



CITY OF LEAD COMPREHENSIVE PLAN

Planning Commission Meeting | 08.18.22

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

PURPOSE OF COMPREHENSIVE PLAN

- 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*.

BENEFITS OF COMPREHENSIVE PLAN



Provides guidance for future decision-making by elected officials and city staff.



Makes zoning and subdivision regulations stronger and less susceptible to legal challenges.



Provides the community and potential residents or developers advanced knowledge of the intentions of the city.



Strengthens eligibility of grant and funding applications for public infrastructure improvements.



= Positive Growth & Change in the Community

COMPREHENSIVE PLANNING INVOLVES:

- ✓ Analysis of past, current, and anticipated future conditions
- ✓ Public input about the needs and desires of the community
- ✓ Visioning and goal-setting, as well as policies and strategies for achieving goals
- ✓ Careful consideration of the community's future growth and development (10-20 years into the future)

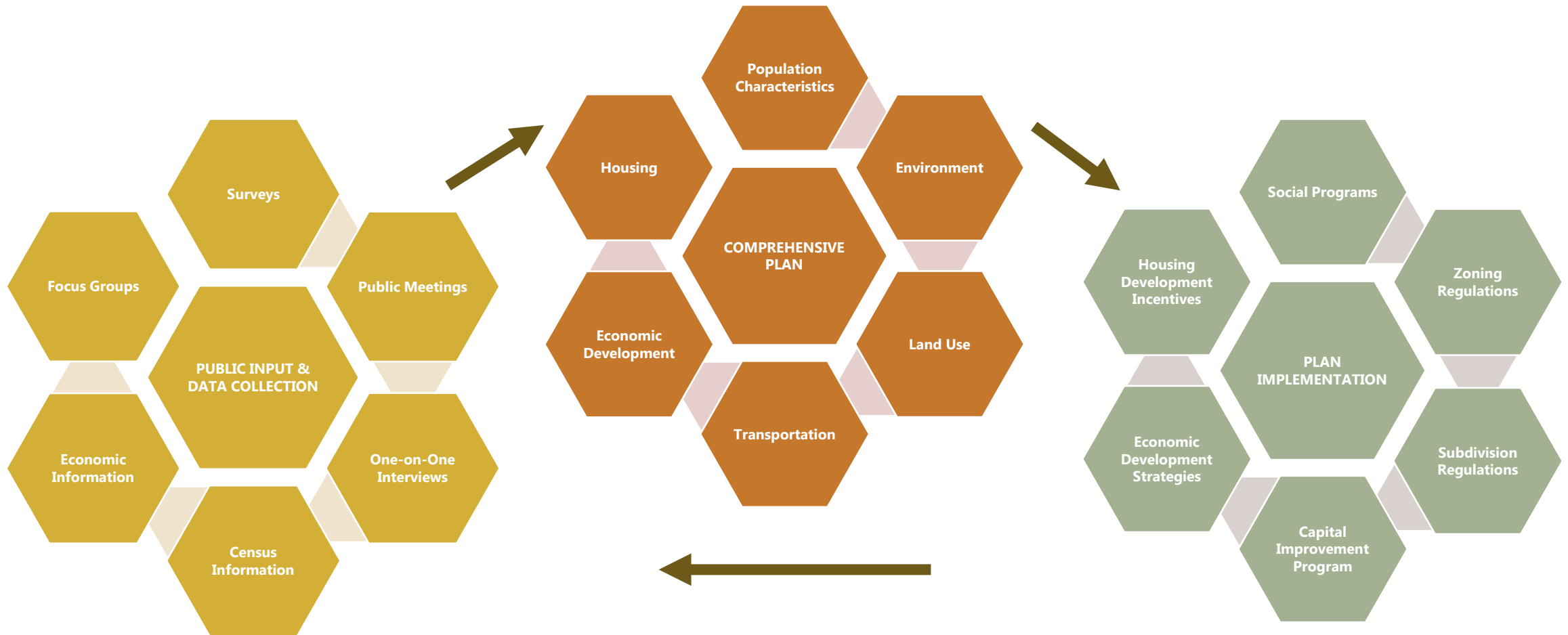
COMPREHENSIVE PLAN ELEMENTS

- **Addresses more than Land Use:**

- Population & Demographics
- Transportation
- Parks & Open Space
- Housing
- Utilities & Services
- Urban Design
- Community Facilities
- Economic Development
- Environment & Natural Resources
- Historic & Cultural Resources



COMPREHENSIVE PLANNING CYCLE



PLANNING PROCESS & TIMELINE



LEAD COMMUNITY PROFILE

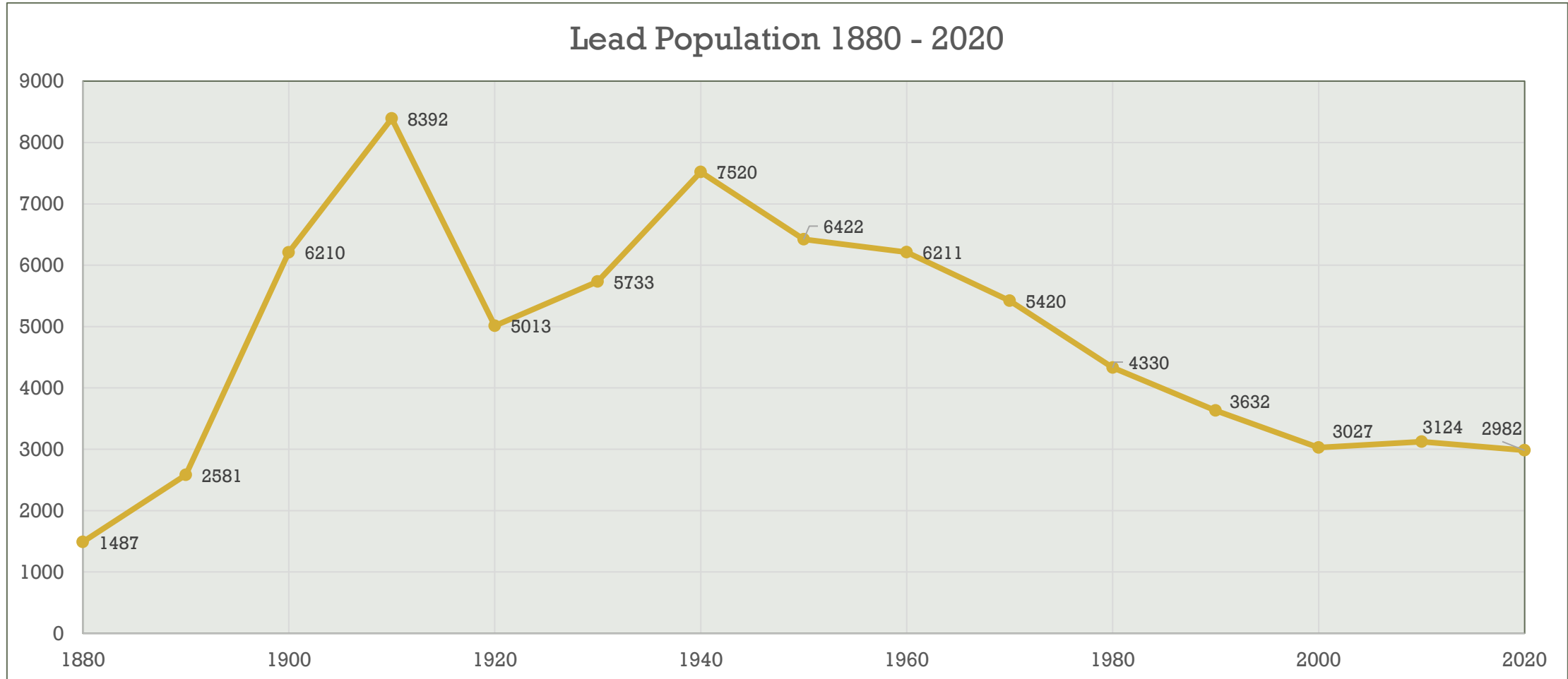
	2000	2010	2020
Population	3,027	3,124	2,982
Males	50.2%	52.1%	43.7%
Females	49.8%	47.9%	56.3%
Median Age	37.2	45.8	52.4
Under 5 years	5.9%	5.6%	3.8%
Under 18 years	26.1%	22.3%	17.2%
18 years and over	73.9%	77.7%	82.8%
65 years and over	13%	15.5%	28.3%

**Estimates*

Sources: U.S. Census Bureau 2000, 2010, and 2020 Census, 2000, 2010 and 2020 American Community Survey 5-year Estimates

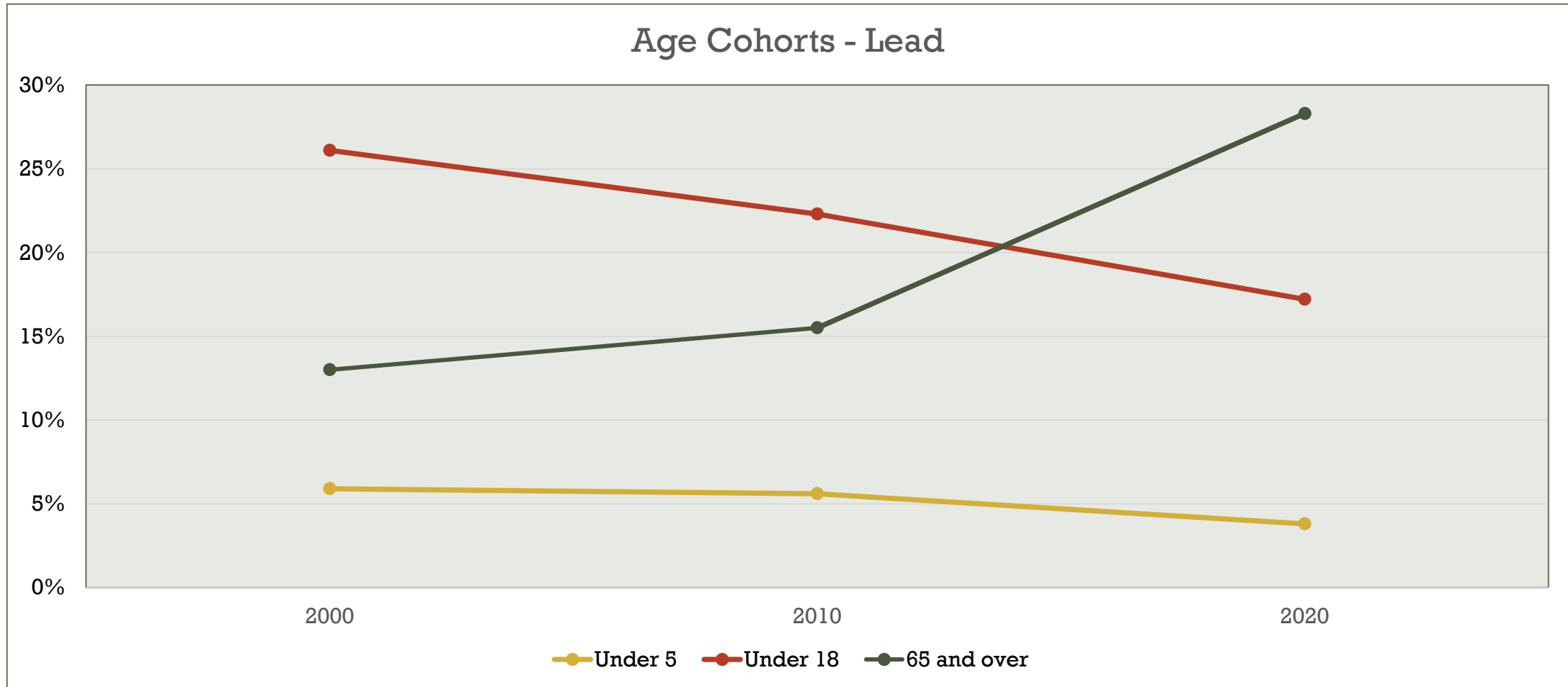
Median Age for SD = 37.2 | Median Age for US = 38.2

LEAD COMMUNITY PROFILE: POPULATION



Source: U.S. Census Bureau and 2019 Population Estimates

LEAD COMMUNITY PROFILE: AGE GROUPS



Source: U.S. Census Bureau 2000 & 2010 Census and 2018 American Community Survey

LEAD COMMUNITY PROFILE: INCOME AND POVERTY

	Lead	Deadwood	Lawrence County	South Dakota
Population	2,982	1,156	25,768	886,667
Median Household Income*	\$44,278	\$41,654	\$52,146	\$59,896
Individuals below Poverty Level	17.1%	11.2%	12.2%	12.8%

Source: U.S. Census Bureau Decennial Census 2020 ; 2020 American Community Survey 5-Year Estimates

Lead Median Household Income - 1999: \$29,485

Lead Median Household Income - 2010: \$38,845

LEAD COMMUNITY PROFILE: PROJECT WEBSITE

Lead Comprehensive Plan Website Potential Domain Names

- Leadcompplan.com
 - Leadsdplan.com
 - Leadsdcompplan.com
- Leadcomprehensiveplan.com
 - Planleadsd.com

COMMUNITY ACCOMPLISHMENTS

What has Lead accomplished since the last comprehensive plan?

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COMMUNITY CHALLENGES

What are some current challenges in the community?

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COMPREHENSIVE PLAN GOALS

What do you hope to accomplish with this comprehensive plan?

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PUBLIC ENGAGEMENT

Who do we need to talk to?

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How do we reach them?

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QUESTIONS?

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