

Lead Comprehensive Plan

VISIONING MEETINGS

09/19/2023



Introductions

BLACK HILLS COUNCIL OF LOCAL GOVERNMENTS

- Kailey Snyder
- Julianne Graham

LEAD COMPREHENSIVE PLAN COMMISSION



Purpose of Comprehensive Planning

Provides a firm foundation for policy and action that allows a community to function more efficiently and effectively

Strengthens a community's policies and regulations

Addresses current community problems and issues

Helps create a more certain future

Authorized by South Dakota Codified Law (Chapter 11-6) and required by SDCL 11-6-2

SDCL 11-6-2: Planning and zoning commission required in municipality--Comprehensive plan to be affected.

For the purpose of promoting the health, safety, and general welfare of the municipality, each municipality of the state shall provide by ordinance for a planning and zoning commission, including the appropriation of money to a fund for the expenditures of such commission and to provide by ordinance the qualifications of the members, mode of appointment, tenure of office, compensation, powers, duties of and rules governing such board.

Municipalities shall, as soon as possible, make, adopt, amend, extend, add to or carry out a general municipal plan of development, such plan to be referred to as the *comprehensive plan*.

What is a Comprehensive Plan?

WHAT IT IS:

- A collection of information and materials designed to guide the future development of a city
- Also known as a general plan or master plan
- Typically includes a future land use map and other visuals
- Easy to read
- Updated regularly to reflect changing community conditions
- A community “to do list” or “road map” used to create a more desirable future

WHAT IT IS NOT:

- A strict plan for regulating development
- Zoning Ordinance
- Zoning Map
- Subdivision Regulations
- Capital Improvement Plan
- Building or Fire Codes
- These are specific documents intended to help implement the vision and goals of the comp plan

Planning Process & Timeline





[Home](#) [About](#) [Updates](#) [Survey](#) [Contact](#)



Welcome to the Lead Comprehensive Plan Update

We want to hear from you!

Help us plan Lead's future by participating in the comprehensive planning process. Your input will help to ensure the current and future needs of the community are met. Involvement in the planning process is the best way to have your concerns and priorities heard and reflected in the plan. Check [updates](#) for announcements and news.

Project Website

WWW.PLANLEADSD.COM

What do you like most about Lead?



What improvements would make Lead even better?

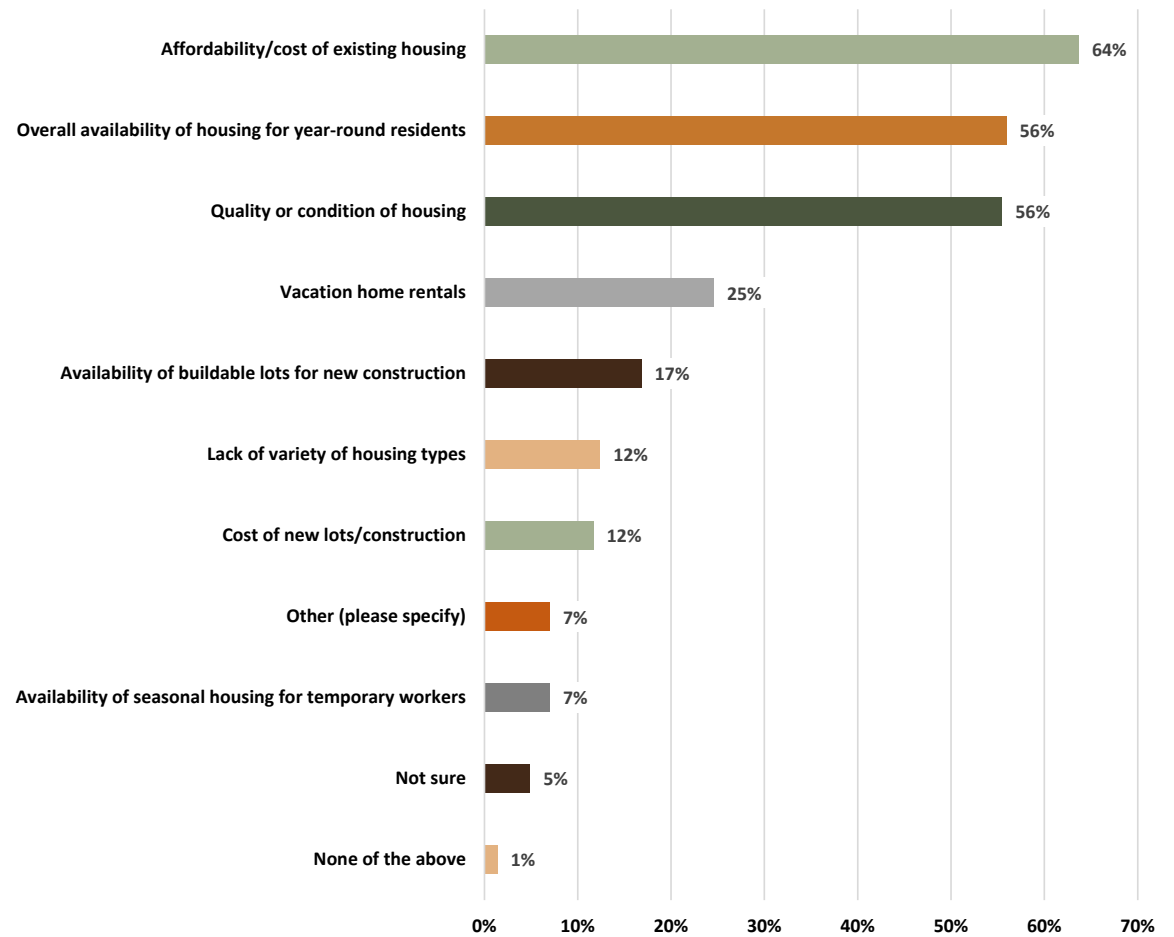


What are the biggest challenges facing Lead?

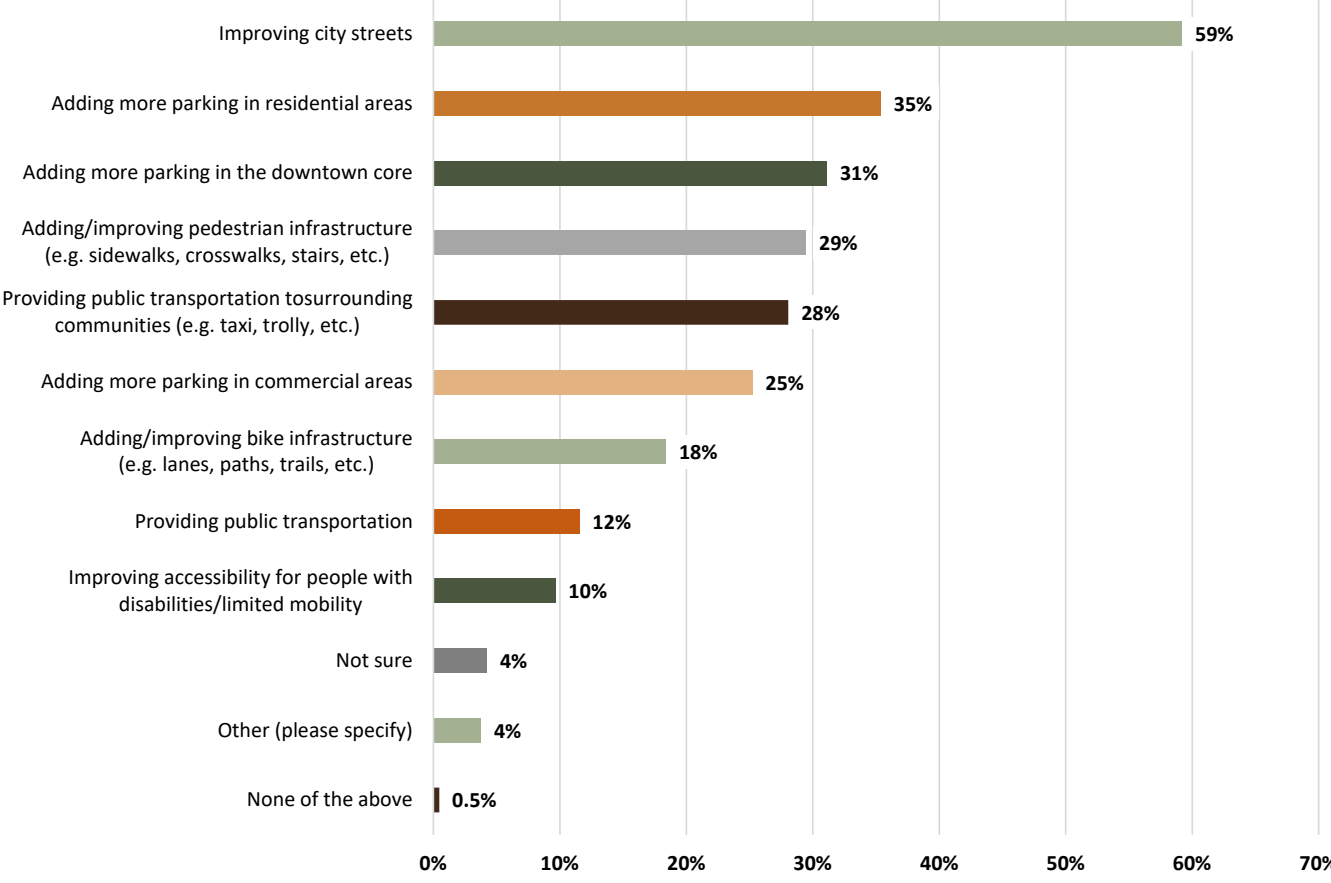


Comprehensive Plan Survey

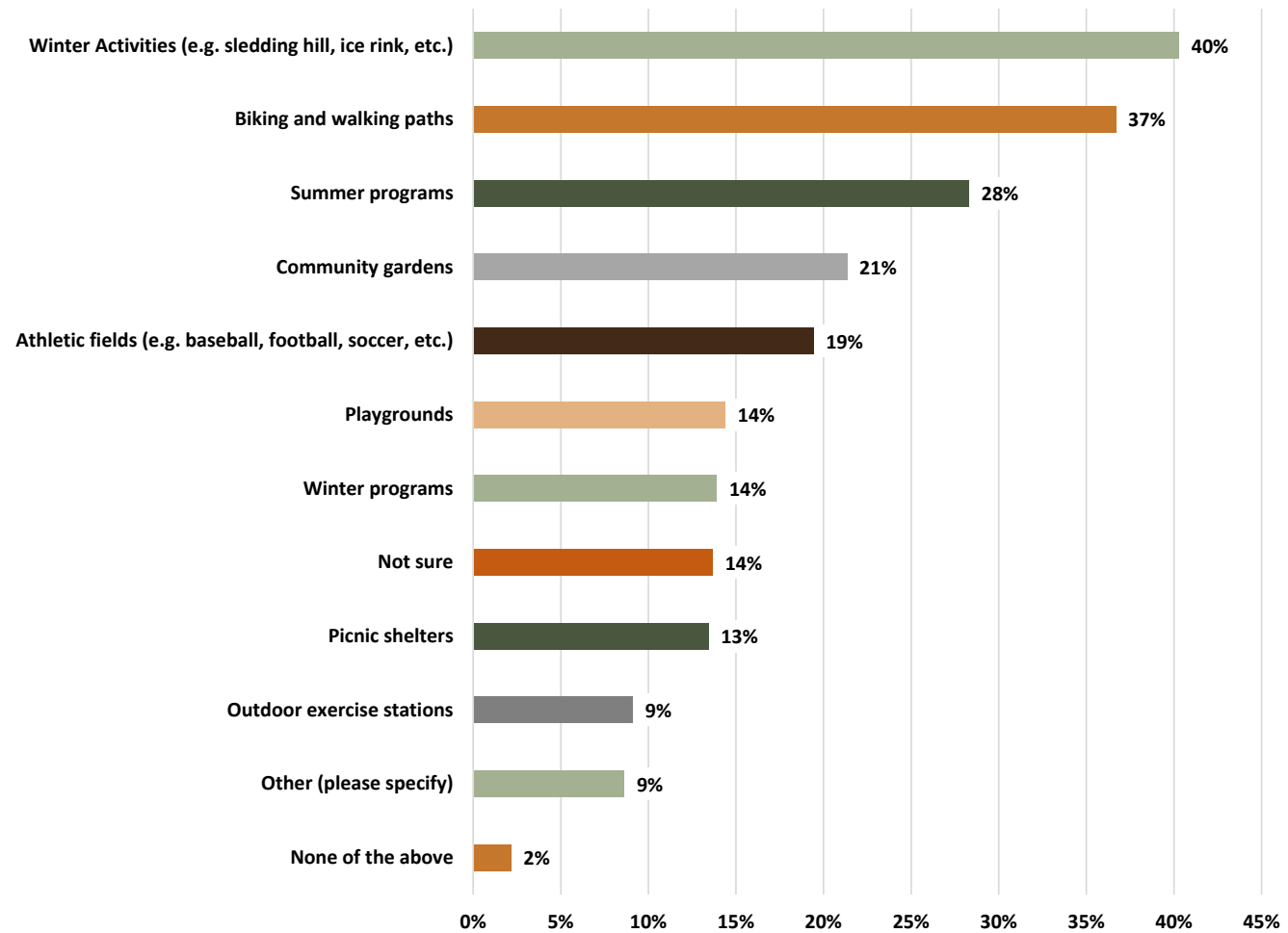
What are the biggest challenges facing Lead?



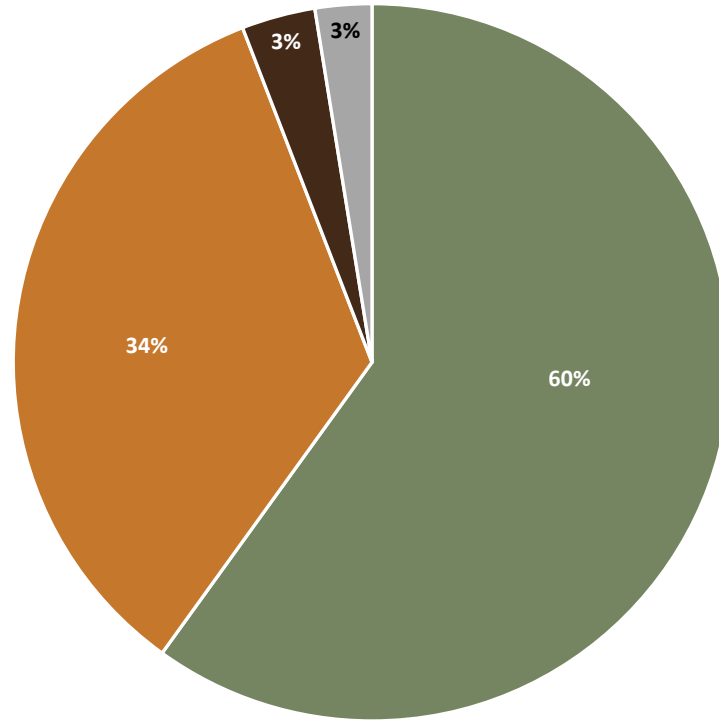
Which of the following are more important as they relate to improving transportation in Lead?



What additional recreation facilities or improvements are needed in Lead?

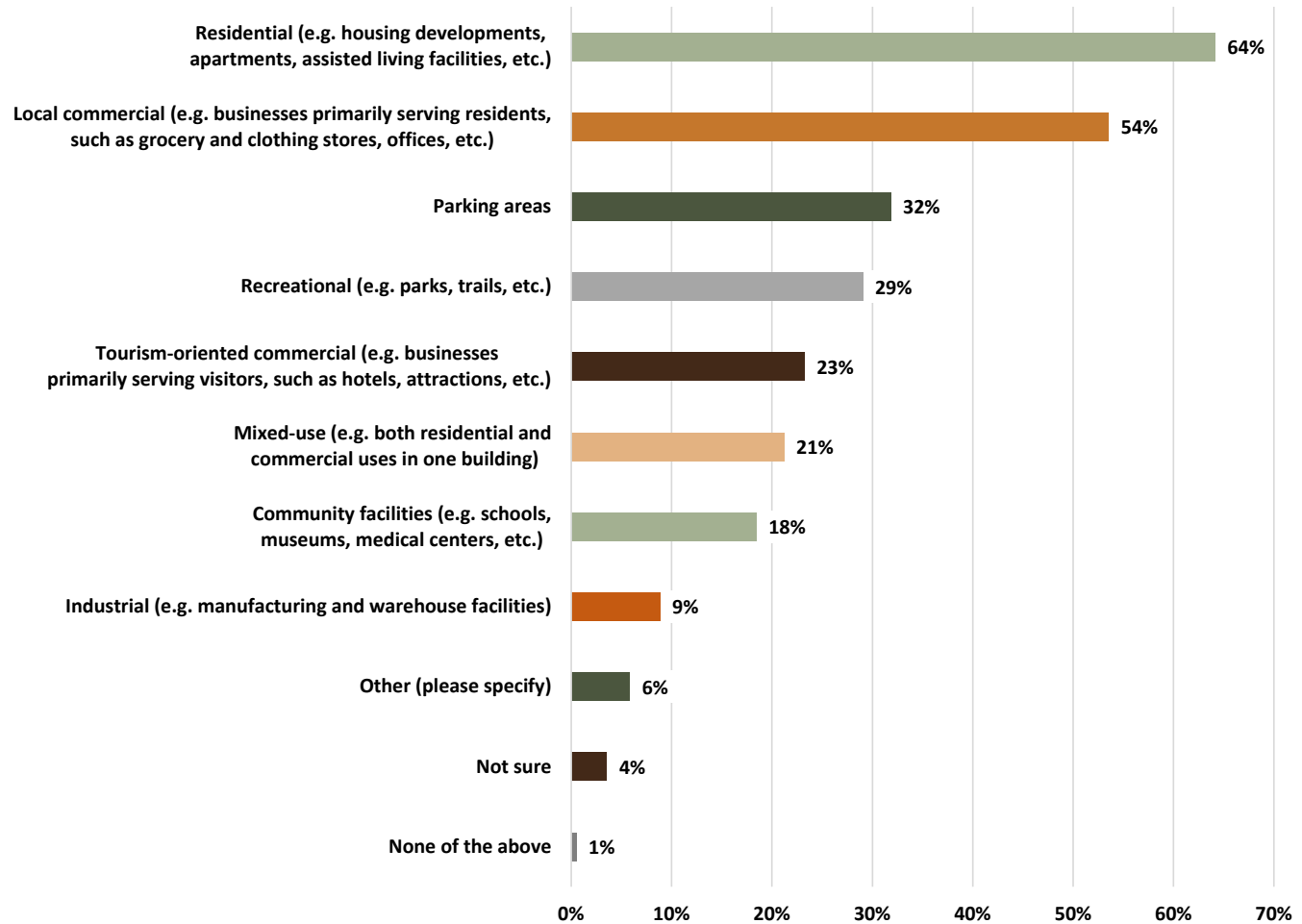


Which of the following statements best describe your opinion about the future growth and development in Lead?

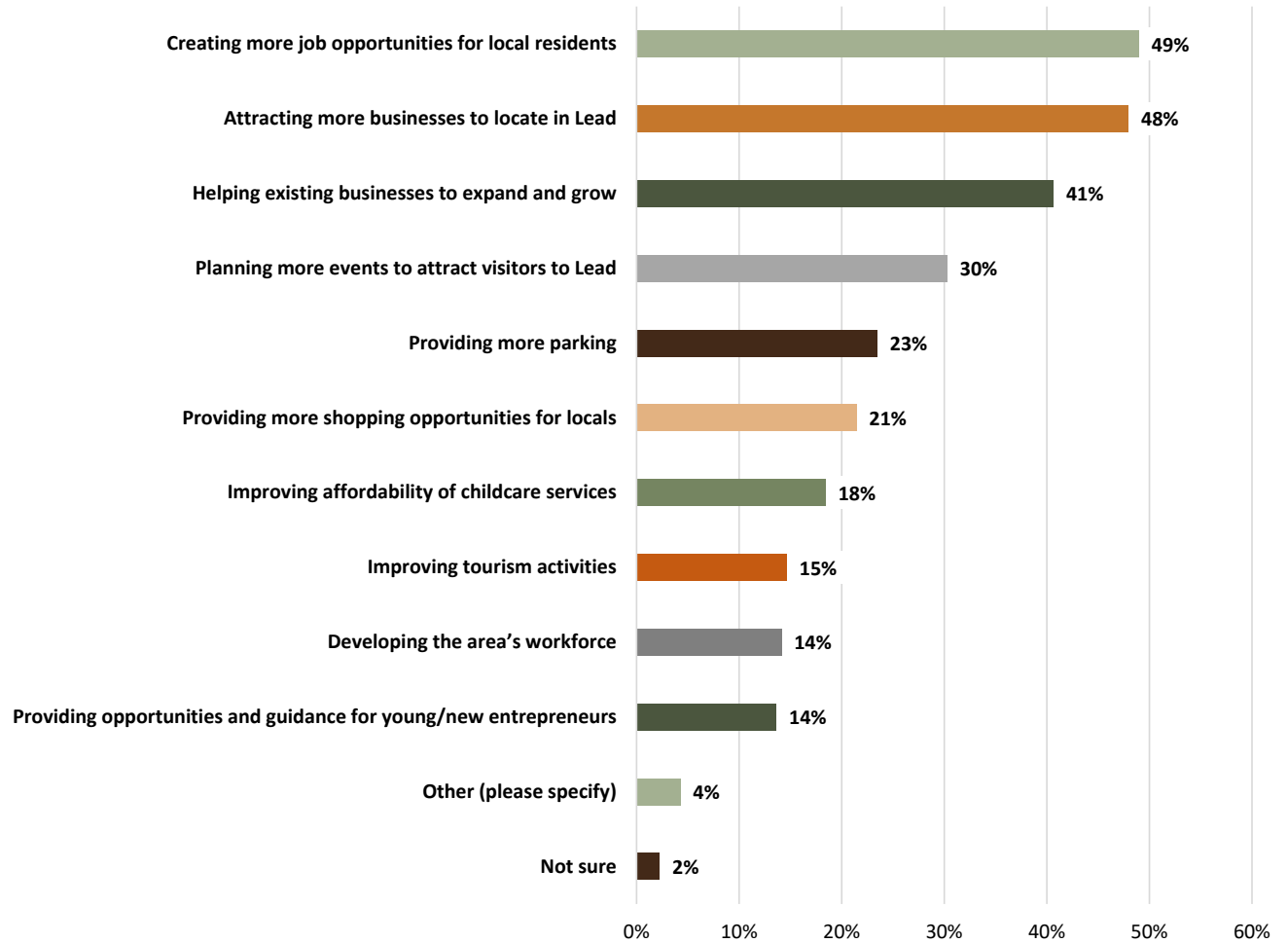


- Growth and development should be encouraged as much as possible.
- Limited growth and development should be encouraged.
- Minimal (or no) growth and development should be encouraged.
- Not Sure

What types of development are most needed in Lead?



Which of the following are more important relating to the future economic development in Lead?

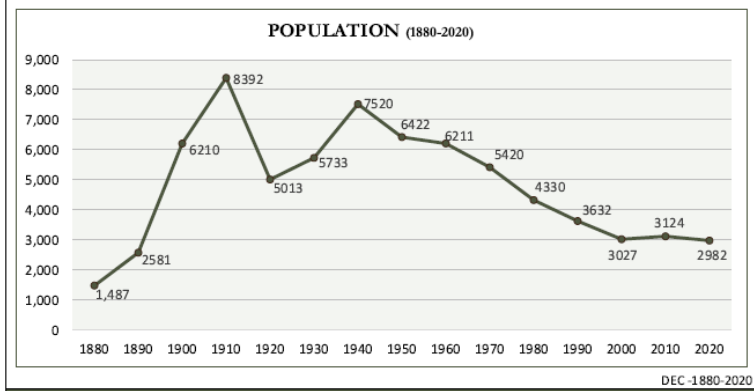


Community Profile

LEAD COMMUNITY PROFILE

This information will help to provide an overview of the existing conditions in Lead. This data will assist in the creation of the Lead Comprehensive Plan. The Lead Community Profile was created from various sources, included U.S. Census Bureau's Decennial Census (DEC), American Community Survey (ACS) 5-year estimates, Lightcast (labor market analytics and economic data), Zillow.com Housing Value Index, Lead-Deadwood Economic Development Corporation, and the City of Lead.

DEMOGRAPHICS



TOTAL POPULATION (2020)

Lead: 2,982	- *(-)4.54%
Hot Springs: 3,395	- *(-)8.52%
Deadwood: 1,156	- *(-)9.86%
Spearfish: 12,193	- *(+)16.19%
Lawrence County: 25,768	- *(+)6.93%
South Dakota: 886,667	- *(+)8.90%

MEDIAN AGE (2021)

52.5 - Lead	*39.7
54.9 - Hot Springs	*49.9
50.4 - Deadwood	*51.3
36.8 - Spearfish	*35.2
42.3 - Lawrence County	*40.6
37.1 - South Dakota	*37.1

DEC - H1 *percent change from 2010

ACS - 50101 *2011

Newspaper Activity

Step 1: Individually, imagine Lead in 2033 is being honored as Community of the Year. Please answer the following information for different descriptions of Lead in 2033 and accomplishments.

THE DAILY NEWS

www.dailynews.com SPECIAL ANNUAL EDITION September | 2033

2033 COMMUNITY OF THE YEAR:
Lead, South Dakota

Lead is being honored as 2033 South Dakota Community of the Year because...

It LOOKS and FEELS:	It IS:	It HAS:

Community Accomplishments

-
-
-
-
-

Draw an image that you think should be included with the news article.

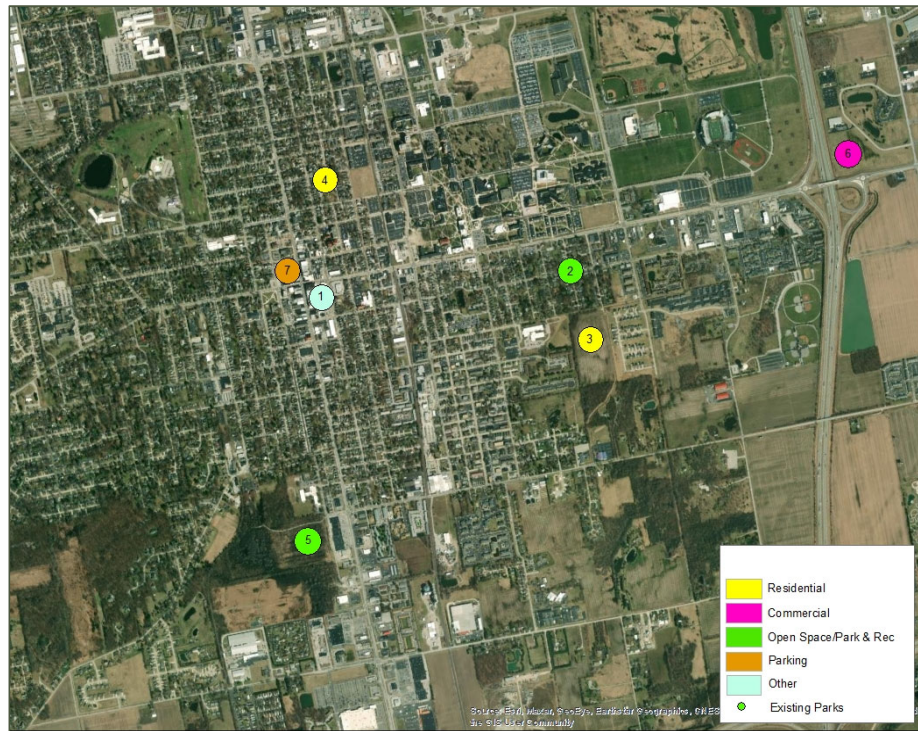
IN THEIR OWN WORDS... Citizens tell us why Lead is so great!



Mapping Activity

Step 1: Use the corresponding land use colors: (Residential=Yellow, Commercial=Red, etc) to identify areas suitable for new development, in-fill, re-development, or areas unsuitable for development.

Step 2: Write number on the sticker and make notes on the land use type and location decision.



1. Downtown area could benefit from mix-use. *But need to also consider parking
2. Residential area with many families. Lacks a nearby park.
3. Area prime for Residential Development. Close access to school.
4. Primarily residential area with many empty lots. Opportunity for infill for Single-family homes
5. This area is not suitable for development – flooding and soil concerns. Leave open space.
6. Area prime for commercial development, close to highway access.
7. This area could be used for downtown parking, e.g. parking garage. Location is walkable to downtown.

Questions?

Kailey Snyder

- Community Development Planner
ksnyder@wrbsc.com

Julianne Graham

- Community Development Planner
jgraham@wrbsc.com



730 E. Watertown St., Suite 102
Rapid City, SD 57701
(605) 394-2681

