Department of Transportation, Meade County, Rapid City Metropolitan Planning Organization, and the city of Piedmont on the planning and implementation of local transportation projects.	TRANSPORTATION	BOARD OF COMMISSIONERS	Planning & Zoning Commission SD Department of Transportation Piedmont Rapid City Metropolitan Planning Organization
Partner with the Meade County Planning Department to maintain utility, transportation, and land use mapping data for the city and its extra-territorial jurisdiction.	PUBLIC INFRASTRUCTURE	CITY ADMINISTRATOR	Meade County Planning Department
Work with Meade County to limit development in floodplain areas.	LAND USE	BUILDING OFFICIAL	Meade County Planning Department City Engineer



**LEGEND**

- Summerset
- Piedmont
- United States Forest Service
- Piedmont Valley Shared Use Path Routing
- Open Space
- Park

**PIEDMONT VALLEY SHARED USE PATH**

The Piedmont Valley Shared Use Path Study was completed by FourFront Design, Inc. in 2013. The Study provided recommended long-term plans to incorporate a shared-use path to improve pedestrian and cyclist options in the region.



## CITIZEN ENGAGEMENT

Summerset's citizens will be involved in local government and public decision making.

The implementation of this comprehensive plan, and its vision, will not happen without its citizens. Summerset has a small staff of busy employees, and some of the responsibility for the implementation of this plan will fall upon these staff people. However, in order for the plan to be successful it will take a concerted effort on the part of Summerset's citizens to move it forward, take on the areas that mean the most to them, and encourage their neighbors to do the same.

Because Summerset is a new city, there is still a lot of community building that is happening. Encouraging citizen involvement, and building the capacity of the city's volunteer organizations will help to further build connections, and community among its residents, while at the same time helping Summerset realize its vision.

# CITIZEN ENGAGEMENT ACTION PLAN

ACTION ITEMS	ELEMENT	CHAMPION	PARTNERS
<b>5-YEAR ACTIONS</b>			
Explore additional means of public notification to ensure that residents are informed about, and have the ability to comment on proposed development.	LAND USE	MAYOR	Planning & Zoning Commission City Administrator
Encourage Summerset business owners, city staff, and residents in their involvement in local economic development and business groups.	ECONOMIC DEVELOPMENT	CITY ADMINISTRATOR	Black Hills Community Economic Development Black Hills Business Council Foothills Chamber
Incorporate public engagement into all infrastructure planning.	PUBLIC INFRASTRUCTURE	PUBLIC WORKS COMMISSIONER	City Administrator City Clerk
Engage citizens in the development of a parks plan.	PARKS & RECREATION	MAYOR	Parks Board
Work with local residents to perform a walk audit of Summerset in order to help inventory sidewalk locations, conditions, gaps, and safety.	TRANSPORTATION	PUBLIC WORKS COMMISSIONER	City Administrator SD Department of Transportation

ACTION ITEMS	ELEMENT	CHAMPION	PARTNERS
<b>10-YEAR ACTIONS</b>			
Work with neighborhood associations to improve natural disaster awareness and preparedness in the event of wildfires and flooding.	COMMUNITY FACILITIES & SERVICES	CHIEF OF POLICE	Meade County Emergency Management
Encourage the development of neighborhood associations.	HOUSING	MAYOR	City Administrator
Encourage public involvement in neighborhood and city safety issues, as well as the development of neighborhood watch groups.	COMMUNITY FACILITIES & SERVICES	CHIEF OF POLICE	Residents
<b>ONGOING ACTIONS</b>			
Support the efforts of the city's Parks Board and their work to further develop the parks and recreation opportunities within Summerset.	PARKS & RECREATION	BOARD OF COMMISSIONERS	City Administrator
Support the efforts of the Summerset Planning and Zoning Commission in the development and updating of the city's long-range plans, review of development proposals, and the development of new programs.	LAND USE	BOARD OF COMMISSIONERS	City Administrator
Support Summerset's homeowners' associations and neighborhood associations in their efforts to make improvements to their neighborhoods.	HOUSING	BOARD OF COMMISSIONERS	City Administrator
Continue to inform the residents of state, local, and regional transportation planning efforts and construction projects.	TRANSPORTATION	BOARD OF COMMISSIONERS	City Administrator
Continue to provide a welcoming environment at City Hall that focuses on customer service and encourages citizen participation.	COMMUNITY FACILITIES & SERVICES	BOARD OF COMMISSIONERS	City Staff
Ensure that Summerset is represented on Rapid City Metropolitan Planning Organization committees.	TRANSPORTATION	BOARD OF COMMISSIONERS	City Administrator

# FUTURE LAND USE & MAJOR STREET PLAN

## FUTURE LAND USE PLAN

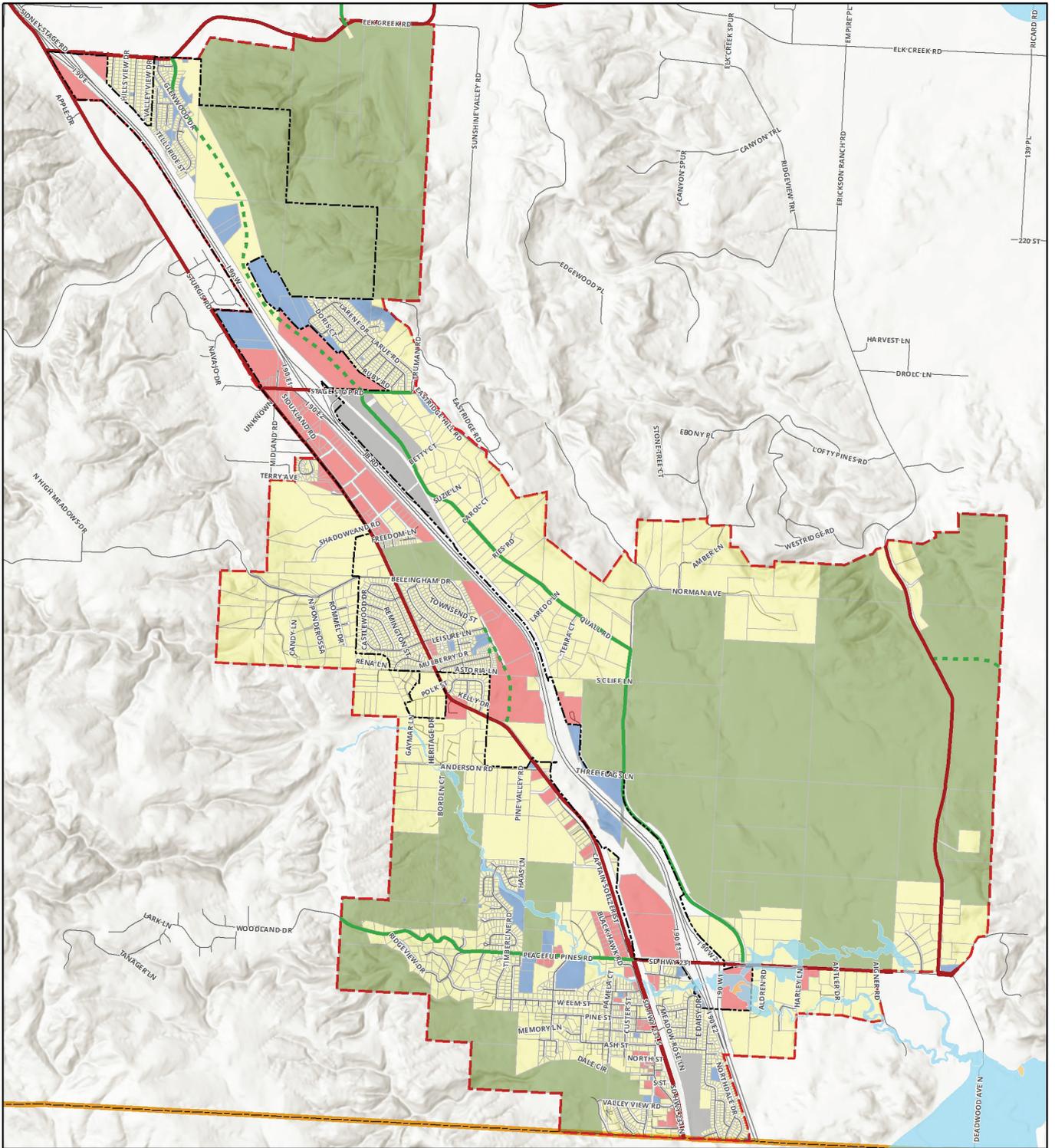
The Summerset Future Land Use Plan is a guide for future development decisions and infrastructure improvements. The Future Land Use Plan provides generalized future land use patterns within the city and within its extra-territorial platting jurisdiction as shown on the map. The Future Land Use Plan also serves as a guide for future zoning changes. The land use categories presented in the Future Land Use Plan are intentionally broad and are defined as follows:

- **Residential:** The Residential land use category is intended for the creation and maintenance of residential neighborhoods.
- **Commercial:** The Commercial land use category is intended for a full range of retail and service businesses with a local or regional market.
- **Industrial:** The Industrial land use category is intended for manufacturing, processing, and warehousing businesses.
- **Agricultural:** The Agricultural land use category preserves land for agricultural purposes.
- **Public/Quasi-Public:** The Public land use category is intended for parks, governmental, educational, non-profit, religious, and public works uses.

## MAJOR STREET PLAN

In order to integrate transportation planning with land use planning, Summerset's Major Street Plan is also included on the city's Future Land Use Plan. The Major Street Plan identifies the most efficient and appropriate street system to meet the needs of Summerset. The purpose of the plan is to identify roadways that provide linkages within the community and to the surrounding region and as development occurs along these routes that the appropriate alignments and right-of-way widths are created or preserved. The proposed alignments are conceptual; the actual alignments may vary depending on proposed development plans and engineering designs. By planning for an efficient and connected street system, congestion is minimized, emergency response is enhanced, and the character of different areas of the city is reinforced. The street classifications are defined as follows:

- **Arterial Streets:** Carry longer-distance trips for regional, inter-community, and commuting purposes. There are a limited number of intersections and direct property access is limited. These streets have higher speeds and higher traffic volume.
- **Connector Streets:** Distribute traffic between Arterials and Local Streets. Trip lengths are moderate and there are moderate to high travel speeds. Intersections are typically stop controlled with rare instances of signalization.
- **Local Streets:** Provide access to adjacent uses and serve access functions for neighborhoods or developments. The streets are shorter, limited lengths with lower travel speeds.



**FUTURE LAND USE AND MAJOR STREET PLAN**

Meade County Boundary	<b>Future Land Use Plan</b>	<b>Major Street Plan</b>	<b>FEMA Designated Flood Hazard Areas</b>
Summerset Extra-Territorial Jurisdiction	Industrial	Arterial	Regulatory Floodway (AE)
Summerset Boundary	Agricultural	Future Arterial	100-year Flood (A, AE, AO)
	Commercial	Collector	500-year Flood (X)
	Public/Quasi-Public	Future Collector	
	Residential		



# AMENDMENTS & REVIEWS

It is anticipated that the comprehensive plan will require amendments due to changes in community trends and development. As other plans, like a parks plan, are developed, the comprehensive plan will need to be reviewed and amended to be consistent. In order to ensure that the comprehensive plan remains an effective guiding document, it is recommended that the plan be reviewed, evaluated, and updated as follows:

- The Planning and Zoning Commission will conduct a minor review and evaluation of the comprehensive plan annually. This review will have three components: proposed amendments submitted by the public; a review any changing conditions that might impact the goals and action items established in this plan; and, a review and report on progress toward meeting the plan's action items. The Planning and Zoning Commission will establish a schedule and procedure for this annual review. In addition, it may be required to amend the comprehensive plan to maintain consistency with other newly adopted or amended city plans and new development proposals.
- The Planning and Zoning Commission will conduct an update of the comprehensive plan every ten years. The Planning and Zoning Commission will establish a schedule for this update. This update will include an of the background information contained in the plan, a public participation process, a review and update of the principles, goals, and action items contained in the plan.

As part of these reviews and evaluations, the Planning and Zoning Commission shall make a recommendation on the proposed amendments and revisions to the comprehensive plan for formal consideration by the City Commission. Any such proposed amendments will be reviewed and considered following the process and procedures required for preparation and adoption of a comprehensive plan; and if adopted, will be incorporated into a revised comprehensive plan document. The Planning and Zoning Commission has established criteria to assist in the evaluation of proposed comprehensive plan amendments as required.

# ADOPTION RESOLUTION

### RESOLUTION 2016-26

#### RESOLUTION AMENDING THE SUMMERSET COMPREHENSIVE PLAN, PROVIDING FOR THE REVIEW THEREOF, AND PROVIDING FOR THE PHYSICAL DEVELOPMENT OF THE CITY HERewith

**WHEREAS**, the City of Summerset has engaged in the comprehensive planning process for the physical development of the municipality, including the areas outside the boundary and within its planning jurisdiction since the initial Summerset Comprehensive Plan was adopted in 2008; and

**WHEREAS**, the Planning and Zoning Board of the City of Summerset, after careful study and a public hearing in accordance with SDCL 11-6-7, recommends to this Commission a comprehensive plan for the Summerset area; and

**WHEREAS**, the City Commission of Summerset, South Dakota, carefully considered the document dated August 3, 2106 with the accompanying maps, charts and explanatory matter, and encompassing the basic principles, goals, and action items of the Summerset Comprehensive Plan is hereby reaffirmed; and

**WHEREAS**, the Comprehensive Plan constitutes a suitable, logical, and timely plan for future development of Summerset.

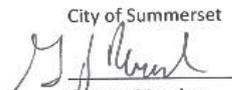
**NOW THEREFORE BE IT RESOLVED**, that in order for the Comprehensive Plan to be current with the needs of the Summerset area, the Planning and Zoning Board shall prepare an annual update that summarizes all of the action items that were completed during the year or are in progress.

**BE IT FURTHER RESOLVED**, that minor updates to the Comprehensive Plan may occur at least every five years and shall include an updated or new Community Profile, and updated Action Plan and new or revised principles and goals.

**BE IT FURTHER RESOLVED**, that the principles, goals and action items developed in the Comprehensive Plan shall be the basis for developing the priority driven budget process for the City of Summerset.

Dated this 3<sup>rd</sup> day of November, 2016

Attest:  
  
 City of Summerset  
  
 Jeff Mizenko  
 Interim Finance Officer

City of Summerset  
  
 George Mandas  
 Mayor