

# CITY OF LEAD

## COMPREHENSIVE PLAN

### 2017 ADDENDUM



**2017 COMPREHENSIVE PLAN ADDENDUM**  
**INTRODUCTION, HISTORY AND NARRATIVE**

**VISION STATEMENT**

**The City of Lead Comprehensive Plan establishes that the community desires to maintain its historical nature while reinventing itself for the future as a vibrant and economically viable community that provides world class services to its residents and visitors.**

**INTRODUCTION**

In 2004, the City of Lead was involved in an organized and systematic attempt to closely look at the current status and future outlook of the city. In an effort to create a vision of what the City wanted to become, a framework for shaping future growth and change, for protecting what the community values, for enhancing what the community wants to improve, and for creating what the community feels is missing was laid out in the Lead Comprehensive Plan. The Lead Comprehensive Plan Steering Committee was made up of the following individuals Tom Nelson, Jacque Fuller, Karl Burke, Francis Toscana, Joy McCracken, Dave Snyder, Terry Weisenberg, Dr. Richard Gowen, Dee Black, Roger Merriman and Harley Lux.

The Lead Comprehensive Plan is presented in eight chapters described as follows:

1. **Issues, Opportunities, and Vision** – Provides a brief history of Lead, summarizes demographic background and trends, identifies emerging issues and desired assets, articulates a vision statement, and defines the overall planning and development principles to guide future development and redevelopment over a 10-year planning and implementation period.
2. **Land Use and Growth Management** – Describes existing land use patterns, identifies land use issues and needs, identifies strategic directions for land use and growth management, and develops goals and policies for guiding changes in land use and development, as well as providing a framework for infrastructure planning..
3. **Community Design and Cultural Resources**– Describes the existing natural and man-made landscape, identifies issues and needs as articulated in the February 23, 2004 Community Design Workshop, and develops goals and policies so that Lead can provide a clear and rich image that people can recognize, understand, be proud of, and remember.
4. **Transportation and Parking**– Describes the existing transportation system, transportation issues and needs. Sets forth transportation goals and policies.
5. **Community Facilities, Parks, and Utilities** – Describes the existing situation with respect to municipal administration, parks and recreation services, emergency services (police, fire, and emergency medical), water system, sanitary sewers, other utilities, schools, library services, and health care. Describes issues and needs. Sets forth plan direction, goals, and policies.
6. **Economic Development** – Describes the existing labor force and economic base, and issues and needs. Sets forth plan directions, goals, and policies.
7. **Housing**– Describes Lead’s existing housing stock, housing market trends, and issues and needs. Sets forth housing directions, goals, and policies.

8. **Implementation** – Sets forth, in matrix format, all of the goals and policies of the Lead Comprehensive Plan, and indicates the high priority Action Steps to be completed within the first five years of implementation. The Action Steps include recommendations for capital improvements, detailed concept plans, creation of new programs, cooperative efforts with other jurisdictions, and further planning and design analysis to provide the basis for concrete projects.

### **HISTORY**

In 2008, a committee was appointed by the Mayor to revisit the Comprehensive Plan. That committee was made up of Nick Krebs, Les Roselles, Michelle Eddy, Marlo Heupel, Dan Leikvold, Dave Morris and Bob Bratcher.

This committee took the following course of action:

- Determined which goals, policies, and action steps in the Plan have already been met or completed.
- Of the remaining goals, policies and action steps, determined which ones should be deleted or retained.
- Determined if any goals, policies, and action steps should be added.
- Identified short term goals that can be accomplished quickly and efficiently.
- Prioritized agreed upon goals, policies, and action steps.

In 2013, a new Comprehensive Plan Commission was appointed. This commission consisted of Chairman Thad Fuller (at-large), Co-Chair Joan Irwin (at large, Opera House), Planning and Zoning Representative Don Mack, Historic Preservation Representative Chad Davis, Mayor Jerry Apa, City Commissioner Les Roselles and Melissa Johnson (at-large, Chamber of Commerce). This new commission took the following actions:

- Began the development of an addendum to the 2004-14 Comprehensive Plan that will guide the community for the next 3 years (through 2020).
- Used the 2004-14 Comprehensive Plan as a template for this addendum, summarizing the work/actions completed, the work/actions in progress, the short-term goals and the long-term goals.
- Identified all of the organizations and groups that would be responsible for completing/managing the goals.

### **NARRATIVE**

The planning process must identify what we want our community to look like. To accomplish the objective of creating a community of our choice, the City must create and accept action plans that concentrate human and capital resources on the areas it deems most vital. Some concepts to help to meet this objective are:

- Encourage the community to continually set and meet high expectations.
- Strengthen partnerships throughout the community.
- There needs to be strong leadership from elected and non-elected officials that shows a visible commitment to the Plan and making the community vision a reality.

## *LEAD COMPREHENSIVE PLAN 2017Addendum*

- Identify barriers and opportunities and understand the difference between them and manage them appropriately

In 2016, the Comprehensive Plan Commission consisted of Chairman Thad Fuller (at-large, business owner), Co-Chair Joan Irwin (at large, resident), Planning and Zoning Representative Don Mack, Historic Preservation Representative Les Roselles, City Commissioner Denise Parker, Pam Hamilton (Sanford Laboratory) and Melissa Johnson (at-large, ex-Chamber of Commerce).

This 2016 commission became very active in the completion of a needed addendum. This commission used the work of the 2008 commission review that reorganized the numerous goals set forth by the original Comprehensive Plan in 2004.

The results of this review form the foundation of the 2017-2020 Addendum. The intent of the addendum is to keep intact the original Comprehensive Plan and to update the many goals, projects, policies and directions that were components of the original plan.





**2017 COMPREHENSIVE PLAN ADDENDUM**

**CHAPTER 1.0 ISSUES, OPPORTUNITIES AND VISION**

**CHAPTER 1.0 SHORT TERM**

1. Encourage the sharing of strategic planning information among employers and businesses to identify opportunities of mutual benefit.
  2. Work with various community and business groups to facilitate meetings among employers and institutions to share strategic planning information.
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**CHAPTER 2.0 LAND USE AND GROWTH MANAGEMENT**

**CHAPTER 2.0 LONG TERM**

1. Require commercial, industrial, civic, and institutional development to be designed in ways that minimize conflicts with adjacent homes and neighborhoods, and conforms to the character of the natural landscape.
  2. Provide meaningful opportunities for public involvement in land use issues and public investment decisions that directly affect existing neighborhoods.
  3. Continue to use the branding of the community as a guide to enhance outdoor recreation opportunities and develop Lead as a destination to unique outdoor experiences.
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## **CHAPTER 3.0 COMMUNITY DESIGN AND CULTURAL RESOURCES**

### **CHAPTER 3.0 SHORT TERM**

1. Build on older ethnic neighborhood identities, as well as improved ethnic neighborhood historic interpretation.
2. Support the efforts toward the completion of the Homestake Opera House restoration.
3. Utilize and clean-up unused or under-utilized properties.
4. Require all subdivisions to adhere to long-range plans for streets, trails, parks, and utility corridors to ensure continuity of development patterns and implementation of community priorities.
5. Establish a streetscape beautification program to address design issues in the public areas (city signs, street lights, benches, pocket parks, retaining walls, urban art).
6. Support efforts to improve the appearance of the community, which include city-wide cleanup programs, wayfinding and other signage, façade improvements and property maintenance.
7. Support cooperation between the Lead and Deadwood Chambers of Commerce to establish cultural events that invite visitors to both communities.

### **CHAPTER 3.0 LONG TERM**

1. Capitalize on the venue provided by the Opera House/Smart Center by developing a guild system to house a company of actors, dancers, and other performers, offering apprenticeships and training programs.
2. Establish a distinctive sense of place in the Downtown (and nearby neighborhoods) that reflects and highlights Lead's heritage, and is attractive, pedestrian-friendly, and unique pedestrian amenities in the downtown, with connections to the neighborhoods.
3. Foster new development that respects the character of Lead as defined by its distinctive natural and historic features.
4. Increase the visibility of Lead's historic and cultural resources in the downtown area through various historic preservation regulatory tools and incentives.
5. Continue with a façade improvement program, comprising specific and coordinated elements of design, organization, promotion, and economic restructuring.
6. Identify and protect unique natural areas and plan minimal impacts.



## **CHAPTER 4.0 TRANSPORTATION AND PARKING**

### **CHAPTER 4.0 SHORT TERM**

1. Assess current gateways and develop a program of improvement to entrance signage, landscaping, and way-finding.
2. Prepare a traffic management plan for accommodating truck and other vehicle traffic for Sanford Underground Research Facility construction and operation.

### **CHAPTER 4.0 LONG TERM**

1. Continue an overall downtown parking strategy, specifically looking at parking availability for users of downtown businesses.
2. Continually evaluate parking needs as business dynamics require.



## **CHAPTER 5.0 COMMUNITY FACILITIES, PARKS AND UTILITIES**

### **CHAPTER 5.0 SHORT TERM**

1. Work cooperatively with the Lead-Deadwood School District to ensure a high quality educational experience for Lead youth.
2. Continue to utilize the concepts of the Firewise Program for treatment of land and mapping of key information.
3. Support the continuation of fire-fighting/emergency services education and prevention programs for Lead residents and businesses.
4. Require all new sewage generators to hook up to the Sanitary District system.
5. Create an infrastructure management plan that inventories the existing conditions of each street surface within the city limits and sets targets for repair or reconstruction.
6. Continue to evaluate city-owned retaining walls for repair or replacement.
7. Continue to manage the information available on the City's website.
8. Maintain a ten-year Capital Improvement Plan (CIP) that prioritizes infrastructure projects and targets a specific year for each project.
9. Maintain a fee for service policy/program for municipal services outside Lead's corporate city limits.
10. Continue a storm water management plan, as well as separating sanitary sewer and storm sewer.
11. Develop standards for the City to maximize its investment for new services in new land development areas.
12. Provide the highest quality potable water possible to meet the domestic and commercial needs of the community.
13. Identify potential trail corridors for long-term linkage to neighborhoods and public parks.
14. Continue to cooperate with other jurisdictions to achieve greater coverage, effectiveness, and cost efficiencies in fire protection, crime prevention, and law enforcement.
15. Identify potential sites for future telecommunications facilities as well as cell towers.
16. Encourage the extension of public sewer and water services to areas outside the corporate boundaries of Lead to allow for annexation.
17. Establish fees and assessment procedures to generate revenue through sewer availability charges and lateral connections fees for benefited properties to finance required system improvements and utility line extension.
18. Review zoning code; develop architectural design guidelines for rehabilitation and for new development, including setback and landscaping guidelines for corridor development.
19. Increase building code enforcement activities.
20. Continually review sign ordinances and design guidelines.
21. Continue to provide a water distribution system that furnishes adequate water pressure, maintains water supplies for future development and consistently is evaluated for fire flow protection and secondary supply.



22. Plan an infrastructure improvement, maintenance, and replacement program that maintains the existing roadways, trails and sidewalks, while promoting orderly development in new areas.
23. Work with government jurisdictions to explore the feasibility and efficiency of joint purchasing and equipment use (public works, police, and fire).
24. Create, and regularly update, an inventory of the existing conditions of park facilities and equipment.
25. Improve the safety of existing trails, roads and paths between existing parks.

### **CHAPTER 5.0 LONG TERM**

1. Create a fiscally responsible plan for recovering the infrastructure costs of new development.
2. Comprehensively update land development and subdivision regulations.



## **CHAPTER 6.0 ECONOMIC DEVELOPMENT**

### **CHAPTER 6.0 SHORT TERM**

1. Continue to assist with marketing initiatives that focus on the quality of life and visitor attractions.
2. Create an incubator for new business start-ups.
3. Expand sponsoring of annual small business administration training sessions.
4. Actively pursue public and private partnerships to coordinate economic development efforts with other entities that have complementary objectives and resources.
5. Support programs that attract non-traditional enterprises (niche retail, arts, crafts, home-based businesses), and visitor-focused amenity businesses in downtown Lead.
6. Proactively seek out economic development funds, including revolving loan funds.

### **CHAPTER 6.0 LONG TERM**

1. Support and pursue initiatives that encourage tourists to return to Lead.
2. Adopt the necessary official controls to provide adequate parkland, facilities and equipment to new residents as development occurs.
3. Prepare a Mickelson Trailhead plan, including amenities, parking and trolley opportunities, and route alignments/expansions to connect this non-motorized Trail to the downtowns of Lead, Deadwood and Central City and the neighborhoods.
4. Continue to support the Sanford Laboratory in its efforts to advance compelling underground research and recognize the laboratory's potential to positively impact Lead's economic and educational opportunities.
5. Support the development of an extension campus (of a nearby university) or a trade school.
6. Create a Trail Master Plan that identifies preliminary locations of future on-street and off-street recreational trails



**CHAPTER 7.0 HOUSING**

**CHAPTER 7.0 SHORT TERM**

1. Develop an aggressive program of building and property inspection, including incentives for repair and rehabilitation.
2. Provide financial incentives for home ownership, home improvements, and new home construction.
3. Utilize housing studies that includes (1) a thorough inventory and inspection of existing housing units, and (2) identifies concentrations of substandard, blighted or deficient housing.
4. Work with the South Dakota Housing Development Authority, Lead Neighborhood Council, Neighborworks and others to leverage resources for rehabilitation.

**CHAPTER 7.0 LONG TERM**

1. Promote the preservation and rehabilitation of the existing housing inventory by coordinating efforts through the Lead Historic Preservation Commission.
2. Promote and support infill opportunities that replace dilapidated or unusable housing.
3. Identify areas that are guided for new single family and multi-family housing. Assist various organizations in identifying the housing needs and preferences of retirees.
4. Encourage that new and infill housing complements existing character, to differentiate Lead and build on its unique attributes.
5. Require developers to provide service extensions as needed to provide service to new subdivisions and new developing areas.
6. Promote a mix of safe housing options for various income levels and lifecycle stages, including single-family homes, attached units such as apartments, town homes, manufactured homes, congregate care or group homes that accommodate a diversity of residents.
7. Identify and seek out infill opportunities to remove or improve substandard housing and to provide replacement housing in the existing Lead neighborhoods.



**CITY OF LEAD COMPREHENSIVE PLAN  
2017 ADDENDUM  
SIGNATORY PAGE**

**APPROVED BY LEAD COMPREHENSIVE PLAN COMMISSION**

_____	_____
<b>Thad Fuller, Chair</b>	<b>Date</b>

**APPROVED BY LEAD HISTORIC PRESERVATION COMMISSION**

_____	_____
<b>Jean Martin, Co-Chair</b>	<b>Date</b>

**APPROVED BY LEAD PLANNING AND ZONING COMMISSION**

_____	_____
<b>John Sternhagen, Chair</b>	<b>Date</b>

**APPROVED BY LEAD CITY COMMISSION**

_____	_____
<b>Ron Everett, Mayor</b>	<b>Date</b>

_____	_____
<b>Mike Stahl, City Administrator</b>	<b>Date</b>

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**APPENDIX**

**COMMENTS FROM LEAD HISTORIC PRESERVATION COMMISSION**

- Repair and access to old stairways throughout the community as a project.
- Open the foot traffic gates on Main Street.
- Visible upgrades should be added to maintaining infrastructure.
- New land development areas—Verify that the standards of infrastructure, zoning and density are what is done. Some public-private partnerships should be investigated to make new infrastructure more affordable.
- The city should investigate the hiring of a grant writer.
- City employees should be attending community events and get involved and it needs to start with elected officers, commissioners, paid employees, boards and community members.