



# **BELLE FOURCHE 2030 PLAN**

## **A COMPREHENSIVE PLAN FOR BELLE FOURCHE, SOUTH DAKOTA 2010-2030**

Prepared by the Belle Fourche Engineering Department at the direction of the Planning and Zoning Commission and the City Council of Belle Fourche, South Dakota

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF BELLE FOURCHE, AS PROVIDED FOR IN SDCL 11-6.**

**Whereas**, Chapter 11-6-14 of South Dakota Codified Law has empowered the Planning Commission and City Council of Belle Fourche to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

**Whereas**, the Belle Fourche Planning Commission has developed a Comprehensive Plan for the years 2010 – 2030 which shows the recommendations for the physical development of the City including extraterritorial platting jurisdiction boundaries, transportation, land use, utilities, parks, recreation, public facilities, housing, goals, objectives, policies and implementation; and

**Whereas**, the Belle Fourche Planning Commission has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Council; and

**Whereas**, the Belle Fourche City Council has received the recommendation of the Planning Commission and has held the required Public Hearing; and

**Whereas**, the adoption of the Comprehensive Plan would enhance the responsible development of Belle Fourche and the surrounding area.

**Now therefore**, be it resolved by Belle Fourche City Council, that the Comprehensive Plan for the City of Belle Fourche for the years 2010 through 2030 be hereby adopted and effective upon 20 days after publication of this resolution.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Signed: David Schneider  
Mayor, City of Belle Fourche

ATTEST:

\_\_\_\_\_  
Gloria Landphere  
Finance Officer, City of Belle Fourche

Publication Date: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

## INDEX

	PAGE
I. INTRODUCTION	1
II. DEMOGRAPHIC DATA	3
III. ENVIRONMENTAL CONSTRAINTS	6
IV. CURRENT LAND USE PATTERNS AND CONSUMPTION PROJECTIONS	7
V. INFRASTRUCTURE ASSESSMENT	10
VI. SCHOOL PLANS AND PROJECTIONS	13
VII. PARK AND OPEN SPACE INVENTORY AND NEEDS	14
VIII. GROWTH AREA ANALYSIS	16
IX. REDEVELOPMENT DISTRICTS	18
X. PLANNING POLICY FRAMEWORK	19
XI. PLAN IMPLEMENTATION	23

### MAPS

Map 1 – Extraterritorial Planning Jurisdiction Boundary

Map 2 – Belle Fourche Regional Landfill and Wastewater  
Treatment Facility

Map 3 – Belle Fourche Current Land Use

Map 4 – Major Street Plan

Map 5 – Belle Fourche Parks and Open Space

Map 6 – Belle Fourche Growth Area Analysis

## I. INTRODUCTION

### A. PURPOSE OF THE COMPREHENSIVE PLAN

This comprehensive plan is a collection of relevant materials and recommendations that serves as a guide for the future development of Belle Fourche for the next 20 years. The Plan will provide a general framework under which specific land use and development decisions can be made. The Plan will be flexible, yet will provide a definitive direction with respect to various issues. This plan will replace the last version of the City's comprehensive plan, which was adopted by the City over twenty-five years ago in 1982; and the major street plan which was adopted in 2002.

There are three primary purposes of this document:

- (1) To address the planning requirements of state law while also providing a sound and logical basis for city growth management strategies;
- (2) To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments; and
- (3) To provide the planning commission and city council with policies for future planning decisions and the methods and justification to control land use through the zoning and subdivision ordinance, the capital improvements program and other enforcement controls.

### B. AUTHORIZATION UNDER STATE LAW

Under SDCL 11-6-14, the planning commission of a municipality is directed to "*propose a plan for the physical development of the municipality... [to] include the general location, character, layout and extent of community centers and neighborhood units...*".

### C. AREA OF PLANNING JURISDICTION

The City of Belle Fourche, under SDCL 11-6-26, has the authority to control development within three (3) miles of the corporate limits of the City of Belle Fourche. For the purpose of comprehensive planning for the City of Belle Fourche, the extraterritorial planning jurisdiction boundaries shall be those shown on **Map 1**.

## **D. COMMUNITY INPUT**

As part of the comprehensive plan process, the Belle Fourche Planning & Zoning Commission requested community input on a variety of topics over several comprehensive focus meetings. The community input serves as one source of information to help form the comprehensive plan goals, policies and objectives. The following focus groups or persons were consulted:

1. Chamber of Commerce
2. Belle Fourche Development Corporation
3. Belle Fourche School District
4. Butte Meade Sanitary Water District
5. Butte County Planning & Zoning Commission
6. Butte County Commission
7. Belle Fourche Fire Department
8. Belle Fourche Realtors Group

**II. DEMOGRAPHIC DATA**

**A. DEMOGRAPHIC CONDITIONS**

**TABLE 1**

<b><u>YEAR</u></b>	<b><u>POPULATION</u></b> (Source: U.S. Census Bureau 2007)
<b>1960</b>	<b>4087</b>
<b>1970</b>	<b>4236</b>
<b>1980</b>	<b>4692</b>
<b>1990</b>	<b>4335</b>
<b>2000</b>	<b>4565</b>
<b>2007</b>	<b>4909*</b>

\*Estimate U.S. Census Bureau

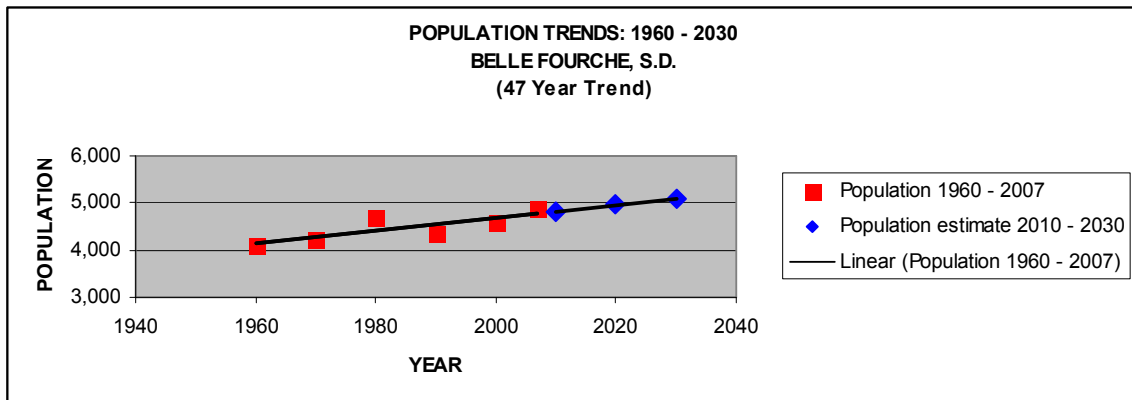
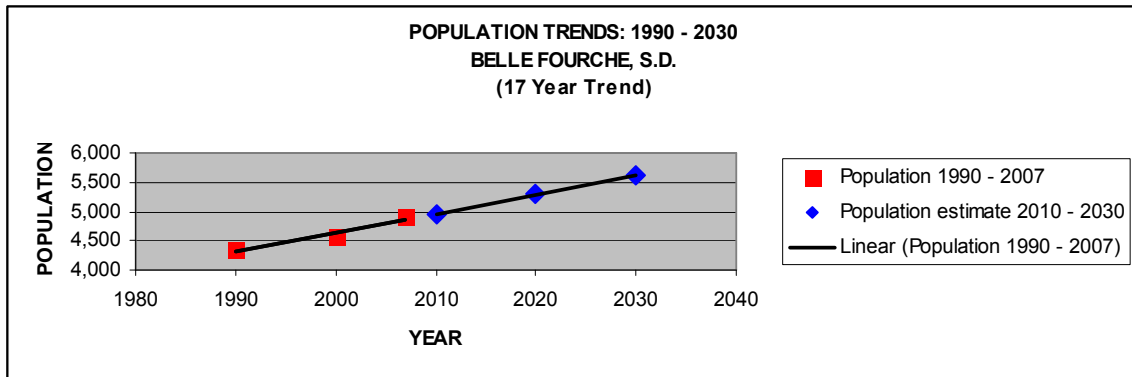
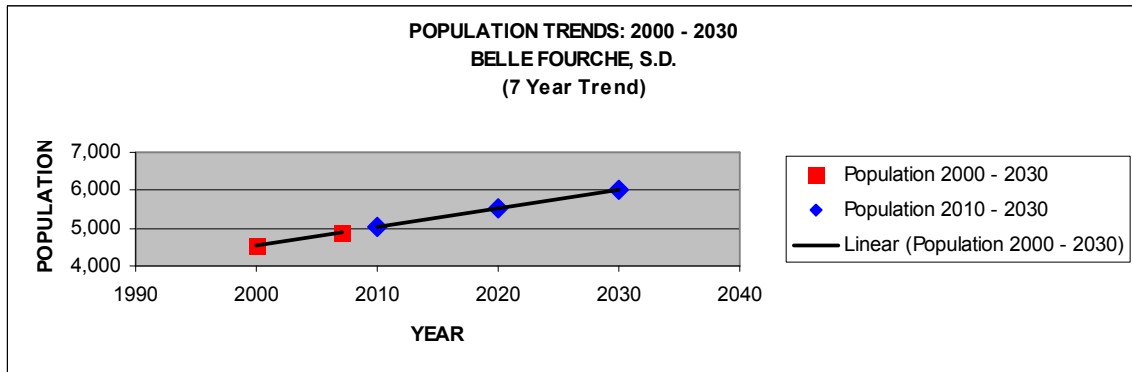
**B. POPULATION PROJECTIONS**

Based upon current trends, a population projection through the study period indicates the City of Belle Fourche will have a population between 5,104 and 6,039 by the year 2030 (see Table 2). For the purposes of land use planning, the upper end of the population trend was utilized to ensure adequate land was reserved and planned for the future development.

**TABLE 2**

**POPULATION PROJECTIONS**

	<u>2010</u>	<u>2020</u>	<u>2030</u>
<b>7 Year Trend</b>	<b>5056</b>	<b>5548</b>	<b>6039</b>
<b>17 Year Trend</b>	<b>4965</b>	<b>5296</b>	<b>5626</b>
<b>47 Year Trend</b>	<b>4825</b>	<b>4964</b>	<b>5101</b>



### C. OTHER DEMOGRAPHIC DATA

**TABLE 3**

#### Population by Age (Percent)

<b>YEAR</b>	<b>under 19</b>	<b>19 - 24</b>	<b>25 - 44</b>	<b>45 - 64</b>	<b>65 +</b>
<b>1980</b>	<b>30.7%</b>	<b>10.0%</b>	<b>24.3%</b>	<b>18.6%</b>	<b>16.5%</b>
<b>1990</b>	<b>29.4%</b>	<b>6.5%</b>	<b>28.9%</b>	<b>17.2%</b>	<b>18.1%</b>
<b>2000</b>	<b>27.2%</b>	<b>8.2%</b>	<b>25.5%</b>	<b>21.8%</b>	<b>17.3%</b>

Source: U.S. Census Bureau 1980, 1990, 2000

**TABLE 4**

#### Median Household Income

<b>YEAR</b>	<b>Belle Fourche</b>	<b>Butte County</b>	<b>South Dakota</b>
<b>1980</b>	<b>\$13,750.00</b>	<b>\$12,973.00</b>	<b>\$13,156.00</b>
<b>1990</b>	<b>\$18,054.00</b>	<b>\$20,105.00</b>	<b>\$22,503.00</b>
<b>2000</b>	<b>\$26,875.00</b>	<b>\$29,040.00</b>	<b>\$35,282.00</b>

Source: U.S. Census Bureau 1980, 1990, 2000



### III. ENVIRONMENTAL CONSTRAINTS

#### A. PHYSICAL GEOGRAPHY

Belle Fourche is located in western South Dakota. The City is mostly situated along the Belle Fourche and Redwater River. The terrain varies from flat river bottom, to gently sloping hills, to steep ravines and washes. The topography ranges from 3,000 feet above sea level to 3,500 feet above sea level.

#### B. FLOOD HAZARDS

The City of Belle Fourche has six major flood hazards within its area:

1. Belle Fourche River
2. Redwater River
3. Hay Creek
4. Willow Creek
5. Middle Creek
6. Crow Creek

The Federal Emergency Management Agency (FEMA) has classified a significant area adjacent to the rivers and creeks as having special flood hazard areas. FEMA Flood Hazard Boundary Maps are available for viewing at the Belle Fourche City Engineers office and on FEMA's website.

#### C. ADDITIONAL ENVIRONMENTAL CONSTRAINTS

The Belle Fourche Regional Landfill and the Belle Fourche Wastewater Treatment Facility are located on the northern edge of the City. These facilities will limit the development of residential neighborhoods in the areas directly adjacent and to the east and southeast due to the prevailing winds. (See **Map 2**)

#### IV. CURRENT LAND USE PATTERNS AND CONSUMPTION PROJECTIONS

##### A. CURRENT LAND USE

The **current land uses** in Belle Fourche and the planning area are included on **Map 3**. The numbers of acres by various land use categories are summarized in the table below.

**TABLE 5**

<b>Land Use</b>	<b>1980*</b>	<b>2009</b>
Residential	308.6	2,202
Commercial	65.6	241
Industrial	20.8	99
Parks	34.4	131**
Public	45.1	271
Streets & Right-of-Ways/ Flood Ways	217.7	1,004
Undeveloped Agriculture	252.4	
Undeveloped Residential		394
Undeveloped Commercial		381
Undeveloped Industrial		105
<b>TOTAL</b>	<b>944.6</b>	<b>4,828</b>

\* Source: 1981 Land Use Survey

\*\* Roundup Grounds Sports Complex contains approximately 100 acres

## B. FUTURE LAND AREA ESTIMATES

Household and a projected demand of each land use category are listed in the tables below.

### Land Use Projection Tables City of Belle Fourche

#### Household Projections

**TABLE 6**

<b>Year</b>	<b>Population</b>	<b>Housing Units</b>	<b>Persons per Household</b>
1980	4,692	1,940	2.42
1990	4,335	1,973	2.20
2000	4,565	2,122	2.15
2010*	5,056	2,237	2.26
2020*	5,548	2,455	2.26
2030*	6,039	2,672	2.26

\* Population, Housing Units & Persons per Household projected estimates

**TABLE 7**

<b>Households Added 2000 to 2030</b>	
<b>New Households</b>	<b>550</b>

**TABLE 8**

<b>Types of Households Added 2000 to 2030</b>		
<b>Types</b>	<b>Multi-family</b>	<b>Single Family</b>
<b>Percentage</b>	<b>16%</b>	<b>84%</b>
<b>Number</b>	<b>88</b>	<b>462</b>

**TABLE 9**

<b>Land Use Consumption Needs by 2030</b>		
Single-family Residential	462 units@ 2.5 units/acre + 50% multiplier	= 277 acres
Single-family Residential	462 units@ 1 units/2 acres + 50% multiplier	= 1386 acres
Multi-family Residential	88 units@ 12 units/acre + 50% multiplier	= 11 acres
Industrial	78 acres + 50% multiplier	= 117 acres
Commercial	175 acres + 50% multiplier	= 263 acres
Parks	4 Parks + Bike Path	= 10+ acres

**TABLE 10**

<b>Future Land Use Available Currently in City Limits</b>	
<b><u>Land Use</u></b>	<b><u>Available Acres</u></b>
Residential	394
Industrial	105
Commercial	381

## V. INFRASTRUCTURE ASSESSMENT

### A. TRANSPORTATION

Major Arterial Streets are streets of considerable continuity, which are primarily a through-traffic artery for inter connection among large areas. Belle Fourche has 3 major arterial streets within and around the community.

US Highway 85 is the major north-south arterial through Belle Fourche. A reconstruction project is scheduled for 2010 and 2011. Once completed, this road will have 5 lanes and will be in excellent condition.

US Highway 212 is a major east-west arterial on the north side of Belle Fourche. This road is in excellent condition.

SD Highway 34 is a major east-west arterial on the south side of Belle Fourche. This road is in excellent condition.

Minor Arterial Streets are streets that are supplementary to the major arterial streets and primarily a means of interconnection between minor traffic generating areas. These streets carry traffic from collector streets to major arterial streets. Belle Fourche has several minor arterial streets.

1. National Street/Sourdough Road/Snoma Road provides a main east-west connection through the community. This road is in good condition. Where on-street parking is provided the street section should be at least 45' wide.
2. Ziebach Street provides a main east-west connection through the community. This road is in good condition. Where on-street parking is provided the street section should be at least 45' wide.
3. State Street/10<sup>th</sup> Avenue/Elkhorn Street provides a main east-west connection through the community. This road is in good condition.
4. 13<sup>th</sup> Avenue from National Street to Ziebach Street provides a main north-south connection through that part of the community. This road is in good condition.

Additional minor arterial streets should be considered at the following locations:

1. Helmer Road
2. West Wood Road
3. Old Highway 212
4. Grey Road
5. Prairie Hills Road

6. 8<sup>th</sup> Avenue connection between Ziebach Street and Highway 34
7. East-West Section line common to Sections 33 & 34 T8N R2E and Sections 3 or 4 T7N R2E; and a connection to Prairie Hills Road
8. Across Section 12 T8N R2E to connect Snoma Road and Old Highway 212
9. Each section line consists of a 66' wide ROW and potentially is the location of an arterial street

Collector Streets are any minor or major residential streets intended to provide access to other streets from abutting properties or to move traffic from residential streets to arterial streets. Collector streets are generally in good condition. The City should continue to allocate funds annually for the maintenance of the streets.

A collector street from the Ridge Estates subdivision to Mill Street adjacent to the abandoned Railroad ROW should be constructed as development occurs.

The Belle Fourche Major Street Plan is included on **Map 4**.

## **B. WATER FACILITIES**

The City of Belle Fourche has 3 major water sources. In all, the 3 sources are capable of producing 2.7 million gallons per day (MGD), without the use of any pumps, and 4.6 MGD with the use of the main booster pump. In 2006 the City used an average of 1.1 MGD with a peak flow of 3.7 MGD.

The water capacity of the system will accommodate the projected 20 year growth. The projected population of 6,039 in the year 2030 would use 1.4 MGD on average with peak demand of 4.5 MGD.

Additional water tanks and pumps may be necessary to serve some of the growth areas.

## **C. WASTEWATER FACILITIES**

The existing design of the wastewater treatment facility will handle approximately 315 additional homes. Careful study will be required to determine the best method to handle the projected 20 year growth of the community.

Existing wastewater collection mains and the main lift station will need to be enlarged to handle increased flows.

## **D. SOLID WASTE MANAGEMENT**

The City of Belle Fourche owns and operates the Belle Fourche Regional Landfill. This landfill accepts waste from all of the communities of the northern

Black Hills. The space available at the landfill is expected to handle the solid waste generated by the area until the year 2055.

#### **E. AIR SERVICE**

The City owns and operates the Belle Fourche Regional Airport. The facility is in excellent condition, with upgrades being added as Federal and State funding becomes available.

## VI. SCHOOL PLANS AND PROJECTIONS

### BELLE FOURCHE SCHOOL DISTRICT

The Belle Fourche School District is home to approximately 1,380 students K-12. In grades K-4 the teacher/student ratio is 1:24; at the Middle School, the ratio is 1:21; at the High School, the ratio is 1:16. The Belle Fourche School District has been a leader in South Dakota for positive educational initiatives. The School District is located 10 miles north of Spearfish which is the home of Black Hills State University. The District and University partner together on many educational endeavors.

**North Park Elementary** – Kindergarten with approximately 124 students

**South Park Elementary** – Grades 1-4 with approximately 423 students

**Middle School** – Grades 5-8 with approximately 381 students

**High School** – Grades 9-12 with approximately 399 students

**Alternative School** – Grades 10-12 with approximately 50 students

The Belle Fourche School District has shown a moderate to steady enrollment growth over the past 5 years.



## VII. PARK AND OPEN SPACE INVENTORY AND NEEDS

### A. PARK INVENTORY

<u>NAME</u>	<u>ACRES</u>	<u>TYPE</u>	<u>COMMENTS</u>
Herrmann Park	8.8	Community/ Neighborhood	Playground area, horse-shoe courts, picnic shelters, band shell, Bowman Hall, Ped/Bike path access.
Highland Park	3.2	Community/ Neighborhood	Tennis courts, basketball court play-ground area, picnic shelter.
Gay Park	1.0	Neighborhood	Play-ground area, basketball court, picnic shelter.
Jones Park	1.9	Neighborhood	Tennis courts, basketball court, soft- ball field, playground area, soccer field, picnic shelter.
Round Up Grounds Complex	82.1	Community	Baseball/Softball fields, soccer fields, Ped/Bike path access, picnic shelters, rodeo arena. Picnic shelter.
Eagle Park		Open Space/ Nature Area	
Weyler Park	3.3	Open Space/ Nature Area	Outdoor ice skating rink, Ped/Bike path access.
Belle Fourche River Walk	linear	Open Space/ Nature Area	Pedestrian/Bike Path

## B. FUTURE PARK NEEDS

Neighborhood parks are generally between two and ten acres in size. The effective service area of neighborhood parks is ½ to 1 mile, depending on location, facilities, and accessibility. School/park sites also serve as neighborhood parks and include playground equipment in addition to play fields, parking lots, and multi-use paved areas for court games.

Community parks, because of their larger size, provide a much wider range of activities and facilities than neighborhood parks. The land area requirements generally range from 6 to 40 acres. Specialized facilities such as swimming pools, picnic areas, and athletic complexes can be accommodated in community parks. Community parks that should be provided include areas for passive uses, nature conservation, pools and aquatic centers, and athletic fields. Each of these four types of uses might include other uses such as neighborhood playground space, but generally larger parks will focus on one major type of activity.

Open space and nature areas are specialized locations which preserve wildlife habitat, woodlands, and wetlands through open space development. Most commonly developed along the stream corridors and natural drainage ways are linear parts or greenways which provide a variety of recreational opportunities to adjacent neighborhoods. These activities easily accommodate the development of a bike trail system.

The parks and open spaces on **Map 5** identify existing park facilities and proposed new facilities within the projected growth areas. These facilities will bring nearly all residential development within the service area of both neighborhood parks and community parks.

The specific improvements provided within a park facility should be tailored to meet the needs of the nearby population which it will primarily serve. Where feasible, proposed parks sites are integrated, with future elementary school sites, to permit joint use of facilities. In addition, potential combinations of detention pond sites and neighborhood parks should be reviewed wherever feasible to allow more efficient land utilization and consolidation of maintenance costs.

If new parks are to be provided at reasonable cost and in proper locations, it is essential that park land acquisition take place prior to residential development. Integration of park and school sites will likewise be feasible only if land acquisition occurs well ahead of residential development

## VIII. GROWTH AREA ANALYSIS

The costs of extending water and sewer services are the primary considerations in designing future growth. However, other factors must also be considered which include capacity of the transportation system, and environmental suitability. The following analysis is intended to provide the City of Belle Fourche and Butte County with a guide to land use decisions and direct implementation through subdivision and zoning regulations. **Map 6** illustrates all growth areas by the number indicated.

### Growth Area Considerations

#### Area #1

- Land use should be limited to Industrial and/or Commercial in nature.
- Water is available to most of the area.
- Sewer is available, but would need to be extended to serve most of the area.
- Water Tank Road and 3V Road should be improved.

#### Area #2

- Land use should be limited to high density Residential; with the exception that property fronting on Highway 34 could be zoned Commercial.
- Water will need to be extended to serve the southern portion of the area.
- Sewer is available, but will need to be extended to serve the area.

#### Area #3

- Land use should be limited to high density Residential with the exception that property fronting on Highway 34 could be zoned Commercial.
- Water will need to be extended to serve the area.
- Sewer is available, but will need to be extended to serve the area.

#### Area #4

- Land use for property adjacent to Highway 85 should be Commercial. Land use for the remaining property should be high density Residential.
- Water will need to be extended to serve the southern portion of the area.
- Sewer should be extended to serve the area.
- West Wood Road should be improved.

### **Area #5**

- Land use should be limited to Residential.
- Water is available.
- Sewer will not be extended. Lot sizes should be low and medium density to allow for installation of private on-site waste water systems.
- Section line road should be improved. A connector road should be installed to connect section line road with Prairie Hills Road.

### **Area #6**

- Land use should be limited to Residential.
- Water will need to be extended to most areas.
- Sewer will not be extended. Lot sizes should be low and medium density to allow for installation of private on-site waste water systems.
- Redwater Road, Shear Road and Minnesela Road should be improved

### **Area #7**

- Land use should be limited to high density Residential with the exception that property fronting on Highway 34 could be zoned Commercial.
- Water is available, but will need to be extended to serve the southeast part of the area.
- Sewer is available, but will need to be extended to serve the area.
- 8<sup>th</sup> Avenue connector street should be improved

### **Area #8**

- Land use should be limited to high density Residential.
- Water is available to the area.
- Sewer is available to the area.

### **Area #9**

- Land use should be limited to high density Residential with the exception that property fronting on Highway 212 could be zoned Commercial.
- Water is available to most of the area. Agreements with Butte Meade Sanitary Water District will need to be entered into to serve some of the area.
- Sewer is available but will need to be extended to serve the area.
- A connector street should be installed across section 12 to connect Snoma Road with Old Highway 212. Valley One Road should be improved.

## **IX. REDEVELOPMENT DISTRICTS**

Due to improper planning in the past and historic changes to uses along some of the major corridors in the City, there are certain areas that should be considered for redevelopment. This redevelopment will separate industrial and commercial uses from residential districts and create buffer zones between those uses. Enhancing the major corridors will enhance the image of the community.

### **REDEVELOPMENT AREA CONSIDERATIONS**

#### **AREA #1 – US HIGHWAY 85 CORRIDOR**

Properties fronting along US Hwy 85, from the northern edge of city limits to Stage Coach Road should be zoned General Commercial with few, if any, exceptions.

#### **AREA #2 – US HIGHWAY 212 CORRIDOR**

Properties fronting along US Hwy 212 from Water Tank Road to the Belle Fourche River should be zoned General Commercial with few, if any, exceptions.

#### **AREA #3 – NORTH 8<sup>TH</sup> AVENUE**

Properties fronting along North 8<sup>th</sup> Avenue from Hwy 212 to Diversion Dam Road should be zoned Industrial or Commercial.

#### **AREA #4 – MILL STREET SOUTH OF NATIONAL STREET**

Properties fronting along Mill Street should be zoned General Commercial. Other Mixed Residential and Industrial properties should be zoned General Residential. In addition, a new street connecting Mill Street with the Ridge Estates subdivision should be constructed as development occurs.

## **X. PLANNING POLICY FRAMEWORK**

This chapter establishes goals and objectives to provide guidelines for decision-makers and to address the issues faced by the City of Belle Fourche. The following definitions should be used to understand the function of goals, objectives, and policy guidelines:

**Goal:** Long-term end toward which programs or activities are directed. Goals are general and include no date of completion.

**Objective:** A specific, measurable, intermediate end that is achievable, sometimes measurable and marks progress towards a goal. Objectives are action-orientated statements demonstrating the means to achieve a goal.

**Policy Guideline:** General principles creating the course of action or way in which programs and activities are coordinated to achieve an identified goal or objective, supporting the action of the objectives.

### **A. TRANSPORTATION GOAL**

The City of Belle Fourche will have a safe and efficient transportation system that meets the mobility needs of the traveling public, is cost effective, and minimizes negative impacts on adjacent land uses.

Objective 1– Establish and maintain access management standards.

Objective 2 – Provide multi-use paths as part of greenway or open space corridors wherever feasible and consistent with ongoing parks and recreation planning efforts.

Objective 3 – Encourage street layouts which minimize overall street length while reducing site grading, drainage and storm sewer requirements to the greatest extent possible.

Objective 4 – Maintain the effectiveness of truck routes.

Objective 5 – Establish collector and arterial roadways in subdivisions in a manner which is consistent with the roadway layouts proposed in the comprehensive plan.

Objective 6 – Require road grades and drainage of proposed subdivisions be designed with consideration for continuity with surrounding and future developments.

## **B. LAND USE GOAL**

The City of Belle Fourche will promote compact development and redevelopment to provide adequate land for present and future residential and economic needs, while preserving the function and character of rural areas.

Objective 1 – Allow development within Future Growth Areas as detailed on the Growth Area Map.

Policy 1 – Encourage growth within existing undeveloped areas of the city limits as indicated by the growth area map future land use map.

Policy 2 – Consider annexing growth areas ahead of development as indicated on the growth area map.

Policy 3 – Development of growth areas will be allowed if the full cost of infrastructure development is borne by the developer. A sanitary sewer study should be completed prior to development.

Policy 4 – Require adequate provision of city services before development is approved in future growth areas.

Objective 2 – Redevelop and beautify identified areas of Belle Fourche.

Policy 1 – Rezone redevelopment districts ahead of new development.

Policy 2 – Enforce existing nuisance ordinances.

Policy 3 – Implement and enforce a landscaping ordinance which requires all new commercial, industrial, and multiple family housing development to incorporate green space with trees, living groundcover and screening.

Policy 4 – Implement and enforce a boulevard tree policy.

Policy 5 – Implement a Property Maintenance Code.

Policy 6 – Encourage the enhancement of gateways to the city.

Objective 3 – Improve the downtown area by investing in redevelopment.

Policy 1 – Encourage the continued implementation and expansion of the downtown master plan.

Policy 2 – Encourage the cooperation of business owners and the city to keep the downtown clean and well-maintained.

Policy 3 – Research funding sources for existing storefront improvements.

Objective 4 – Within the City's Future Growth Areas, discourage scattered residential, commercial or industrial development.

Policy 1 – Within the City's 20 year growth area utilize the plat approval process to allow development only when the city can annex and provide designated city services.

Policy 2 – Work with Butte County to implement zoning regulations and building permit standards within the City's extraterritorial jurisdiction.

Objective 5– Outside the City’s Future Growth Areas, encourage agriculture to remain the dominant land use activity.

Policy 1– Beyond the urban service boundary, encourage agriculture to remain the primary land use activity and minimize the cost of providing future public services and facilities by maintaining a rural population density and preserving agricultural lands.

Policy 2 – Outside the City’s 20 year growth area, discourage growth that will detract from land being utilized as agricultural land.

Policy 3 – Work with Butte County to implement zoning regulations and building permit standards within the City’s extraterritorial jurisdiction.

### **C. UTILITIES GOAL**

The City of Belle Fourche will maintain sustainable utilities in order to minimize costs to its taxpayers while ensuring adequate services for present needs and for economic development.

Objectives 1– Minimize or eliminate the subsidy of new development by taxpayers.

Policy 1– Development of growth areas will be allowed if the full cost of infrastructure development is borne by the developer. A sanitary sewer study should be completed prior to development.

Objective 2– Program future expenditures through the City’s 5-Year Capital Improvement Plan

Policy 1 – Analyze and update the Capital Improvement Plan on an annual basis.

### **D. PARKS AND RECREATION GOAL**

The City of Belle Fourche will provide recreational facilities and open space to enhance the quality of life of its citizens and its visitors, and to enhance the image of Belle Fourche as a great place to live, work and play.

Objective 1 – Expand the City’s park system and pedestrian/bike path system as detailed on Parks and Open Space map.

Policy 1 – Secure suitable park sites ahead of development within growth areas.

Policy 2 – Encourage continued utilization of areas incompatible with other development activities for parks and open space.

Policy 3 – Preclude development of land which is environmentally unsuitable for construction by retaining floodplains, drainage ways, and other significant natural areas as open space.



Objective 2 - Provide a mixture of both active and passive recreation facilities, suitable for use by all age groups, with due consideration for adequate access and parking safety.

## **E. NATURAL AND CULTURAL RESOURCE GOAL**

The City of Belle Fourche will preserve its natural and cultural heritage in order to enhance the quality of life of its citizens and its visitors, and to enhance the image of Belle Fourche as a great place to live, work and play.

Objective 1 - Encourage the preservation/restoration of historic sites, buildings, and historic architectural resources.

Policy 1 – Develop and implement a downtown historic development plan.

## **F. HOUSING GOAL**

The City of Belle Fourche will promote a wide degree of housing choices that responds to an increasingly diverse housing market.

Objective 1 – Encourage renovation or replacement of currently sub-standard housing units, and redevelopment of blighted areas.

Policy 1 – Implement a Property Management Code.

Objective 2 – Encourage developments that include a mixture of lot sizes.

Objective 3 – Encourage development of a wide price range of housing units, especially for moderate and low income groups.

Objective 4 – Provide suitable transition zones between residential areas and higher intensity uses adjacent non-residential uses.

Objective 5 – Provide opportunities for well managed mobile home parks.

Policy 1 – Update mobile home and mobile home park ordinances to improve the condition of that stock.

## **XI. PLAN IMPLEMENTATION**

A comprehensive plan is only as good as its level of implementation. The basic level of implementation happens when the Planning Commission reviews this Comprehensive Plan before making decisions to ensure that the decisions they make are consistent with the Plan.

A key function of the plan is to provide some predictability about the potential land use and timing of development so that the public and private sectors can make informed decisions in the area of real estate and capital investment.

The City's subdivision and zoning ordinances and regulations should be reviewed to identify those areas currently not implementing the goals, objectives, and policies outlined in the Plan. These goals, objectives, and policies should be reflected in the City's subdivision and zoning ordinances and the necessary changes made to these ordinances to reflect the changes in the Comprehensive Plan. Also review the subdivision and zoning ordinances and modify, replace, update, or remove any regulations contradicting the Plan's goals, objectives, and policies.

A comprehensive plan is intended to be a living document that changes as circumstances within a community change. To this end, it is helpful to annually review the Comprehensive Plan to determine if any major new issues have occurred in the past year which suggests the need for specific amendments to the Plan. Additionally, a full detailed update of the Plan should be completed every seven to ten years.

The Comprehensive Plan's preceding chapters identified existing conditions, analyzed issues, and made recommendations about the future direction of the City of Belle Fourche. The following organizes the recommendations into an action plan which can help the City implement the Comprehensive Plan. The Comprehensive Plan has both specific actions which should be undertaken at specific points in time and general guidelines which need to be reviewed and followed as the City continues to grow and change.

Implementation is the responsibility of the City Council, the Planning Commission, and City staff. However it cannot be effectively implemented without the cooperation of other local organizations and the citizens of Belle Fourche.

The following sections identify changes to regulations, studies to be completed, and a development phasing strategy.

## **A. SUBDIVISION REGULATIONS AND ZONING ORDINANCE**

One of the primary tools available to cities to implement their comprehensive plans is their land use regulations. These typically consist of both zoning ordinances and subdivision regulations. Zoning ordinances generally address the uses of land and subdivision regulations generally address the division of land. Both are needed to guide the land development process.

In order to help the City enhance its image the Plan recommends that landscaping requirements be implemented to ensure that commercial, industrial and multiple family housing areas have open landscaped spaces and that the primary gateways are landscaped to present an attractive welcoming first impression of the City. In addition, the City's current boulevard tree policy should be reviewed and amended as necessary to promote boulevard tree planting.

In order to promote the beautification and enhancement of existing properties, the City should adopt and enforce a Property Maintenance Code.

In order to provide safe and improved mobile home properties, the City should review its mobile home and mobile home park ordinances to improve the condition of that stock of housing units.

In order to promote and enhance traffic safety and mobility the Plan recommends incorporating access spacing guidelines into the subdivision regulations and zoning ordinances. These guidelines should be used to ensure that during any intensification of land use, access locations are carefully managed to protect the long term mobility of corridors and to preemptively mitigate potential traffic safety issues.

In order to ensure that future arterial and collector roads can be properly located and linked to the existing street network, and to implement the future road network recommendations of the Plan, ROW dedication standards should be incorporated into the subdivision regulations.

In order to implement the Redevelopment District Plan included in the Comprehensive Plan the City should rezone land into appropriate zoning districts at or before the time development applications are submitted to the City.

In order to ensure that existing properties and land use in areas outside of the city limits enhances and does not detract from future development and land uses, the City should encourage Butte County to implement zoning ordinances and building construction standards within the City's extraterritorial jurisdiction.

## **B. STUDIES**

Some issues identified in the Comprehensive Plan process were beyond the scope of the project or did not warrant analysis at this time, but are expected to need analysis at a later date. The Plan recommended several future studies or analyses be completed.

A detailed sewer study should be completed to determine the size and extent of public sewer service to be provided within the future growth areas identified in this Comprehensive Plan.

The City's 5-year Capital Improvement Plan should be reviewed and updated annually. Infrastructure necessary for the growth areas should be implemented ahead of development.

In order to promote and enhance the historic nature of the downtown central commercial district, the City should investigate implementing a Downtown Historic Development Plan. In addition, funding sources for implementing the plan should be investigated.

## **C. DEVELOPMENT PHASING**

The sequence of capital expenditures and land development has consequences to Belle Fourche taxpayers. In order to minimize these impacts, the following strategy for future development is recommended. If this development sequence is followed, it may have impacts on the timing and sequence of planned capital improvements such as the extension of sewer trunk lines.

The City should actively encourage growth and development in areas designated as future growth areas that are vacant and within the city limits with some or most of the infrastructure required for development already in place or available contiguous to the area.

Areas located in the future growth areas and designated for midterm development are those areas that are contiguous to existing or planned development, lack most infrastructure required to support development, but might reasonably be expected to develop within the planning period. The City will consider development proposals in these areas only if the developer agrees to provide all offsite improvements necessary to extend municipal services to the proposed development.

The balance of the land located in the City's extraterritorial jurisdiction will be designated for long-term development. In areas with this designation the City will encourage agricultural land uses to remain and will strongly discourage development until adequate services have been planned. Subdivision of land will be limited to one housing unit per 40 acres.

#### **D. ANNEXATION PROGRAM**

If the orderly growth of Belle Fourche is to continue over the planning period, it is essential that the City continue pursuing an active annexation program as municipal services are requested. The boundaries for providing municipal services should generally coincide with the corporate limits. Areas designated by the land use plan as future growth areas of the city should be annexed in advance of major development, as should existing rural subdivisions, which lie adjacent to the city. This policy will assure that sufficient development land to accommodate the future growth of the urban area is maintained.

A primary benefit of annexing key growth areas prior to actual development is that it permits the City to extend major streets and utilities on an efficient scale rather than a piecemeal basis. Engineering and capital improvements programming can be carried out for large areas rather than for individual subdivisions, allowing more timely and economical public improvements. The availability of these facilities will encourage development in planned service areas where the availability of major streets and utilities is assured. Advance annexation of future growth areas will ensure that new development is designed to meet city standards and is provided with municipal utilities and services.

The extension of water or sewer service to a development shall be predicated upon annexation of the property, which shall occur before the land is provided with municipal services. Voluntary annexation agreements may limit or outline the phasing, timing, or development of utility services and may include specific or general plans for the financing of infrastructure improvements and the land uses of the area.

Existing rural subdivisions and other properties, which lie within the city's service area, can be addressed by the annexation program as well. Timely annexation of these areas will prevent illogical jurisdictional boundaries and fragmented local government or private utility responsibilities. Furthermore, severe tax inequities within the urban area can be eliminated through annexation of subdivisions which enjoy a wide range of city facilities and services toward which they contribute no property tax support.

Of utmost importance in the annexation process is the need to sensitively deal with the concerns of affected residences and property owners. By assuming political jurisdiction over an annexed area, the city also assumes a responsibility to protect the life-style and economic well-being of its residents. Particularly in established residential neighborhoods, consideration should be given to such things as zoning, and street and utility improvements which might adversely affect the character of the area.

From a broader perspective, coordination with the Capital Improvements Program is equally important. Annexation of planned growth areas must occur early enough to provide adequate lead-time for the construction of major street and utility improvements. This ensures an ample supply of developable land can be maintained and inflated land prices resulting from municipal service lags can be minimized.