

INTRODUCTION

Change is a constant that will affect every individual throughout his or her life. Individuals need to make plans, which will accommodate the changes they will encounter in the future. A plan can provide valuable insight into the possible solutions to the problems, which typically accompany change. Planning for change is not limited to individuals. It also applies to communities. The development of a quality community does not occur haphazardly or without insight to a plan for expansion. For without a well-prescribed plan for future expansion, community leaders will be left unguided to make decisions, which could impact the community's ability to progressively develop.

This comprehensive land use plan is comprised of common characteristics. The first characteristic is that it is long term in nature. Hopefully, this plan will assist in the shaping the City of Clear Lake's future by providing the means necessary to attain a prescribed future. Second, this plan is comprehensive. It will be directed toward the entire community with an emphasis on the functions and services provided by the City. Third, it is a guide to the physical development of the community. It addresses the why, how, where, and when to develop various areas of the community. Finally, this plan is a statement of policy that will guide the decisions made by the City Planning Commission, City Council and various other municipal officials. This document offers a prescription, which will assist in answering future questions concerning budgeting, capital improvements and zoning regulations.

In January of 2010, Clear Lake made the decision to develop a comprehensive land use plan, which would apply land use guidelines to the area within and outside its defined corporate limits. To accomplish this task, a planning commission was appointed with its duties to include the development of a comprehensive land use plan and updating of the City's zoning ordinance and subdivision ordinance. The City Council requested the First District Association of Local Governments to provide assistance to the Planning Commission in their endeavors.

One concern of comprehensive land use planning is determining how land is used within the corporate and planning boundaries of a municipality. There are numerous land uses which when combined create the character of a community. There are also competing demands for land use such as residential, commercial, office, industrial, open space, and public institutions such as schools, hospitals and religious uses. How these various land uses are balanced and the intensity to which each land use is developed will determine the future character of a community. The guiding principle or objective behind the comprehensive land use plan is creating a balanced community where current and future residents have a wide range of housing choices, employment opportunities, consumer opportunities, and a full range of government and quasi-public services.

Finally, the Plan is designed to meet the statutory requirements of the State of South Dakota. The ability of the City to plan and regulate land use within its borders is granted through South Dakota Codified Law Chapters 11-3, 11-4 and 11-6. Also, this Plan is intended to meet planning requirements for its implementation tools, chief among those being the community's zoning ordinance.

SCOPE OF REPORT

There are many individual land use activities within Clear Lake. Some are quite small, such as individual residences. Likewise, others are quite large, such as commercial and industrial areas or parks. The common denominator for all land use activities in Clear Lake is the amount of land area needed to support a particular land use activity. Although Clear Lake is not landlocked, there is a limited amount of land available into which the City can reasonably be expected to grow.

The prime objective of this study is to identify where and how this growth can best take place. This required the documentation of existing land uses and the identification of opportunities and constraints that will affect future land development.

The development of land use planning policies was required to establish the basis on which future development would take place. By integrating the growth objectives with the available resources, a preferred direction and pattern for future development was determined, and thus, became the basis for the recommendations and future land use plan as presented in this report.

IMPLEMENTATION

The comprehensive land use plan for the City of Clear Lake has been designed to provide guidance for future growth for approximately twenty (20) years. With any plan of this nature, it needs to be reviewed periodically to ensure that conditions and circumstances affecting development are occurring as originally anticipated.

It should be noted that the completion of a comprehensive land use plan is only the first step in the implementation of a planning program. The plan itself is merely a guide for achieving an orderly and attractive community. The City will need to take a number of steps in order for the plan to be successful. The first is the identification and prioritization of public improvements required to support and serves the future development areas. Second, is the adoption or modification of applicable regulatory ordinances to ensure that the objectives embodied in the plan are adhered to as future parcels and tracts of land are developed. Finally, the Clear Lake Planning Commission should continue to review all matters affecting physical development and remain active in promoting the plan with other planning agencies in the area.

The Clear Lake Planning Commission recommends that this document be reviewed on an annual basis and that a comprehensive update to this plan occur in ten years or as deemed necessary by the Clear Lake Planning Commission.

LAND USE PLANNING POLICIES

The purpose of this Plan is to outline what is to be produced or accomplished in Clear Lake relative to the physical environment. The Plan shall consist of land use planning policies and a future land use map(s). The land use planning policies contain numerous

goals and objectives. These policies and maps should all be used collectively as they set a comprehensive framework for a review and evaluation process upon which plans, developments, and programs can be formulated and instituted.

The development of land use planning policies was required to establish the basis on which future development would take place. By integrating the city's vision and growth objectives with the available resources, a preferred direction and pattern for future development was determined, and thus, became the basis for the recommendations and future land use plan as presented in this report.

The following are the goals, objectives, policies, and strategies which have an application to the development of the Plan.

Definitions

This section contains the development "vision" for the City of Clear Lake. It is expressed through goals and policies. A definition for each term is presented below.

Goal: A general statement that reflects ideals, ambitions or hopes.

Objective: A more specific component of a goal, which is usually quantifiable. An objective generally measures progress toward a goal.

Policy: A statement concerning a specific, measurable target or purpose or an action or position that will be taken to achieve the goal.

Strategy: A general or specific action intended to complete an objective or goal.

The following goals, objectives, policies and strategies spell out various roles and responsibilities for the city. To better understand the city's role for each goal, objective, policy and strategy, a number of the key terms are defined below.

Create: Bring about the desired goal, usually with Staff, City Council/Planning Commission/Board of Adjustment involvement in all levels from planning to implementation.

Continue: Follow past and present procedures to maintain desired goal, usually from Staff, City Council/Planning Commission/Board of Adjustment involvement in all levels from planning to implementation.

Encourage: Foster the desired goal through community policies.

Enhance: Improve current goal to a desired state through the use of policies and Staff, City Council/Planning Commission/Board of Adjustment involvement at all levels of planning.

Identify: Catalog and confirm resource or desired item(s) through the use of Staff, City Council/Planning Commission/Board of Adjustment actions.

- Maintain:** Keep in good condition the desired state of affairs through the use of the community's policies, staff and Planning Commission.
- Prevent:** Stop described event through the use of appropriate community policies, Staff, City Council/Planning Commission/Board of Adjustment action.
- Promote:** Advance the desired state through the use of community policies and Staff, City Council/Planning Commission/Board of Adjustment activity at all levels of planning.
- Protect:** Guard against a deterioration of the desired state through the use of community policies, Staff, City Council/Planning Commission/Board of Adjustment.
- Provide:** Take the lead role in supplying the needed financial and staff support to achieve the desired goal.
- Strengthen:** Improve and reinforce the desired goal through the use of community policies, Staff, City Council/Planning Commission/Board of Adjustment and financial assistance, if needed.
- Support:** Supply the needed staff support, policies, etc. at all levels to achieve the desired goal.

The goals, objectives, policies and strategies spell out various roles and responsibilities for the City of Clear Lake. The following statements will direct the implementation of the Plan. They are being presented under the following seven (7) headings:

- | | |
|----------------------------|----------------------------------|
| 1. General Community Goals | 2. Residential Goal |
| 3. Commercial Use Goal | 4. Industrial Use Goal |
| 5. Public Utilities Goal | 6. Environmental Protection Goal |
| 7. Growth Management Areas | |

General Community Goals

Clear Lake's general community goals, as listed below, are intended to result in the type of future living and working conditions desired by the majority of the citizens in the city and the immediate surrounding area:

- To promote and protect the health, safety, and welfare of area residents and to promote the economy, convenience, and general appearance of Clear Lake by guiding physical developments through the comprehensive planning process, thus using the limited tax dollars to the maximum.
- To provide for the orderly arrangement and growth of Clear Lake and surrounding area enabling each different land use to perform its function economically and with minimum conflict to other uses.

- To promote the economic growth and social development of Clear Lake and the surrounding area as a partner in cooperation with the private sector.
- To promote cooperation and coordination between Clear Lake and Deuel County in the development of land and utilities in the extraterritorial platting jurisdictional area outside Clear Lake's corporate limits.
- To provide ample opportunities for public participation at all stages of the planning and implementation process, including annual reviews of the plan and public awareness campaigns.
- To retain flexibility within the planning and zoning process so as to readily cope with changing social and economic conditions.
- To encourage redevelopment efforts, specifically in areas which currently are or have the potential to be unsightly or blighted.
- To insure environmentally safe use and development of Clear Lake and the surrounding area through appropriate planning and zoning.
- To promote an environmentally sustainable economy by utilizing and identifying areas in the City appropriate for the placement of renewable energy sources such as wind energy systems and appropriate safeguards to mitigate potential land use conflicts.

Residential Use Goal:

To encourage the planning and construction of a wide range of housing unit types that provide comfortable and creative living and permits both privacy and sociability for all socio-economic levels living in the area.

Objectives:

- Preserve and maintain the community's existing and useable housing stock.
- Apply the appropriate building codes, uniformly, to the new construction and substantial rehabilitation of housing throughout the community.
- Preserve, protect, and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.
- Promote the planning, design and construction of a wide range of housing types for all income levels and age groups that integrate different socio-economic levels in a neighborhood setting.

- Encourage the maintenance of existing sound housing units and the replacement of substandard housing units.
- Encourage the development of affordable types of housing.
- Protect and enhance residential property values by precluding development which may have a negative impact on the value of the developing and adjacent residential properties.

Commercial Use Goal:

To locate areas of commercial development within the context of the overall plan so that it is economically feasible to operate a business and provide goods and services in a clean, attractive, safe and convenient manner. Such locations for commercial activity will best suit the public interest, serve residents of the area, and protect the general welfare of the community.

Objectives:

- Encourage the retention and strengthening of the central business district as a commercial center and promote future commercial growth within this area.
- Encourage the planning and construction of well-designed clusters.
- Discourage strip development and encourage more compact and higher quality development.
- Provide for the location of employment areas at sites which are convenient to existing and proposed residential areas and accessible from the existing or proposed transportation system.
- Require that neighborhood and convenience commercial uses be clustered at accessible locations that do not create land use conflicts or traffic problems.
- Discourage commercial development in the rural area unless the uses are directly supportive of agricultural operations.
- Provide for sufficient buffering or transition areas around commercial areas.

Industrial Use Goal:

To promote and encourage industrial, warehousing, and wholesaling development at appropriate locations within the area to provide a stable economic base, and to provide adequate land for the expansion of present area industries and the attraction of new industrial activities.

Objectives:

- Encourage the establishment of industrial parks, designed with adequate facilities, service roads, and other necessary supporting facilities.
- Maintain a reserve of available and serviced industrial land to produce a flexible and competitive market for a variety of industrial sites.
- Encourage the diversification of area industries to promote economic stability.
- Discourage industrial development in the rural area unless the uses are directly supportive of agricultural operations.
- Provide for sufficient buffering or transition areas around industrial use properties.
- To reserve appropriately located areas for industrial and related activities.
- To protect residential and commercial properties and to protect nuisance-free, non-hazardous industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck and rail traffic, and noxious fumes, radiation and other hazards incident to certain industrial uses.
- To provide adequate space to meet the needs of industrial development, including off-street parking and truck loading areas and landscaping.
- To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants on nearby uses.
- To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them.

Strategies

- The City of Clear Lake shall be provided assurances of environmental protection measures, prior to the approval of any required permit or legal document, in areas having obvious or documented development limitations.
- The development of stream corridors, the aquifer, natural floodplains and drainageways and other significant natural areas that are unsuitable for construction shall be precluded.
- The city shall strive to protect surface water and groundwater, especially in those areas that are designated wellhead and shallow aquifer protection areas.

Public Utilities Goal

Maintain and enhance existing infrastructure and increase the life cycle of future infrastructure development in order to meet current and projected needs consistent with sound municipal development standards.

Water System Goal: Protect the quantity and quality of ground and surface water.

Objectives:

- Provide proper water supply, treatment and distribution facilities.
- Utilize water main extensions from existing systems to structure growth and development in an orderly fashion.
- Employ an area-wide approach in planning water utility systems.

Strategies:

- Maintain the policy of not providing water service beyond the corporate limits of Clear Lake.
- Provide public funding for projects that provide community-wide benefits, programming these expenditures through the capital improvement process.
- Develop and implement long-range water improvement plans.
- Continue to monitor development with respect to system capacities (existing distribution lines and storage facilities), and schedule improvements accordingly.
- Encourage water conservation practices.
- To provide the most economic delivery of water, it is recommended that all development should occur contiguously to existing Clear Lake's corporate limits.

- In the event a major industry, which has a high water usage requirement, was to locate in Clear Lake, some adjustment of the estimated needs and production facilities may be necessary.
- Areas that experience poor water pressure should be improved through increased water main sizes or looping projects.
- Establish a timetable for the upgrade and or replacement of hydrants, valves, and water mains that are undersized or in poor condition.
- Regarding future development, water mains will need to be extended prior to any development outside of the presently established areas of the community.
- It is recommended that when sections of streets are planned for reconstruction, the city should also address any necessary water improvements and incorporate those costs into the project.
- As to expansion of future water main lines, it is important to state that the City of Clear Lake believes that future developers may be required to pay for water improvements within a new subdivision.
- It is recommended that the city incorporate capital improvements programming practices regarding the city's water system.
- The Water Facilities Map (see appendix) provides information on the existing water system.

Sanitary Sewer System Goal: Develop, implement, and monitor an aggressive program for the treatment of sewage.

Objectives:

- Maintain and enhance existing infrastructure and increase life cycle of future infrastructure development.
- Provide proper sanitary sewer collection and treatment facilities.
- Utilize sewer main extensions from existing systems to structure growth and development in an orderly fashion.
- Employ an area-wide approach in planning sanitary sewer utility systems.

Strategies:

- Maintain the policy of not providing sanitary sewer service beyond the corporate limits of Clear Lake.

- Provide public funding for projects that provide community-wide benefits, programming these expenditures through the capital improvement process.
- Complete, implement, and monitor a detailed system analysis and long-range wastewater plan.
- Monitor the condition of the collection lines (by telescoping) in a timely fashion.
- Monitor future development with respect to system capacities, and schedule improvements accordingly.
- Continue and enforce the policy of not allowing sump pumps to discharge directly into the sanitary sewer.
- In order to provide the most economic collection and treatment of sanitary sewage, all future development should occur contiguously to existing Clear Lake's corporate limits.
- Regarding the future development of areas outside the current corporate limits, it is recommended that prior to annexation and development of property, a master sewer collection plan/capacity impact study be completed.
- Continue the policy of not allowing private septic tanks to be used within Clear Lake.
- Implement an internal monitoring program of the sanitary sewer system to identify areas within the community with problems with respect to system capacities, and schedule improvements accordingly.
- It is recommended that when sections of streets are planned for reconstruction, the city should also address any necessary sanitary sewer improvements and incorporate those costs into the project.
- It is recommended that the City of Clear Lake incorporate capital improvements programming practices regarding the city's sanitary sewer system.
- As to expansion of future water main lines, it is important to state that the City of Clear Lake believes that future developers may be required to pay for water improvements within a new subdivision.

Storm Water Management and Flood Control Goal: Minimize off-site and on-site flooding and soil erosion from growth and development.

Objectives:

- Develop an area-wide project approach which views storm water as an asset, utilizing natural drainage patterns, retention and detention facilities, wetlands, and drainage corridors as natural ways to manage run-off.

- Minimize soil erosion and downstream sedimentation through appropriate design.

Strategies:

- Regarding the future development of areas outside the current corporate limits, it is recommended that prior to annexation and development of property, a master storm water drainage plan/ impact study be completed.
- On-site management of storm water for positive use such as retention and detention for landscaping or recreational use, and the multiple-use of storm water drainageways for open space amenities should be incorporated with land use regulations and project design.
- In order to protect surface water quality unique natural areas such as lakes, streams, wetlands, riparian areas, and storm water conveyance and storage areas should be identified and protected from any ill effects of development.
- If detention ponds are to be utilized to reduce flooding, multiple-use planning of this area should be taken under consideration. Possible uses range from public parks to biking and walking paths. Natural depressions are the most common sites for detention ponds. The design of detention ponds must consider the environmental characteristics and the appearance of the natural drainageways.
- It is recommended that when sections of city streets are planned for reconstruction, the city should also address any necessary storm sewer improvements and incorporate those costs into the project.
- Development should not be in encouraged in areas that experience inundation.

Solid Waste Goal: Create, implement, and monitor an integrated, efficient, environmentally safe and conservation-oriented recycling and waste management system.

Objectives:

- Encourage community-wide recycling programs, including the location of sites for material collection, and handling/processing at strategic locations.
- Provide for the prohibition and removal of abandoned vehicles and other types of junk.

Future Urbanized/Rural Area Utility Goal: Ensure the proper utilization of future public utilities in areas presently not within the corporate limits of Clear Lake.

Objectives:

- Plan with existing utility providers, for adequate public services and facilities outside the corporate limits that will meet future utility needs.
- Encourage the county-approved developments within the extraterritorial platting jurisdictional area to require utilities compatible with Clear Lake utility requirements.
- Develop policies which address future annexation of properties into Clear Lake which may be serviced by rural electric and water utility cooperatives.
- Maintain future utility corridors where necessary to prevent rural developments from obstructing the orderly extension of utility services.
- Extend municipal water and sanitary sewer services outside Clear Lake only subject to annexation and appropriate zoning procedures.

Transportation Goal:

To provide an efficient, safe and economical system of transportation within Clear Lake and its extraterritorial platting jurisdictional area.

Objectives:

- Use the existing transportation system to its best advantage.
- Classify streets according to function and establish design standards for various street classifications.
- Develop a balanced transportation system that meets the mobility needs of the community and supports the city's existing and future land use needs.
- Design a street and road improvement program that is both physically attractive and sensitive to the environs of urban neighborhoods.
- Maintain a transportation system of major streets throughout the city, while allowing the use of cul-de-sacs and innovative designs, which best utilize existing topography for drainage, reducing development costs, and creating neighborhood settings.
- Limit access (driveway/curbcut) on arterial and collector streets.
- Discourage through traffic on local streets within established neighborhoods.
- Require continuity of collector streets between adjacent subdivisions.
- Develop sufficient off-street parking to meet existing and future demands.
- Provide convenient access to residential areas with a minimum of traffic hazards.

- Secure sufficient rights-of-way to accommodate Clear Lake's future arterial/collector street system and pedestrian access to walking and trail systems.
- Develop a sidewalk and trails network within the existing developed and future developing areas.
- Provide safe, direct pedestrian and bicycle access from residential neighborhoods to schools, commercial centers and recreation areas through the use of sidewalks and/or bicycle trails.
- Maximize the safe and efficient movement of railroad traffic, while minimizing street conflicts and reducing the creation of barriers created by rail corridors.
- Where conditions permit, the thoroughfare system should have adequate landscape treatment to maintain the appearance of the community and reduce the undesirable impact of heavy traffic on abutting private property.

Strategies

- Local streets perform a basic and vital function of providing access to private properties. Generally, these local streets will be dedicated as part of residential subdivisions in new areas. Existing local streets may be revised, as needed, to accommodate through traffic and reduce traffic hazards in residential areas.
- Parking lanes should be prohibited, where possible, on defined arterial and collector thoroughfares. Where on-street parking is to be permitted, parking lanes, ten (10) feet in width should be provided. Near intersections, on-street parking should be prohibited for ease of turning and greater safety.
- Boulevard strips are located between curb and sidewalk or right-of-way line. These strips should be wide enough to provide adequate pedestrian safety and space for snow storage and landscape plantings. To minimize the undesirable impact of traffic on abutting properties, the width of the boulevard plantings strip should be increased in relation to speed of traffic.
- View all street projects as elements of community design and the public environment, and incorporate this perspective into project design.
- Sidewalks and recreational trails are absolutely necessary in areas where pedestrians congregate -- i.e., The Central Business District, schools, churches, and other public use areas.
- It is recommended that as the city continues to grow, the city should plan for and develop minor and major collector streets. The extension of existing north-south and east-west collectors combined with the development of collectors on section and half-section lines will aid in transporting traffic from local streets to arterial and major collectors.

- Regarding the extension of existing streets into new undeveloped areas of the community. The Planning Commission recommends that the streets identified on the Major Street Plan Map should be extended as future development warrants. These extensions would ensure the continuance of the existing grid pattern. The Major Street Plan Map designates approximate locations where proposed streets should be extended to accommodate future development. Exact location of some streets may depend on traffic projections and topographic conditions upon development.
- When sections of streets are planned for reconstruction, the city should also address any necessary water, sanitary sewer, and/or storm sewer improvements and incorporate those costs into the project.
- It is recommended that the city incorporate capital improvements programming practices regarding the city's street system.
- As to expansion of future streets, it is important to state that the City of Clear Lake believes that future developers may be required to pay for street improvements within a new subdivision.

Environmental Protection Goal:

It is the goal of the City of Clear Lake to avoid development in areas that:

1. Are environmentally fragile or unique.
2. Present health and safety hazards to Clear Lake's residents.
3. Could degrade or otherwise negatively impact neighboring property.

Objectives

- Soil characteristics, depth to aquifer, topography and other construction limitations should be carefully considered in project site planning.
- Development shall be limited within areas that are known to experience regular and/or severe flooding.
- Drainage, air quality, noise, and other environmental factors will be considered for their impacts on neighboring property.

Growth Management Areas Goal

Growth management is a comprehensive program to determine the types, locations, and phasing of land uses. Growth management also provides for economical provision of municipal services by coordinating public facility improvements with private development.

For purposes of the Plan, the growth management strategies address the following development areas.

- Urbanized Area (existing development)
- Planned Urbanized Area (development has been approved but not completed)
- Future Urbanized Area (agricultural land along the urban fringe where development has not been proposed but may be expected)
- Rural Area (Agricultural land beyond the future urban growth area where the existing rural character is to be maintained)

Urbanized Area Objectives:

- Preserve, protect and promote the character and unique features of urbanized area neighborhoods, including historical and architectural elements.
- Enhance urbanized area neighborhoods through the preservation of their natural environment.
- Provide and maintain parks, streets, and other public facilities at a uniformly high standard in all neighborhoods.
- Zone stable neighborhoods to prevent encroachment by incompatible industrial and commercial uses and excessively high-density residential development.
- Maintain suitable transition zones between low-density residential areas and more intensive non-residential uses.
- Preserve the character of urban neighborhoods through maintenance of existing housing stock and encouragement of compatible design in new housing.
- Provide for the separation of residential areas from more intensive and incompatible uses through natural (open space) and manmade buffers.
- Allow conveniently located neighborhood commercial centers in locations that will not create land use conflicts or traffic problems.

Planned and Future Urbanized Area Objectives:

- Maintain an adequate supply of development land within Clear Lake.
- Allow only compact, contiguous growth along the city's fringe.
- Encourage only the subdivision of land, adjacent to the corporate limits, which would enhance future development.
- Require annexation of the land adjacent to the corporate limits prior to development.

- Discourage leapfrog development on land that cannot be economically provided with public services and facilities.
- Discourage scattered residential developments.
- Require that new development be compatible with existing adjacent development.
- Preclude the development of stream corridors, the aquifer, natural floodplains and drainageways and other significant natural areas that are unsuitable for construction.
- Require clustering of neighborhood and convenience commercial uses in accessible locations.
- Provide for sufficient multi-family housing around commercial and industrial areas.
- Allow high-density housing only in close proximity to major streets and activity centers.
- Allow flexibility in density and land use subject to detailed project review by the city.
- Secure suitable park, school, and other public sites ahead of development within growth areas.
- Integrate park and open space areas into residential neighborhoods wherever feasible.
- Provide direct pedestrian and bicycle access from residential neighborhoods to schools, commercial and recreation areas.
- Secure sufficient rights-of-way with development to accommodate the city's major street system.
- Require adequate provision of municipal services before development is approved in future growth areas.

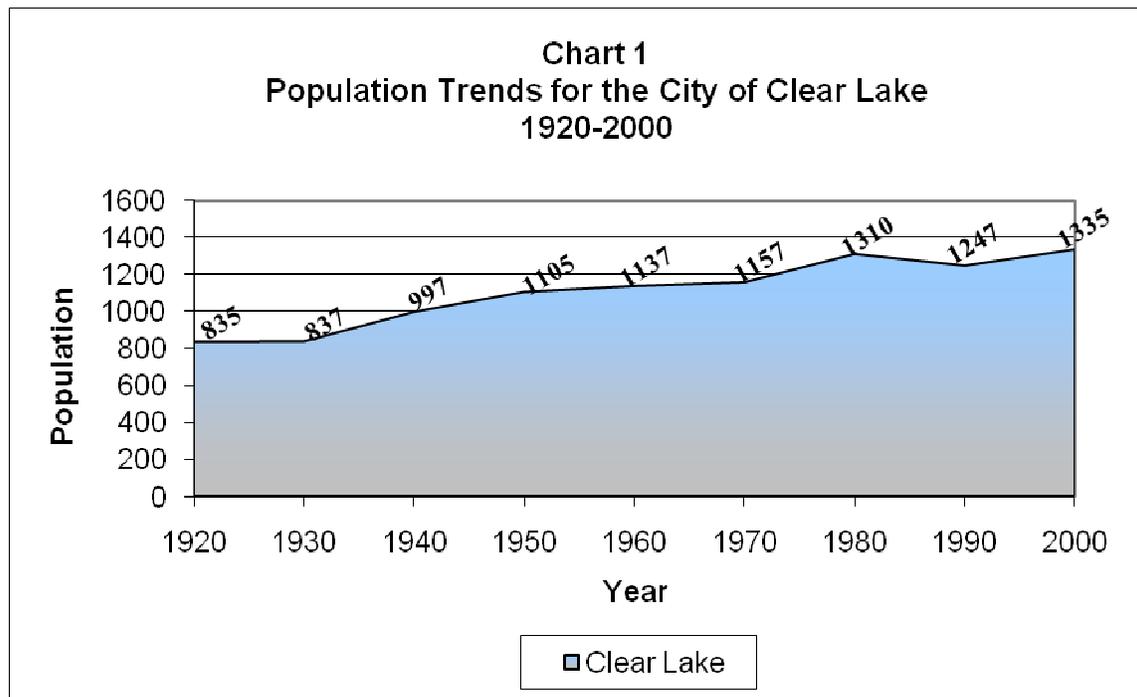
Rural Area Objectives

- Beyond the future urban growth area, encourage agriculture to remain the dominant land use activity and minimize the cost of providing future public services and facilities by maintaining a rural population density and preserving agricultural lands.
- Limit the subdivision of land for non-farm related residential development outside the urban service area to low-density projects that will not conflict with agricultural operations or create negative economic impacts on local governments for provision of public services and facilities.

- Avoid scattered or strip commercial and industrial development outside the urban growth area and direct such uses into existing developed locations where adequate services are available including major street access, and proper water and sewer systems.
- Discourage driveway entrances onto highways and other major roads where locations may result in traffic hazards or impede traffic flow, and provide adequate right-of-way for future arterial traffic routes in accordance with the adopted major street plan.

POPULATION

The study of a community's population is an essential component in the development of a comprehensive land use plan. By understanding the makeup of its population, a community is then better prepared to plan for the future needs of its citizenry. By utilizing US Census data, the first section examines the population of Clear Lake with respect to such factors as population growth, migration trends, and age structure. This section consists of data collected during and prior to the 2000 US Census. While more recent estimates exist, the basis for this section must be founded in the reliable, detailed data found in the decennial census. The analysis of these trends and patterns will make possible a realistic population projection for the City of Clear Lake.



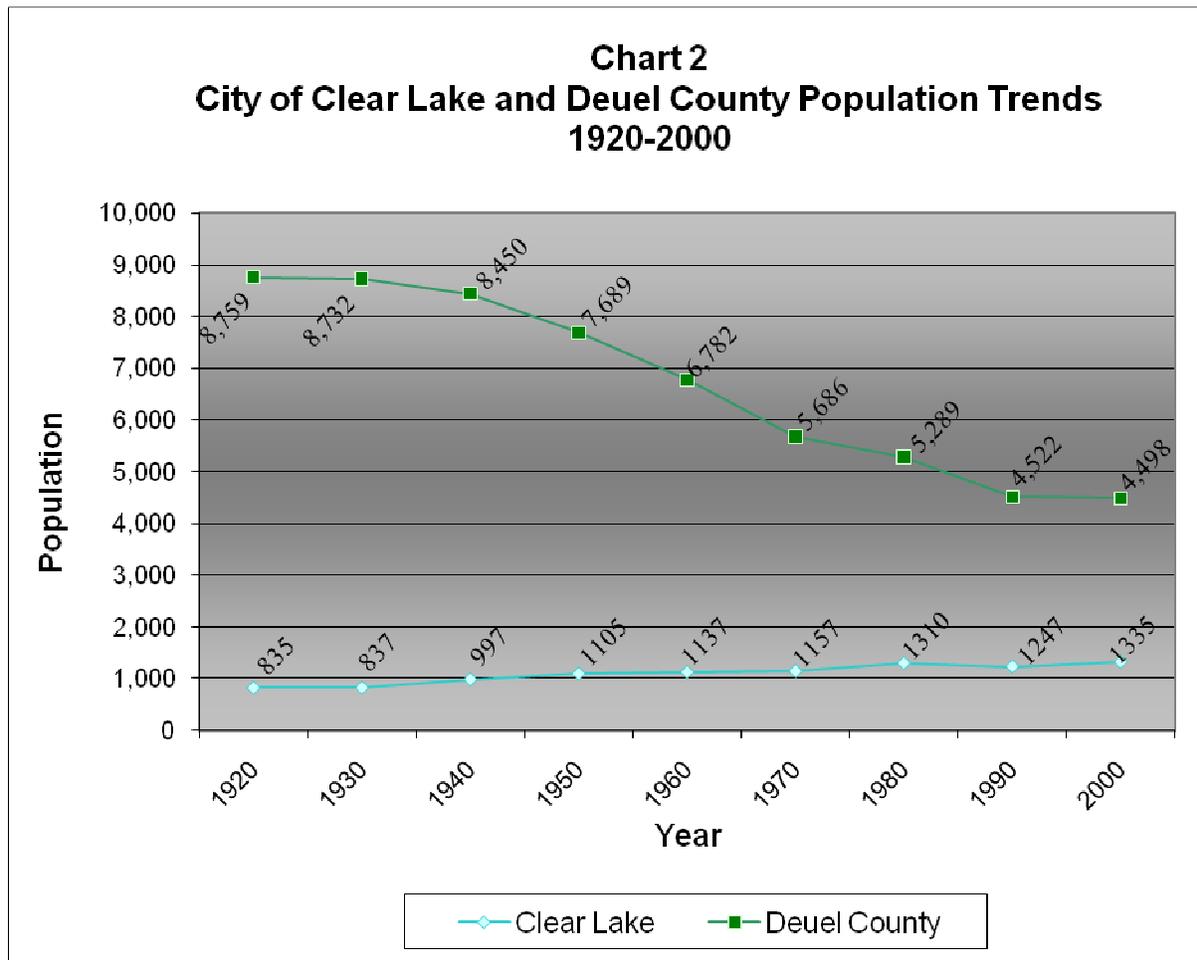
Source: US Bureau Of The Census, Census Of Population 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990 And 2000.

Clear Lake is a community comprised of 1,335 residents (2000 Census). Chart 1 provides information on the population trends of Clear Lake. Contrary to the trend in numerous communities in South Dakota, the population of Clear Lake has greatly increased (59.9%) since the automobile established itself here in the 1920s. This increase can be attributed to economic development efforts, existing industry, and proximity to other growing communities such as Watertown and Brookings.

Chart 2 and Table 1 show Clear Lake's relationship to the population of Deuel County and the other communities within Deuel County. Chart 2 indicates that while the population of Clear Lake has increased over the past 80 years, the population of Deuel County has decreased. Further analysis of the population of Clear Lake (from 1890-2000) indicates that the City Clear Lake gains 9 people (approximately 3 families) or .7% of its population per year; however in the last three census counts that increase has leveled off at .01% or an increase of 1 person per year. The same analysis of Deuel

County's population indicates it loses approximately 20 persons or .5% of its population per year; however that rate has accelerated in the last three Census counts to .9% (39 persons) per year. This contrast in population trends is indicative of the historical migration pattern, which shift the rural/urban mix of this county.

Between 1990 and 2000, Clear Lake experienced an increase of 0.7 percentage points in its respective proportion of Deuel County's population. As previously noted economic development efforts, existing industry, and proximity to other growing communities such as Watertown and Brookings, combined with the increasing age of the county's rural population, it is possible Clear Lake and other communities within Deuel County may possess larger proportions of the county's future population.



OVERALL CHANGE IN POPULATION

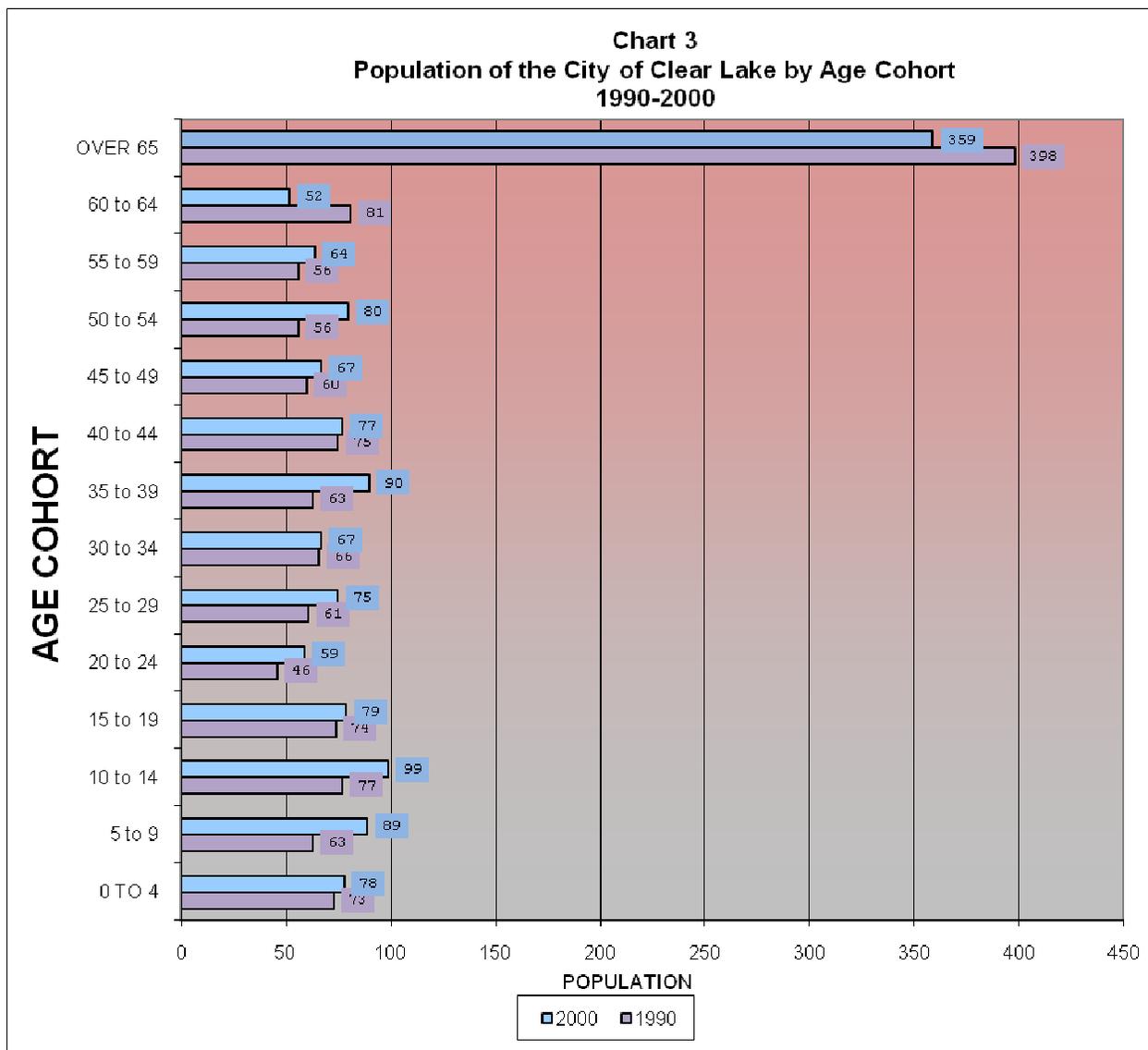
	<u>1920-2000</u>	<u>1980-2000</u>
CLEAR LAKE:	+59.9%	+1.9%
DEUEL COUNTY:	-48.7%	-15.0%

Table 1
Deuel County Population Analysis
Clear Lake, Other Communities, And Rural Area Proportions

	Population 1990	Proportion of Roberts County 1990	Population 2000	Proportion of Roberts County 2000	Change in Proportion 1990-2000
Altamont	48	0.5%	34	0.3%	-0.1%
Astoria	155	1.6%	150	1.5%	-0.1%
Brandt	123	1.2%	113	1.1%	-0.1%
Clear Lake	1,247	12.6%	1,335	13.3%	0.8%
Gary	274	2.8%	231	2.3%	-0.5%
Goodwin	126	1.3%	160	1.6%	0.3%
Toronto	201	2.0%	202	2.0%	0.0%
Rural	2,348	23.7%	2,273	22.7%	-1.0%
Total	4,522		4,498		

Sources: US Bureau Of The Census, Census Of Population 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, and 2000.

Chart 3 shows the age distribution of Clear Lake residents in 1990 and 2000. Several positive conclusions about Clear Lake's age distribution trends become apparent after reviewing the 1990 and 2000 Census Statistics. The most notable observation is that the proportion of younger residents increased related to older residents. The age distribution now more closely resembles a pyramid rather than an hour-glass.



Sources: US Bureau Of The Census, Census Of Population 1990, 2000

A number of factors led to the change in demographics that occurred between 1990 and 2000. First, Clear Lake experienced a 24.9 percent (53 persons) increase in the number children ages 0 to 14. This increase vastly outpaced that of the entire state, which was 2 percent for that particular age group over the same period.

The second observable trend is directly attributable to the increase in children described above. The number adults in Clear Lake increased between 1990 and 2000 by 23.3 percent (55 persons). Increases in the number adults of child rearing age (ages 20 to 39) typically correspond to increases in the number of children as is the case in Clear Lake. Although the population for this cohort increased, it should be noted that from 1990 to 2000 Clear Lake lost 11% (17 persons) born between 1970 and 1980. This decrease is a common statistic in many small communities within South Dakota generally caused by several factors. The first is being that of the “baby boom/baby bust eras”. Individuals in the 25 to 34 age cohort in 2000 were the first children of the baby bust era and increased by a smaller margin than the twenty year cohort (ages 20 to 39)

described above. This age cohort group (25 to 34) across the state has historically experienced a very high migration rate. While the City of Clear Lake increased by 11.8%, between 1990 and 2000 the State experienced a loss of 21.6% in adults ages 25 to 34.

Finally, the number of individuals over the age of 65 experienced a 9.8% decrease (39 persons). This trend is characteristic of growing communities, such as Clear Lake. Between 1990 and 2000 the State's population of individuals 65 years of age and older increased by 5.7%. It should be noted that with extended life spans, migration of elderly individuals from rural areas, location of elderly services, and the increased number of the baby boomers getting older, the "Graying of Clear Lake" will continue at a higher pace over the next fifteen years.

The expected growth in the number of elderly individuals, and increase in the 0 to 14 and 15 to 29 cohorts will impact Clear Lake's potential for future growth. These trends coupled with the introduction of new commercial and industrial interests into the area may cause the increase in the population of Clear Lake to continue.

Socio-Economic Conditions

Education Attainment

The educational attainment of the citizens in Clear Lake is an asset which cannot be overemphasized in regard to economic development. Further, high educational attainment levels are the result of sound educational systems. Information provided in Charts 4 and 5 show the educational attainment of individuals over the age of twenty-five (25) in Clear Lake.

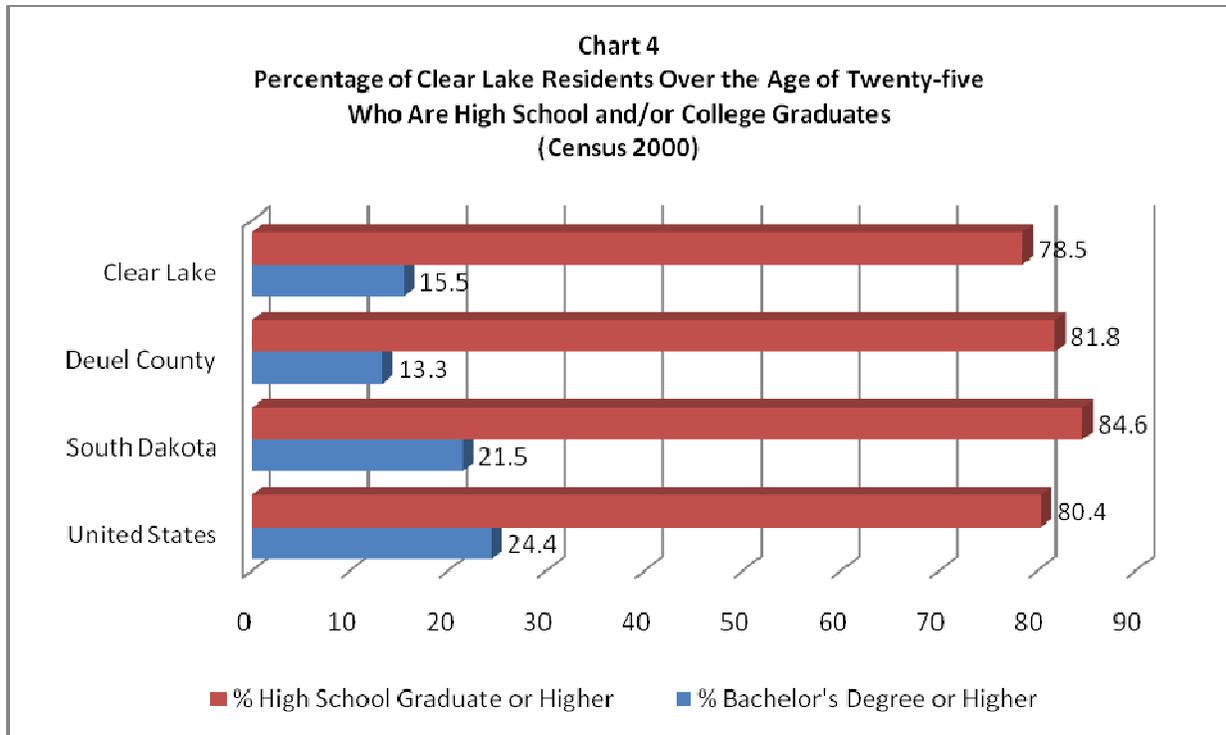


Chart 5
Years of School Completed
Percentage of Persons 25 Years Old and Over
1990 and 2000

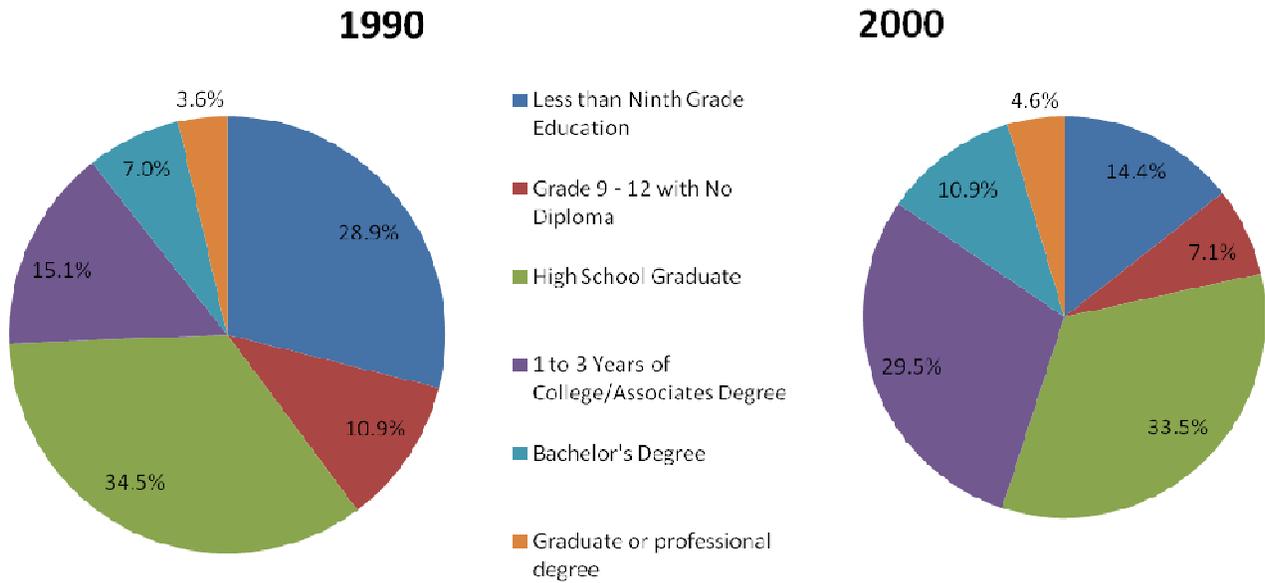
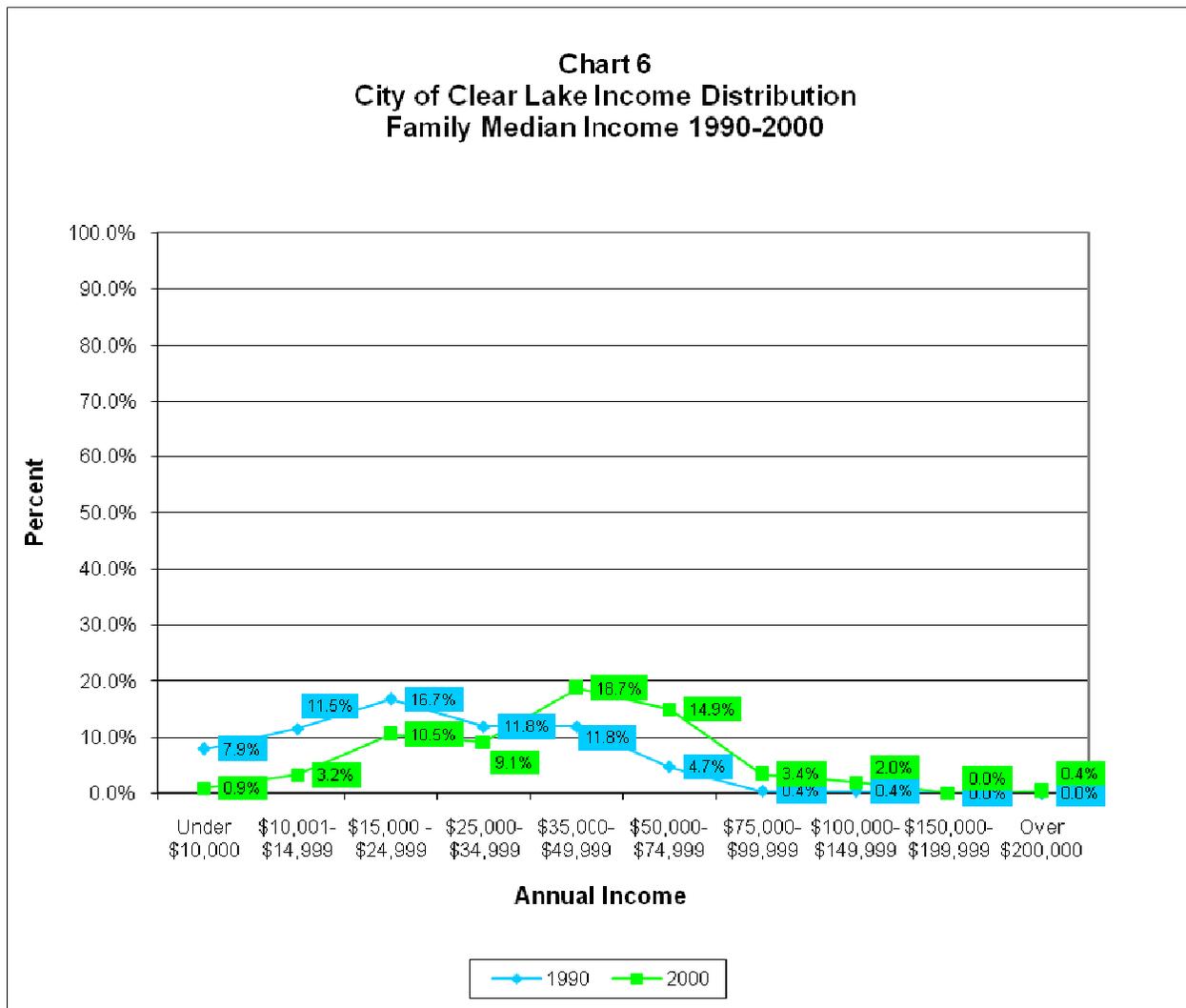


Chart 4 compares the percentages of Clear Lake residents over the age of twenty-five (25) who are high school or college graduates with county, state and national levels. The percentage of Clear Lake's residents who have graduated from high school is less than county, state and national levels. Regarding collegiate graduation rates, Clear Lake's level of 15.5% is more than in Deuel County, but less than the state national levels of 21.5% and 24.4% respectively.

Income

In 2000 the family median income in the City of Clear Lake was less than the State median average but above the Deuel County average, but household income was below both county and state averages.

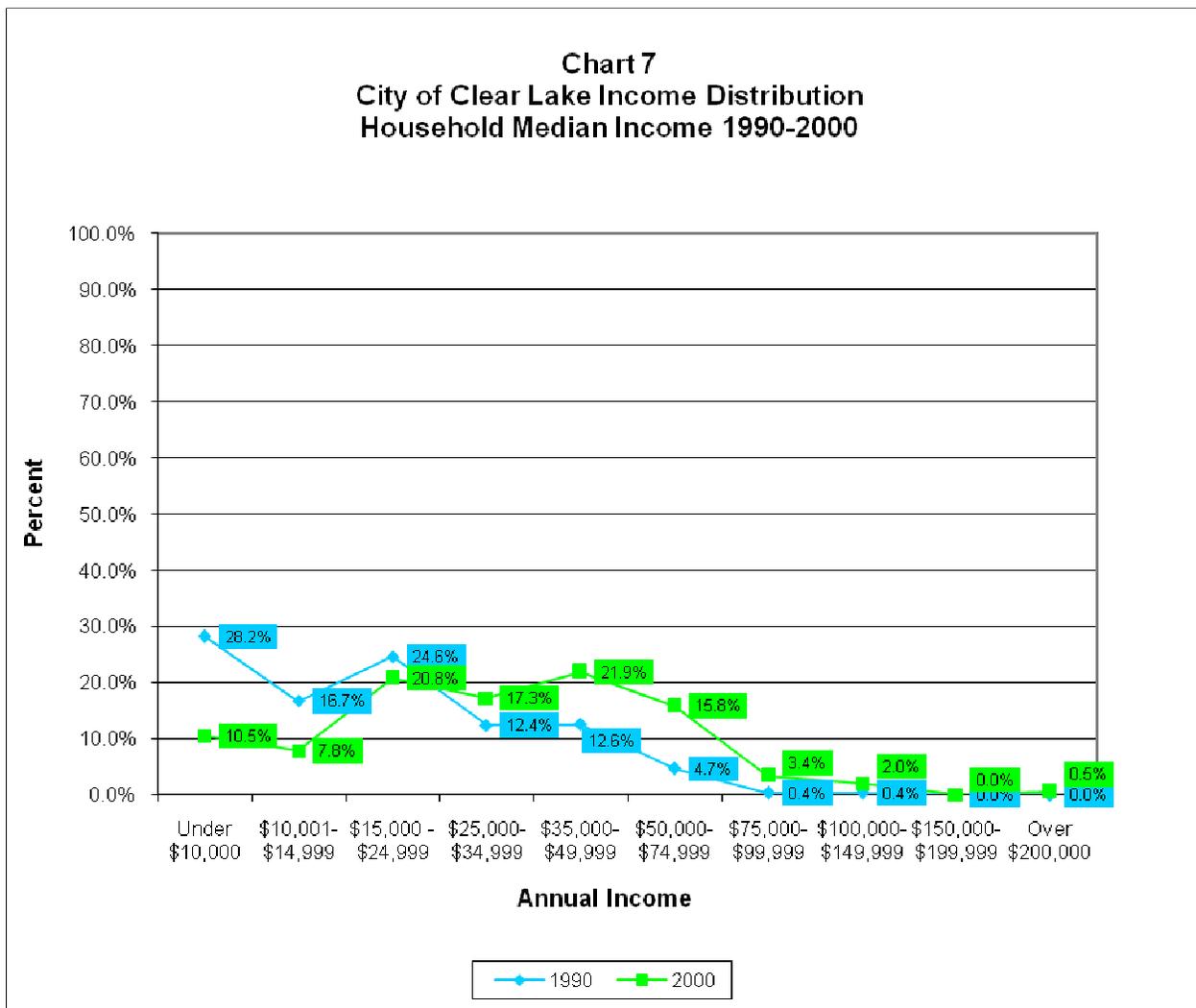
Charts 6 and 7 illustrate Clear Lake's distribution of median family household and median total household income levels. Family household income is the combined total income of all family members fifteen (15) years of age and older residing in the household. Total household income is a combination of family and non-family households. Total household income is usually less than that of family household income because many non-family households consist of a single person.



Family Household Median Income

	1990	2000	% Change 1990-2000
Clear Lake	\$22,989	\$40,859	+ 77.7
Deuel	\$21,372	\$39,511	+ 84.9
South Dakota	\$27,602	\$43,237	+ 56.6

Chart 6 depicts Clear Lake's distribution of family household median income levels. In 2000 Clear Lake increased its median family household income level from 1990 by over seventy-five (77.7) percent to \$40,859. While significantly above the state increase in median family income from during the 1990s, Clear Lake's increase in median family income is slightly below the rate of increase (though at a higher level) than Deuel County as a whole. In 1990 slightly less than twenty (19.4) percent of families earned less than \$15,000 in Clear Lake. By 2000 that number dramatically dropped to four (4.1) percent. Conversely, in 1990 only seventeen (17.3) percent of families earned over \$35,000 annually, but thirty-nine (39.4) percent of families brought home \$35,000 or more by 2000. That increase included a two (2) percent increase in families earning over \$100,000 per year from 1990 to 2000. The significant increases in annual salaries for families is most likely attributable to the significant increase in post-secondary educated residents in Clear Lake as illustrated in Chart 5.



Sources for Charts 4, 5, 6, & 7: US Bureau of the Census, Census of Population 1990 and 2000.

Total Household Median Income

	1990	2000	% Change 1990-2000
Clear Lake	\$17,109	\$31,522	+ 84.2
Deuel	\$17,784	\$31,788	+ 78.7
South Dakota	\$27,602	\$43,237	+ 56.6

As stated before, total household income is usually less than that of family household income due to the incidence of households comprising a single individual. During the 1990's, the number of non-family households increased by approximately seven percent to one hundred ninety-one (191) from one hundred seventy-eight (178). At the same time the number of family households remained virtually unchanged, adding one (1) family in the 1990's bringing the total up to three hundred fifty-five (355), according to the US Census. Chart 7 shows Clear Lake's distribution of total household income levels. In 2000 Clear Lake increased its median total household income level from 1990 by over eighty (84.2) percent to \$31,522. This is a significant increase when considering that the number of families remained steady and non-family households increased. There was a difference of over thirty percentage points in households earning less than \$25,000 annually from 1990 to 2000. Again, in households, annual wages increased primarily at levels above \$35,000 annually. The increases in household earnings as in family earnings can also be attributed to the increased educational attainment of the population of Clear Lake and increase in manufacturing and health related occupations.

Employment

Labor Force

A basic element of any economy is its existing labor force. According to the 2000 Census, Clear Lake had a potential labor force of one thousand sixty-two (1,062) individuals (population ages 16-64) and an actual labor force of six hundred (622) persons (Table 2). The potential labor force increased by three and a half (3.5) percent from 1990 to 2000. While the actual labor force increased, the number of unemployed Clear Lake residents in 2000 decreased from near nonsexist levels of 2.6% in 1990 to 1.1% in 2000.

Table 2
Clear Lake Labor Force - 1990 & 2000

	1990			2000		
	Male	Female	Total	Male	Female	Total
Population Over Age 16	478	548	1,026	479	583	1,062
In Labor Force	290	256	544	297	325	622
Employed	285	247	530	293	322	615
Not Employed	5	9	14	4	3	7
Not In Labor Force	188	292	480	182	258	440
Percent Unemployed	1.7%	3.5%	2.6%	1.3%	0.9%	1.1%

Percentage Changes (1990 - 2000)

# of Persons Over Age16	+	3.5%
In Labor Force	+	14.3%
Employed	+	16.0%
Not in Labor Force	-	8.3%

Sources for Tables 2, 3, & 4: US Bureau of the Census, Census of Population 1990, 2000.

Clear Lake's labor force participation rate (percentage of eligible population participating within the labor force) increased by 2000. Such an increase is uncommon among towns the size of Clear Lake and is a clear indication of the vitality of the economy in Clear Lake. These numbers indicate significant sources of employment and can be attributed to Clear Lake and Deuel County's efforts in various areas of economic development.

Employment by Industrial Sector

The ten (10) industrial sectors of the City's economy are shown in Table 3. The largest to smallest in terms of employment are as follows:

**Table 3
Industrial Sector Employment**

- | | |
|--|--|
| 1. Health, Education, and Social Services | 6. Public administration |
| 2. Manufacturing | 7. Finance, insurance, real estate |
| 3. Retail/Wholesale Trade | 8. Arts, Entertainment, Recreation, Accommodation, and Food Services |
| 4. Transportation, Warehousing, Utilities, Communications, & Information | 9. Agriculture, forestry, fishing and hunting, and mining |
| 5. Construction | 10. Other services (except public administration) |

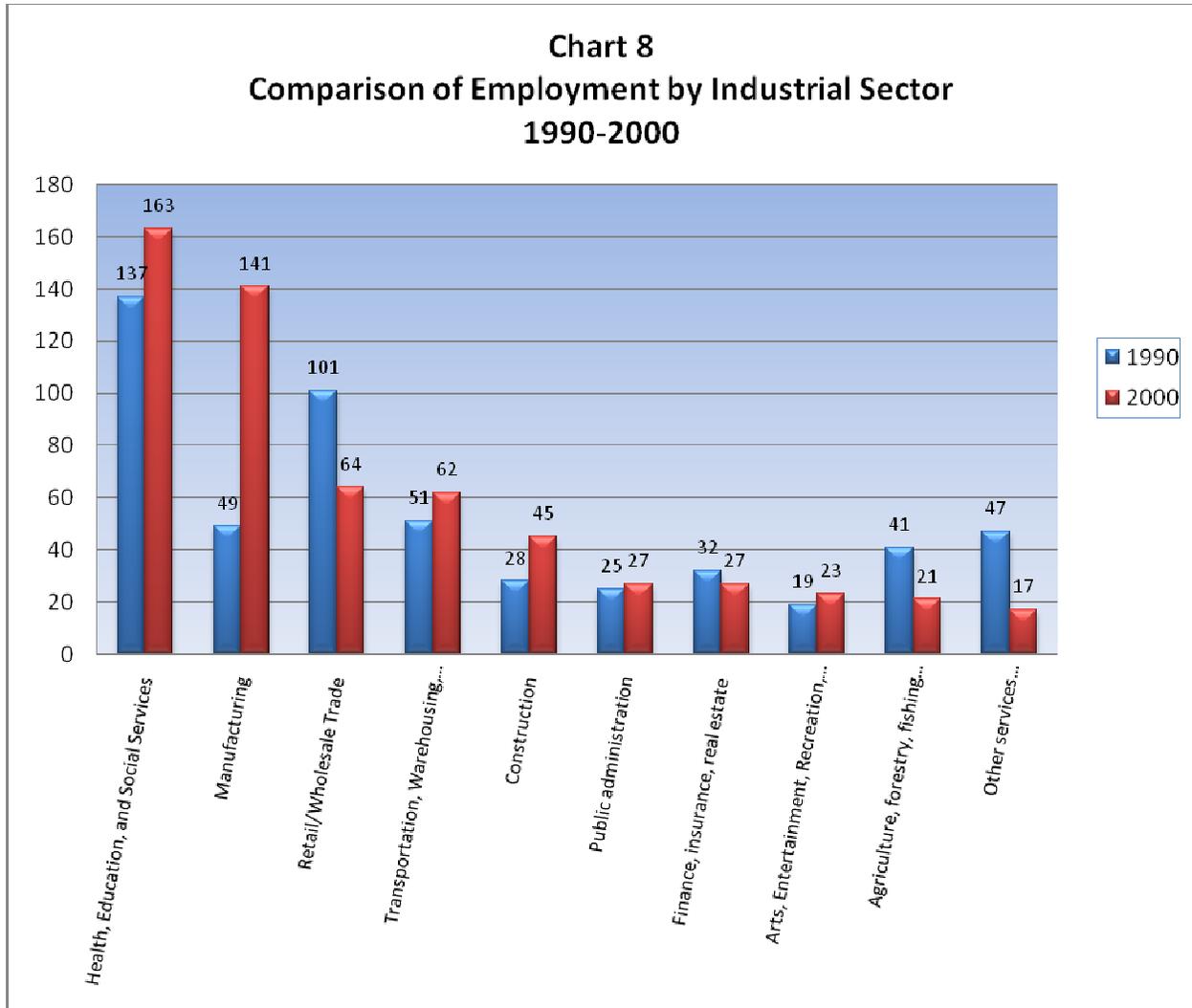
Clear Lake continues to strive to evolve its industrial base to be more diversified. Table 4 and Chart 8 display information regarding employment in the manufacturing and other industrial sectors.

**Table 4
Comparison of Employment by Industrial Sector, 1990 & 2000**

Industrial Sector	1990	% of Total Employed 1990	2000	% of Total Employed 2000
Agriculture, forestry, fishing and hunting, and mining:	41	7.7%	21	3.6%
Construction	28	5.3%	45	7.6%
Manufacturing	49	9.2%	141	23.9%
Transportation, Warehousing, Utilities, Communications, & Information	51	9.6%	62	10.5%
Health, Education, and Social Services	137	25.8%	163	27.6%
Arts, Entertainment, Recreation, Accommodation, and Food Services	19	3.6%	23	3.9%
Public administration	25	4.7%	27	4.6%
Finance, insurance, real estate	32	6.0%	27	4.6%
Other services (except public administration)	47	8.9%	17	2.9%
Retail/Wholesale Trade	101	19.1%	64	10.8%

Generally employment in all industrial sectors became more diversified. From 1990 to 2000 the Health, Education and Social Services Sector remained the industrial sector with the highest employment numbers (27.6% of total employed). However the number of residents employed in the Manufacturing Sector increased by nearly one hundred residents to account for 23.9% of the total employment source of Clear Lake's residents.

Employment in retail and wholesale trade dropped significantly from 1990 to 2000. This decrease speaks again to the increased employment sources in Clear Lake during the time period as many of those engaged in that sector were likely commuting to and from work as evidenced by the decrease in average commute time for the City's residents. The agricultural industry lost several participants in the work force in the 1990s. This decrease can be attributed to the creation of jobs for qualified individuals whom were likely employed in the agricultural industry.



Sources: US Bureau of the Census, Census of Population 1990, 2000.

Housing

The number of housing units in Clear Lake increased from five hundred eighty-nine (589) in 1990 to six hundred seven (607) in 2000 (Table 5), an increase of 3.5%. During this same time period, the median household size decreased slightly but the median family household size increased statistically by more than one person. The population increase of eighty-eight (88) persons indicates that the supply of housing, based upon new construction and vacancy rates were outpaced by demand during the 1990s. The 2000 Census determined that 93.1% of all housing units were occupied, an increase by two percentage points from 1990.

The overall housing remained virtually unchanged between 1990 and 2000, with the percent of home ownership ranging between 65.7% and 66.9% percent. Between 1990 and 2000 both the number of owner-occupied and renter occupied units increased. The 2000 Census shows that owner-occupied housing units represent nine hundred eighty-four (984) persons or 77.7% of the population.

The total housing stock increased by three and a half percent (3.5%). Twelve (12) new structures defined as "single-unit" were added in the 1990s but accounted for less of the total proportion of housing stock. The number of two to four unit structures decreased by a single unit from 1990 to 2000 while the number of units in five to nineteen unit structures increased by fifteen as is illustrated in Table 5.

Table 5
City of Clear Lake Housing Facts, 1990 & 2000

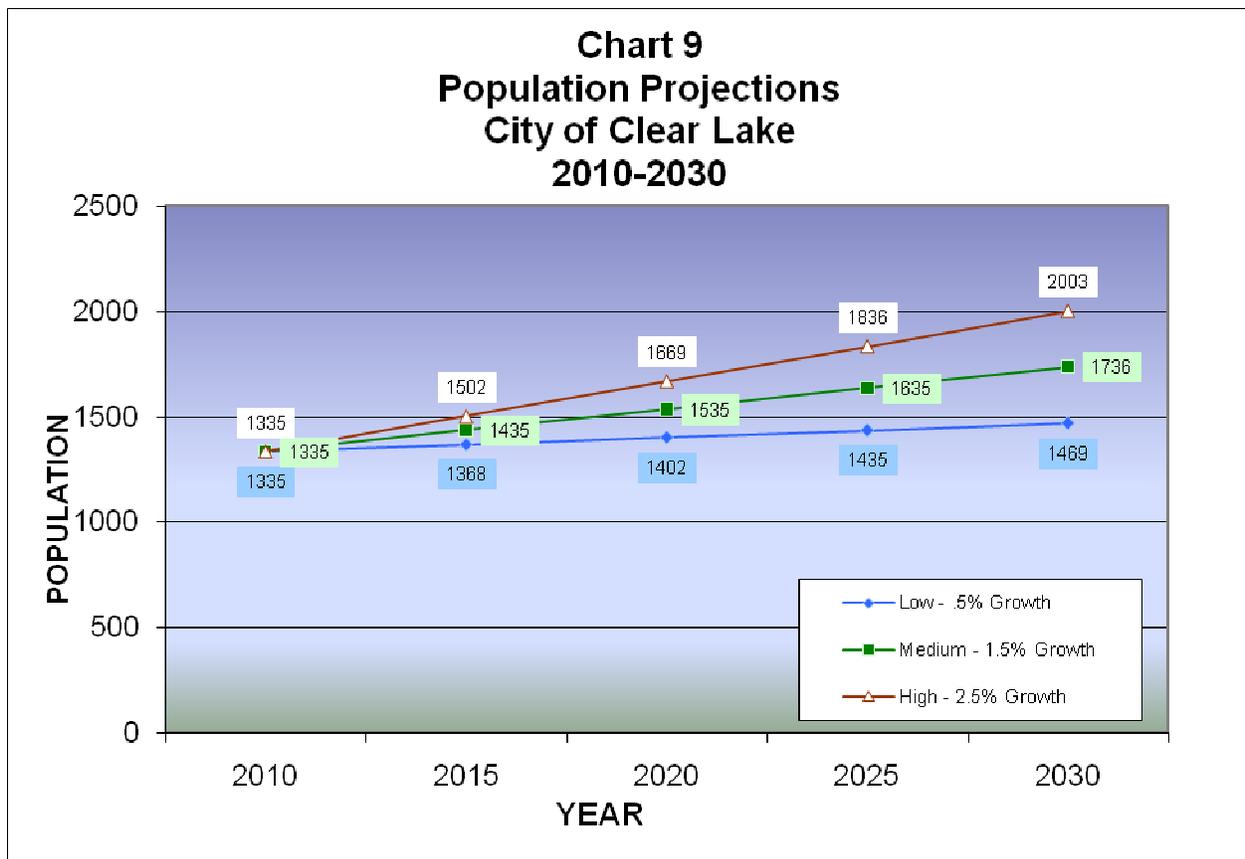
	1990		2000	
	Number	%	Number	%
Total Housing Units	589		607	
Owner Occupied	387	65.7	406	66.9
Renter Occupied	151	25.6	159	26.2
Vacant and Vacancy Rate	51	8.7	42	6.9
Single Unit	457	77.6	469	77.3
Multiple Unit (2-4)	29	4.9	28	4.6
Multiple Unit (5-9)	38	6.5	42	6.9
Multiple Unit (10-19)	30	5.1	41	6.8
Mobile/Manufactured Home Units	30	5.1	24	4.0
Vacancy Rate - Owned Units	5.3%		4.9%	
Vacancy Rate - Rental Units	2.7%		2.0%	
Median Household Size	2.31		2.24	
Median Family Household Size	2.77		3.86	

Sources: US Bureau of the Census, Census of Population 1990, 2000

Housing stock in Clear Lake, as indicated above is nearly completely occupied. Further, the increase in population from 1990 to 2000 doubled the increase in housing stock (7.0% population increase vs. 3.5% housing stock increase). Although the size of families increased and therefore more people are living in the units that exist, a need for more housing units may exist. Such a need was identified by the Deuel County Housing Assessment which was conducted by Deuel Area Development and the South Dakota Rural Learning Center in 2009.

PROJECTIONS

The previously addressed demographic statistics combined with the trends discussed above provide insight into what has happened in the past. Although more recent population estimates exist, the latest scientifically verifiable data (2000 US Census) indicates the population of Clear Lake is 1,335. This number is utilized in projecting trends for Clear Lake. Chart 9 exhibits these population projections for Clear Lake. Clear Lake's low, medium, and high growth calculations were based upon projections of .5%, 1.5%, and 2.5% annual expansion levels respectively. Using the low projection of .5% per year, Clear Lake could experience a population increase equal to approximately two families (6.6 persons) per year (resulting in a population of approximately 1,469 by the year 2050). This projection is consistent with historical housing and economic development trends for Clear Lake.



TRANSPORTATION

The transportation system for the City of Clear Lake involves modes of transportation used for the achievement of safe, efficient, and convenient movement of persons and goods. The transportation system includes streets and sidewalks.

Street improvements are a critical planning consideration because of the interactive relationship between transportation and land use. The growth patterns for a community can be directly related to the accessibility between commercial, industrial, and residential areas and the resulting movement of people and materials. It is necessary for the economic viability of a community to have convenient and efficient accessibility to major national travel routes that link the community to nearby metropolitan centers and transportation terminals of national importance. This livelihood is further dependent upon the efficient circulation of people and goods within the city and county.

With proper consideration to the development of this transportation plan, unwanted impact to existing and future land use patterns may be avoided. Adherence to the plan will hopefully allow the city to avoid the pitfalls of leapfrog development and reactionary planning which may result in safety hazards and decreased economic efficiency.

Pedestrian Traffic

According to the 2000 Census Journey to Work Statistics, four and a half (4.5) percent of all trips are made by walking and less than one percent (.8) by bicycling. While these figures may seem low, they are also somewhat misleading. Virtually every trip, regardless of its mode, has a walking component, and walking and cycling form a much higher percentage of trips taken in downtowns, around schools, parks, and other public gathering places. Even in the past decade walking and bicycling have become increasingly popular forms of transportation. Not only do these forms of transportation offer improved health and fitness, but also they promote a cleaner environment and present affordable transportation options to all ages and segments of our society. This connection of residential areas to recreational, retail, and employment centers promotes a more sustainable mode of transportation in which daily vehicle trips are decreased, which leads to decreased energy consumption, while promoting healthy living. Sidewalks provide a means of pedestrian access from one point to another in the City of Clear Lake, including those with disabilities. Properly designed and constructed sidewalks and bike trails throughout Clear Lake, with adequate widths, safe distances from moving traffic will physically upgrade our city, promote traffic calming, and make it a safer and more attractive place to work and live.

Street Classification And Design Standards

Streets support diverse volumes of traffic. Commercial and industrial uses generally locate along higher-speed multi-lane roadways which carry a substantial amount of traffic. Conversely, lower density residential uses are normally found on two-lane suburban streets which carry mainly local neighborhood traffic. Before a transportation

plan can be implemented, the determination and development of the city's existing street system according to classification must be undertaken. The development of these classifications is specifically related to the expected performance function of a particular street. Developmental expectations are dependent upon the varying amount and type of street traffic. The following generally recognized hierarchy of street classifications is used to assist in the development of long-range transportation needs.

Arterial Streets – Serve as primary circulation routes. These streets generally carry the majority of traffic volume within the City. Their basic function is to facilitate movement of medium and long distance, high-speed traffic between regions outside, and sub-areas within the City with a minimum of impediments. Since arterial streets serve for traffic movement between regions and sub-areas, all direct access to abutting property should be restricted. Further, parallel service roads should be added, where appropriate, to maintain traffic carrying capabilities of the thoroughfare. South Dakota Highway 22 and South Dakota Highway 15 (3rd Avenue) are considered arterial streets.

Collector Streets – Form an intermediate category between arterial and local streets. Collectors serve as a link between arterial and local streets by “collecting” traffic from local streets and transferring it to arterial streets. Establishing and properly maintaining collector routes may avoid unwanted and unnecessary traffic on residential streets. Collector streets may further be classified into major and minor collector categories. In addition to identifying quarter section lines as collectors, the following routes are considered collector streets:

<u>East-West Routes</u>	<u>North-South Routes</u>
6 th Street (west of 9 th Avenue)	476 th Avenue
Memorial Drive	Memorial Drive
181 st Street	475 th Avenue
180 th Street	12 th Avenue (south of 6 th Street)
Golfview Drive/8 th Street (West of 10 th Street)	9 th Avenue (north of 6 th Street)

It should be noted that some of the roads are suggested in undeveloped areas within and outside City Limits. The exact location of these collector streets should take into account traffic projections and topographic considerations upon development of the property.

Local streets – Primarily provide access to abutting properties and traffic within neighborhoods. They are not designed to carry large amounts of through traffic and are primarily characterized by short trip length and low traffic flow. Most streets in Clear Lake are considered local streets.

Alleys – provide access to rear lots of property and right-of-way or easements for the placement of various utilities. Due to their design, alleys are not designed to carry through traffic.

City Street System

Clear Lake's street system is generally laid in a 350-foot rectilinear grid system. The majority of the streets have an eighty foot right-of-way width. Local streets, most with a minimum width of ten to twenty-two feet, represent the largest proportion of the streets in Clear Lake. The majority of the traffic within Clear Lake travels the two state highways running through town, with high volumes utilizing 5th Avenue and 480th Street depending on the time of day. The community's streets are primarily composed of asphalt. The streets are in generally good repair, with the development of potholes in localized areas. Many streets however, are without curb and gutter at the present time.

Streets and roads are the most efficient when their design and construction coincide with the intended function they are to fulfill. The importance of uniform design standards for street systems cannot be over emphasized. This is because street systems are affected by hazardous road conditions and traffic volume capacity when standards are not developed and maintained. Suggested design requirements for Clear Lake's street system are provided in Table 6.

These standards are generalized and allow for some adjustment in view of local conditions and engineering feasibility at the time of construction.

**Table 6
Minimum Street/Road Right-Of-Way**

	RIGHT-OF-WAY WIDTH	PAVEMENT WIDTHS CURB TO CURB
ARTERIAL STREET	100'	60'
COLLECTOR STREET	80'	40'
LOCAL STREET	70'	22'
ALLEYS	20'	16'

Recommendations:

- Presently, Clear Lake maintains the existing streets from the General Fund. It is recommended that the community review the condition of existing streets on an annual basis. Improvements to the transportation system should then be identified and prioritized according to need and ability to complete the necessary improvements.
- Regarding the extension of existing streets into new undeveloped areas of the community. The Planning Commission recommends that the streets identified on the Major Street Plan Map should be extended as future development warrants. These extensions would ensure the continuance of the existing grid pattern. The

Major Street Plan Map designates where proposed streets should be extended to accommodate future development.

- When sections of City streets are planned for reconstruction, the City should also address any necessary water, sanitary sewer, and/or storm sewer improvements and incorporate those costs into the project.
- It is recommended that the City incorporate capital improvements programming practices regarding the City's street system.
- As to expansion of future streets, it is important to state that the City of Clear Lake believes that future developers may be required to pay for street improvements within a new subdivision.
- The Major Street Plan Maps show the designation of streets by their respective classification. It should be noted that collector and arterial designations have been made for thoroughfares outside the community's corporate limits.
- The Recreational Trail Master Plan identifies locations of proposed recreational trails throughout the City of Clear Lake. It should be noted that The Recreational Trail Master Plan identifies locations for recreational trails outside the community's corporate limits.
- It is recommended that the City adopt subdivision standards which outline responsibilities regarding the construction of new streets, sidewalks, and trails.

Water

Current System

Clear Lake maintains and makes improvements to the water system from revenues generated from water fees. Improvements are made to the water distribution system and water tower when funds are available.

Clear Lake obtains its water from the Brookings-Deuel Rural Water System. Currently the city is using approximately 110,000 to 120,000 gallons per day with peak usage occurring during the summer months. The city utilizes a two hundred fifty thousand (250,000) gallon elevated storage facility for providing a reserve supply of water in addition to maintaining distribution pressures. The city is fortunate to have an excellent water source and capacity for future growth does not appear to be a major concern.

The water distribution system consists of one, four, and eight-inch copper and cast iron lines in older portions of town and four to eight-inch PVC water main lines in newer portions of town.

Development Requirements

The City of Clear Lake does not provide water service beyond the corporate limits of the city. This policy provides for contiguous growth, and will further allow for efficient short and long range planning and management of the system. The policy will further limit the incidences of inefficient and problematic dead-ends within the system.

Future Improvements

Because of the age of some of the existing lines in the City of Clear Lake it is recommended that upgrades to water lines in developed areas of the City be coordinated with street and sewer improvements.

As to expansion of future water main lines, it is important to state that the City of Clear Lake believes that future developers may be required to pay for water improvements within a new subdivision.

The Water Facilities Map (see appendix) provides information on the existing water system.

Sanitary Sewer System

Current System

The principle mission of the wastewater system is to collect and treat wastewater from residential, commercial, and industrial customers within the corporate limits of Clear Lake. The collection system utilizes an assortment of clay and PVC lines to transport

wastewater primarily by gravity flow. There are four (4) lift stations located in the throughout the city. Clear Lake maintains and makes improvements to the sanitary sewer system from revenues generated from sanitary sewer fees. Improvements are made when funds are available.

The collection lines of the sewer system transport sewage to the wastewater treatment facility. The two-cell facility is located in the southeast portion of the community between Clear Lake and existing development in City Limits, approximately one thousand (1,000) feet north of South Dakota Highway 22. Presently the facility treats between 150,000 and 750,000 gallons per day, with peak flows in spring months and cyclically after rainfall events. The original design capacity for the treatment facility was for a target population of thirteen hundred (1,300) persons. It is estimated that the current facility will support the population projected for the City of Clear Lake in 2030 provided sump pumps running directly into the sanitary sewer are discontinued.

The existing sanitary sewer collection and treatment system will continue to be an important locational factor in regard to future development. With adequate maintenance and replacement of lines which experience infiltration problems, and any future treatment facility improvements, Clear Lake should be able to accommodate the wastewater collection and treatment needs of its citizenry and industry for the near and intermediate future.

Future Improvements

Clear Lake does not provide sanitary sewer service beyond the corporate limits. This policy promotes contiguous growth, allowing better control of treatment capacity and long-term development of the system.

Development Requirements

As to expansion of future sanitary sewer collection lines, it is important to state that the City of Clear Lake believes that future developers may be required to pay for sanitary sewer improvements within a new subdivision.

The Sanitary Sewer Facilities Map (see appendix) provides information on the existing sanitary sewer system.

STORM WATER

As Clear Lake continues to expand and become more urban, the importance of storm water drainage comes to the forefront in the planning process. This is because with urbanization comes an increase in the amount of impervious surfaces which have a direct impact upon the amount and intensity of storm water runoff.

The community utilizes streets, ditches, and other natural drainageways for storm water drainage. Fortunately, there are very few developed areas within the community, which have historically experienced drainage and flooding problems. However, there are several low areas where development should also not be encouraged.

Regarding floodplains, presently there are no FEMA identified special flood areas (100-year flood plains) identified within the City of Clear Lake. This is not to say that there are no locations where localized flooding occurs. Because of the FEMA "All Zone C" classification, the City does not enforce a Flood Damage Prevention Ordinance. A Flood Damage Prevention Ordinance establishes restrictions on construction in the flood plain and floodway.

Recommendations

- It is recommended that development not be encouraged in areas that experience inundation.
- It is recommended that in the event a detailed study was conducted and 100-year flood plains were identified, the City should adopt a Flood Damage Prevention Ordinance. The benefits of detailed flood plain study would include the enabling of City residents to purchase special insurance at subsidized rates. Further, the ordinance would require residential structures be flood-proofed. This is done by requiring the lowest floor of residential structures to be constructed to a standard of one foot above the base flood elevation.
- As stated previously in the Public Utility and Human Service Goal and Objectives, the City is encouraged to employ an area wide approach in planning utility and drainage systems, which utilize and preserve natural drainage systems.

EXISTING LAND USE

Where and how a community will develop is influenced by the usage of the community's existing land resources. In order for a future land use plan to properly develop, an understanding of the existing types of land use within the community is necessary. Staff from the First District Association of Local Governments conducted a land use inventory within the study area. Existing land development was categorized into one of five primary land use classifications. They include residential (single-family, multiple-family, or manufactured housing, garage), commercial (existing, abandoned/vacant), industrial, public/quasi-public, and open vacant/open space/agriculture. It should be noted that Clear Lake's corporate limits generally consist of Sections 22 and 23 of T115N R49W and extends to a portion of the south half of Section 11 of T115N R49W via South Dakota Highway 15 right of way. The Existing Land Use Map provides the land area presently developed and being used within each classification.

Residential

Residential land use consists of three residential subcategories (single-family, multiple family, and manufactured home). Outside of Agricultural/Open Space/Vacant and Public/Quasi-Public, Residential development is the largest category of existing land use within the City (approximately one hundred fifty-nine). The residential land use area consists primarily of single-family homes organized into neighborhoods. Public and quasi-public facilities such as parks, schools, and churches may be found within these neighborhoods. Residential land usage is further characterized by the minimal amount of the traffic circulation within the neighborhood. In addition to single-family homes within the community, there are approximately twenty-four (24) manufactured homes dispersed throughout the community. One hundred eleven (111) dwelling units are located within multi-dwelling unit structures. These structures are primarily located within two blocks of the school or golf course.

Commercial

The City of Clear Lake has developed three distinctively different Commercial land use clusters within city limits and experiences some commercial development adjacent to city limits. That development is categorized below:

Central Business District

Similar to traditional development of most cities in the Great Plains, Clear Lake has most of its business uses in the central business district located primarily between and adjacent to South Dakota Highway 15 (Third Avenue) between Fifth and Second Streets. Several federal, county and municipal governmental offices have developed within one block of this area.

In-Fill Business

This commercially developed portion of Clear Lake developed commercial land uses in portions which were previously subdivided with the intent of being used for non-

commercial uses. North of the central business district is a lumberyard, commercial day care center, liquor store and car/truck wash in what was originally subdivided as railroad right of way and lots intended to front the railroad.

Adjacent to South Dakota Highway 15 (3rd Avenue) and south of Fifth Street service industry uses have developed. Those uses include real estate, health, and community services. Much of this area was originally subdivided for residential use, but has transformed into the above described commercial services.

Highway Service Area

Businesses oriented to serving the highway traveler and agricultural industry have developed at the intersection of South Dakota Highways 22 and 15. Uses include restaurants, a motel, and bowling alley. Clear Lake has a land use pattern oriented to traditional development of midwestern cities.

Commercial Development Outside of City Limits

Commercial uses have developed south of city limits at the intersection of South Dakota Highways 22 and 15, and north/west of city limits adjacent to South Dakota Highway 15.

Industrial

The City of Clear Lake has developed three distinctively different Industrial land use clusters within city limits and experiences some commercial development adjacent to city limits. That development is categorized below:

Central Industrial

The Central Industrial area is the remainder of the original industry within the City of Clear Lake which developed adjacent to and (later) on the railroad right-of-way. Bound on the west by South Dakota Highway 15 and on the south by Third Street, a grain elevator and feed distributor are located here, as well as related services such as commercial storage and sales of small farm equipment.

Highway Industrial

In order to easily ship raw materials in and finished products out, as well as providing a convenient area for storage of transportation and construction equipment, property adjacent to South Dakota Highway 22 has developed with industrial uses in and outside of city limits.

Heavy Industrial

Adjacent to 180th Street an industry requiring high security and safe distances from residentially and publicly used property has developed.

Public/Quasi Public

The public/quasi land use classification consists of facilities provided by public and quasi-public agencies. Clear Lake's public/quasi-public areas consist of a community center, churches, museums, parks, fire hall, sanitary sewer treatment pond, utility structures and associated service structures, and offices.

Open Space/Agriculture

There are several areas within the corporate limits that are either vacant, open spaces or are still in some form of agriculture use.

Existing Land Use Analysis

Comparing the number of acres presently developed (approximately 641) with the estimated urban population of Clear Lake from the 2000 US Census count (1,335 persons) indicates that approximately five (4.8) acres of land are required to support every ten (10) persons within the study area (Table 7). The rate of 1.1 acres of industrial used property per ten (10) persons is higher than is commonly found in communities in the state. That difference is what leads to the ration being greater than other communities in South Dakota that are comparable in physical size as the City of Clear Lake (Average 2.5 to 3.2 acres/10 individuals).

Table 7
Existing Land Use Summary – Clear Lake Urban Area

LAND USE	NUMBER OF ACRES	PERCENT OF DEVELOPED AREA	DEVELOPED ACRES PER 10 PERSONS*
SINGLE FAMILY	135.6	21.1%	1.0
MULTIPLE-FAMILY	11.8	1.8%	0.1
MANUFACTURED HOUSING	11.6	1.8%	0.1
TOTAL RESIDENTIAL	159.0	24.8%	1.2
COMMERCIAL	15.5	2.4%	0.1
INDUSTRIAL	144.7	22.5%	1.1
PUBLIC/QUASI-PUBLIC	165.5	25.8%	1.2
STREET RIGHT OF WAY	157.0	24.5%	1.2
TOTAL DEVELOPED AREA	641.7	100.0%	4.8

Source: City Of Clear Lake Land Use Inventory, June 2010.

(*) Based On Assumed Urban Area Population Of 1,335

FUTURE LAND USE

To accommodate growth, the future land use plan will direct its focus toward both the fringe and established, developed areas of the community.

Since it is unlikely that there will be major changes to the established, developed areas of the city during the planning period, the plan will primarily concentrate on the infill areas within the primary development area of the community and those suitable areas on the fringe and outlying areas of the community. Redevelopment efforts that improve upon the existing land uses in the older, established areas of Clear Lake are encouraged. These efforts may come in the form of rehabilitating existing structures through modernization or from the demolition, removal and replacement of obsolete structures. It should be stressed that all redevelopment efforts within established areas of the community must comply with existing adjacent land uses and/or recommendations of the Planning Commission.

In selecting potential sites for future development, goals and objectives relating to general land use, residential land use, transportation and public utilities were considered. Locational factors used in determining these sites considered issues of compatible adjacent land uses, traffic access and safety, and public utilities topics such as topography and drainage, existing infrastructure and cost efficiency.

Although Clear Lake is not land locked, there is a limited amount of land available in which the city can reasonably be expected to grow. With its namesake bookending city limits to the east, Clear Lake's waters and adjacent low areas between existing development and the lake limit growth potential to the east. The topography west of the existing golf course poses significant obstacles to connecting new development west of existing urban areas to existing urban development adjacent to South Dakota Highway 22. Existing development adjacent to City Limits will need to be incorporated into the future land use plan for the City of Clear Lake in anticipation of eventual annexation into city limits. Despite these natural and cultural restraints, a number of development areas for a variety of future development types within and adjacent to the city have been identified in the Plan.

Clear Lake's future land use development is classified into seven (7) future land use categories. These include residential, medium/high density residential and commercial, commercial, industrial, commercial and industrial, public/quasi-public, open space/agricultural. The Future Land Use Map identifies areas within and outside the community for future development of each land use classification.

Residential

Similar to existing residential areas, the main goal when developing areas for future residential use is to create an area, which provides a strong, cohesive environment that does not intrude upon or mix with industrial or commercial uses. Factors to consider when determining an area's residential land use are availability of utilities, the

development's impact on the local and regional traffic system, vehicle accessibility, and proximity to and impact upon community facilities such as schools, parks, and open space. Vehicular, bicycle, and transit routes should be accessible, yet residential areas should be protected from heavy traffic. Most residential areas should be within convenient proximity to neighborhood retail centers. Public and other institutional uses such as churches and schools are generally allowed within residential districts. Assisted care residential facilities (elderly care, nursing homes, etc.) will generally be allowed in single-family, multi-family, or planned development land use categories. These will be reviewed on a case-by-case basis, taking into consideration surrounding uses, intensity of development, and traffic impacts.

Single-Family

The single-family land use classification is designated for conventional single-family dwellings. Lot sizes may vary according to the characteristics of each area. However, housing densities in most of the newer residential subdivisions will generally range from two and one-half (2.5) to three (3) units per acre.

Multiple-Family

The multiple-family use classification provides areas within the community for medium to high-density neighborhoods (six to forty units per acre). Housing types in the multiple-family use classification would include duplexes, townhouses, condominiums and apartments. Duplexes and similar multiple-family units may be placed in most neighborhoods with single-family residences as long as the overall appearance and density of the neighborhood is neither affected nor exceeded. In most cases medium to high density residential development (apartment, townhouses and condominiums) is a compatible use in areas adjacent to major traffic corridors or near major centers of employment or education. Besides the locational factors pertaining to single-family developments, multiple-family land use developments will need adequate sized lots to provide necessary space for on-site parking.

Manufactured Housing

Manufactured housing developments should have requirements similar to other single-family neighborhoods. The principle distinction is that the density of the manufactured home development is usually greater than typical single-family neighborhoods. Type I manufactured homes on permanent foundations, duplexes and similar multiple units may be placed in most neighborhoods with single family residences since the overall appearance and density of the neighborhood is neither effected nor exceeded. Type II manufactured homes and manufactured home parks will be handled on a case-by-case basis.

Recommendations:

Based upon the previously mentioned locational factors and land use planning policies, it is expected that the following areas be recommended sites suitable for residential land use development within and along the fringes of the corporate limits.

- Presently the City of Clear Lake feels has the existing water and sanitary sewer services extended to approximately thirty (30) development sites (with minimum width of fifty (50) feet) which could be used, for residential development. Although these sites are scattered throughout much of the City, a cluster of residential sites are available in Boyd's and Wieber's Additions. If the aforementioned development sites could be transferred to future developers, said sites would provide a significant portion of the needed supply of development land through the year 2020 for residential purposes. However, it is possible that many of the identified sites may not become available for future development, the following areas have been identified for residential development if and when the need becomes apparent.
 - ❑ The unplatted area north of Wieber's Addition and Sixth Street, between the water tower and existing development.
 - ❑ A portion of Block 3 of Clear View Estates Addition west of Wieber's Addition and adjacent to Sixth Street.
 - ❑ Cook's Second Addition
 - ❑ Block 2 of Clear View Estates Addition.
 - ❖ Since many of the areas listed above are currently in an open space/agricultural land status, the acquisition of right-of-way and the construction of streets, water, and sanitary sewer services will need to be completed prior to future development. It is recommended that these areas be developed in a pattern that discourages haphazard development. Emphasis should be placed on areas that would require the least amount of public expenditure and avoid leapfrog development.
 - ❖ The Future Land Use Map provides for areas for general residential development. Type I and Type II manufactured homes, manufactured home parks/subdivisions and multiple family projects may be appropriate in various identified future residential land use areas. However, those types of developments will be handled on a case-by-case basis.

Commercial and Industrial

A well conceived land use policy should consider the development of land use areas designated for various types of commercial and industrial usage. Today's commercial

and industrial uses need areas which will afford opportunities for expansion and the provision of quality municipal services.

Locational factors to consider when planning for commercial and industrial land use development include compatible adjacent land uses, existing infrastructure, topography/drainage, traffic (congestion, access, parking, safety), and in addition - type of commercial/industrial activity. One land use that is incompatible with certain uses, according to *Secondary Effects of Sexually-Oriented Businesses on Market Values* (Texas City Attorney's Association, 2008), is sexually oriented businesses or "Adult Uses." These uses should be placed with consideration to the health, safety, morals, and general welfare of the community.

Retail commercial areas in Clear Lake tend to serve either neighborhood or regional retail needs and can be comprised of a variety of uses. The design of retail areas should provide for convenient access, efficient pedestrian and vehicular circulation, and a comfortable pedestrian environment. The design of retail commercial areas must contribute to the aesthetic character of the area.

Commercially developed areas should be compact and well defined so that their impact on adjacent neighborhoods is minimal. Major streets or natural barriers should be used as district boundaries to discourage encroachment of commercial uses into residential neighborhoods. Multiple-family housing or office uses are the most appropriate transition between commercial areas and single-family areas.

Prior to construction, each commercial and industrial development project should be subject to a specific site design, review and approval process. This should ensure that the development would have an attractive and uniform architectural design. The arrangement of the on-site buildings should provide for efficient and viable long-term usage. Further, disruption to on-site circulation or adjacent land use should be discouraged by appropriately locating and designing the development's service areas.

Vehicular access to highway commercial and industrial areas should be sufficiently set back from intersecting streets with appropriate sight distance maintained at all entry points. Also, in order to enhance vehicular traffic flow on adjacent streets, strict controls affecting the number and location of accesses to the highway commercial and industrial areas should be established.

When designating sites for industrial usage, the future land use plan needs to consider the various types of industrial activities that may be involved. The plan will provide areas within and adjacent to the city for the development of planned industrial parks as well as smaller sites for limited industrial uses. Industrial uses may have a high volume of truck traffic. Therefore, an important consideration in locating industrial type businesses is the convenience of access to major transportation routes. Generally, the industrial sites are located in large consolidated areas to accommodate large modern industrial practices. In addition, these areas are located so as to minimize their impact on residential areas.

When selecting these areas, the Planning Commission considered the following:

- Compatible adjacent land use;
- Traffic issues such as the proximity to arterial transportation routes and/or railroad access, and the site's probability of conflicting with residential or commercial traffic;
- The economic feasibility in providing services to these areas; and
- The type of industry and room for expansion.

Recommendations

- It is the City of Clear Lake's intention to preserve the existing business district of the community. Presently there are at least seven (8) vacant lots or lots with vacant buildings on Third Avenue available for future commercial uses. Regarding commercial and industrial ventures that would require more land than would be available in the existing central business district, and based upon the above criteria the following areas were selected as sites which could possibly be designated for future commercial and/or industrial land use development.
 - ❑ The area north and east of the intersection of South Dakota Highways 22 and 15 (Lots 3, 4, 6, 7, and 8 of Outlot T in the Southwest Quarter of Section 23). (Commercial or Industrial)
 - ❑ The area adjacent to and east of S.D. Highway 15, south of Park Way (Outlot S, Lots 1 and 5 of Outlot T all in the Southwest Quarter of Section 23, Lot 1 of AJ Lockharts Addition, and Outlot 2). (Commercial or Industrial)
 - ❑ Lots 9 – 11 of Railroad Addition. (Industrial)
 - ❑ Blocks 3, 4, 5, and a portion of Block 1 all in Cook's Corner Subdivision. (Industrial)
 - ❑ Lots 1 and 4 in Development Corporation Addition. (Industrial)
 - ❑ The area adjacent to S.D. Highway 15, south of the intersection of South Dakota Highways 22 and 15 including a portion of Block 1 and all of Block 2 of Cook's Corner Subdivision, and existing development west of S.D. Highway 15. (Commercial)
 - ❖ Since some of the areas listed above are either outside city limits or are currently in an open space/agricultural land status, the acquisition of right-of-way and the construction of streets, water, and sanitary sewer services will need to be completed prior to future development. It is recommended that these areas be developed in a pattern that discourages haphazard

development. Areas of existing development outside of city limits should be annexed when they are adequately served by the construction of streets, water, and sanitary sewer services. Emphasis should be placed on areas that would require the least amount of public expenditure and avoid leapfrog development.

- ❑ The area adjacent to S.D. Highway 15 between Fifth and Seventh Streets can be expected to continue to redevelop into commercial or medium to high density residential uses. (Medium Density Residential or Commercial)

Public/Quasi-Public/Institutional

Public and quasi-public areas are intended to contain uses related to general community services, such as parks, fire stations, elementary/secondary and post secondary schools, community centers, hospitals, municipal centers, police stations, water and sewage treatment facilities, and municipal maintenance yards. Future public and quasi-public uses such as schools, churches, and parks and recreational facilities, although not shown specifically on the future land use maps, are generally allowed in residential areas subject to review and approval.

Recommendations:

- Presently, there is no indication for the need of additional designated lands for public/quasi-public uses in the short term.
- Future development may warrant the need for additional parks or open space, therefore it is also recommended that in future developments, adequate amounts of land should be set aside for public parks.

Open Space

Open space is a desired amenity of the urban environment. Circumstances and conditions under which open space areas should be set aside relate largely to a community's commitment for improving the visual appearance of the city.

- At a minimum, wetlands, floodway and land areas with twenty (20) percent grade or greater should be protected from extensive urban development;
- Areas identified as Special Flood Hazard Areas by existing or future FEMA/NFIP map projects should be discouraged or developed only in accordance with an adopted floodplain management ordinance.
- Areas within and around the community that have a scenic value that enhances the quality of life should be identified and protected whenever possible;

- Roadway and utility improvements, as well as buildings and signage, should be controlled so that they are sensitive to adjacent scenic areas.
- With appropriate planning and coordination of adjacent development projects, a system of interconnected belts of permanent open space (greenway) can be created to provide a pleasant contrast to the urban scene.

Agricultural

Land areas not expected to be developed within the planning period have been designated as agricultural in the future land use plan. No attempt has been made to project which, if any, of these areas should be permanently maintained for agricultural purposes.

The Future Land Map provides the general arrangement of land uses which the community should seek to achieve over the planning period with locations for open space, residential, commercial, industrial and mixed-use land development. Table 8 contains land use location and design criteria for land use types which form the basis of future growth of Clear Lake.

**Table 8
Land Use Location And Design Criteria**

Residential

Low density (3 to 6 units/acre)

- Access to local street system—avoid direct access to arterial streets
- Convenient to neighborhood school, park, and commercial services
- Avoid environmentally sensitive areas such as wetlands and drainageways*

Medium density (6 to 16 units/acre)

- Access to collector street system
- Well designed transition to adjacent land uses
- Provision of usable open space based on project size
- Transition between low-density neighborhood and collector/arterial streets
- Adjacent to neighborhood commercial center

High density (16 to 40 units/acre)

- Adjacent to collector or arterial street system
- Well designed transition to adjacent land use
- Provision of usable open space based on project size

Commercial

Highway oriented

- Adjacent to collector or arterial street/regional highways
- Controlled access to arterial streets
- Quality architecture and well designed transition to adjacent uses

General neighborhood retail, office, and convenience services

- Convenient vehicular and pedestrian access to residential areas
- Adjacent to collector/arterial street intersections
- Design compatible with surrounding uses
- Well designed transition to adjacent uses
- Located within residential, employment, or institutional neighborhoods

Central business district

- Pedestrian orientation
- Quality urban design standards
- Mixed uses including office, retail, institutional, cultural, residential, and entertainment
- Consolidate off-street parking areas
- Residential uses within walking distance of CBD

Industrial**General light industrial**

- Regional highway access located close to collector/arterial streets
- Rail access for industrial uses requiring it
- Buffered from residential and other adjacent land uses
- Industrial park setting with building design and landscape amenities
- Include office, warehousing, and limited retail uses

Limited heavy industrial

- Access to collector/arterial streets
- Well designed buffer to adjacent land uses
- Minimize environmental impacts on surrounding properties

*The policy of avoiding environmentally sensitive areas such as wetlands and drainageways shall apply to all of the above categories.

Land Use Consumption and Projections

Table 8 shows the proportionate amount of new urban development that will be required for each of the basic land use categories (i.e. residential, commercial, industrial, and public/quasi-public) in five-year increments through 2030. The four (4) land use categories for projecting future land area requirements as shown in Table 9 generally encompass the full range of existing land use activities found in the urban area.

In each case the numbers reflect gross acres of development, which means an amount for streets and other public rights-of-way is proportionally included with each land use category. Currently twenty-four and a half percent (24.5%) of the developed urban area of Clear Lake is devoted to streets and public rights-of-way. In projecting future land use needs, this analysis will utilize the generally accepted figure of twenty-five (25) percent for streets/public rights-of-way.

Using generally accepted land use consumption statistics as shown in Table, approximately thirty-four (33.9) acres of additional land development will be required to serve a population of one thousand four hundred sixty-nine (1,469). These projections are only estimates and therefore are to be used only as a guide. It is very possible that there may be a need for additional acres in any of the designated land uses through the year 2030.

**TABLE 9
LAND USE PROJECTIONS FOR CLEAR LAKE COMPREHENSIVE LAND USE PLAN**

	ACRES/10 PERSONS USING 25% STREET ROW	BASE YEAR 2000/2010	PROJECTIONS				
		POP/LAND USE	2015	2020	2025	2030	TOTAL
TOTAL POPULATION		1335	1368	1402	1435	1469	
POPULATION INCREASE		----	33	34	33	34	134
REQUIRED TOTAL LAND (IN ACRES)		597.5	8.4	8.5	8.5	8.5	33.9
LAND AREA INCREASE (IN ACRES)		----					
RESIDENTIAL ACRES	1.5	159.0	5.1	5.1	5.1	5.1	20.4
COMMERCIAL ACRES	0.1	15.5	0.3	0.4	0.4	0.4	1.5
INDUSTRIAL ACRES	0.6	144.7	2.0	2.0	2.0	2.0	8.0
PUBLIC/QUASI PUBLIC ACRES	0.3	165.5	1.0	1.0	1.0	1.0	4.0
PUBLIC RIGHT-OF- WAY		157.0					

The number of acres that will be needed to accommodate new development is further analyzed in Tables 10 and 11. The calculations show assumptions used to estimate the land needs of each land use type throughout the planning period. The estimates for each land use category include a multiplier based on the amount of development land considered necessary to meet market demands.

**Table 10
Land Consumption Projections
2010-2030**

Single-family Residential	20 units @ 2.5 units/acre + 50% multiplier = 12 acres
Multiple-family Residential	32 units @ 12 units/acre + 50% multiplier = 4.0 acres
Manufactured Home Residential	8 units @ 2.75 units/acre + 50% multiplier = 4.4 acres
Commercial	0.0375 acres per year +100% multiplier = 1.5 acres
Industrial	0.20 acres per year +100% multiplier = 8 acres
Parks	0.03 acres/person = 3.0 acres

**Table 11
Future Development Land
Projected Supply And Demand (In Acres)**

	Needed	Available (With Infrastructure)
Single-Family	12.0	----
Multiple Family	4.0	----
Manufactured Housing	4.4	----
Total Residential	20.4	13.0
Commercial	1.5	.8
Industrial	8.0	4.6
Public/Quasi-Public	3.0	Sufficient acres available in existing parks to accommodate in-fill growth
	33.9 acres	18.4 of 33.9 needed acres are available

In order for Clear Lake to accommodate future development, sufficient land area must be designated for both residential and nonresidential development. Based on housing projections nearly thirty-four (33.9) acres of development land area will be needed through the year 2030. Over twenty (20.4) acres is needed for future residential uses. This is based on a projected demand of twenty (20) single-family, thirty-two (32) multifamily and eight (8) manufactured home dwelling units at an over-all density of approximately 3.1 units per acre and a fifty (50) percent multiplier factor. Presently there are approximately thirteen (13) acres currently available for residential development (Table 11). In addition, there appears to be sufficient acres available to meet the projected need for additional land to accommodate future public/quasi-public uses such as parks, churches, schools, government buildings, etc. It should be noted that additional development on the western fringe of the currently urbanized area may be required to designate open spaces or parks to accommodate future growth.

A projected demand of approximately ten (9.5) acres of land is anticipated to provide for the expected economic growth until 2020. This projection is based on approximately .061 acres of land per capita of population growth and a one hundred (100) percent multiplier factor. The multiplier factors for residential and nonresidential uses are added to maintain an adequate supply of development land and to provide for suitable

selection of project sites. Presently there is approximately one (.8) acre currently available for commercial development (Table 11). Within City Limits one industrial is available for new construction, and one site has a vacant industrial building in place. Several lots are adequately served with sanitary sewer northeast of the intersection of South Dakota Highways 22 and 15 but are not served by a street network at this time. It should be noted that the above projections are only estimates and therefore are to be used only as a guide. It is very possible that there may be a need for additional acres in any of the designated land uses.

IMPLEMENTATION

Zoning Ordinance

The basic function of the zoning ordinance is to carry out the goals, objectives, and policies of the comprehensive land use plan. The zoning ordinance, which reflects these long-range goals, is the primary regulatory tool utilized by the City of Clear Lake for various land use activities in the City.

Recommendations:

- It is recommended that to insure the policies embodied within this plan are implemented, the zoning ordinance should periodically be reviewed and appropriate changes incorporated.

Annexation

A key advantage to being incorporated within the corporate limits of any municipality is the provision of services by that municipality. If services are extended outside of corporate limits, some assurance should be made that the beneficiary of those services will incorporate at a designated time. Failure to include such properties within the corporate limits of the City of Clear Lake could result in leapfrog development, which will be inefficient for the future provision of services.

Recommendations:

- It is recommended that areas of existing development outside of city limits should be annexed when they are adequately served by the construction of streets, water, and sanitary sewer services.

Extraterritorial Jurisdiction

Since the future land use plan projects land use designations outside the existing corporate limits, the topic of extra territorial jurisdiction needs to be addressed. State law provides several approaches for cities and counties to jointly deal with future land use. A formal joint jurisdictional agreement between the City and County may be implemented. However, this may add an additional level of bureaucracy to the process. Another approach is to have effective communication between the governing bodies. Coordination with Deuel County will be essential if the goals and objectives, and recommendations within this plan are to be realized. Without a coordinated approach, efforts by the City to control scattered development could simply push the problem out beyond the extraterritorial jurisdiction. A high priority should, therefore, be placed on resolving any policy conflicts that might exist between the City and the County.

It should be noted that with the development of the major street plan, all new plats within the planning area are required by SDCL 11-3-6 to be presented to the Clear Lake

Planning Commission and City Council, in addition to the County Commission, prior to approval.

Recommendations:

- It is recommended that the lines of communication between the City and County Planning Commissions be kept open. This can be accomplished with the use of liaisons on each Council.