

Minutes of the Joint Jurisdiction Committee
01/10/18

Chairperson Mary Kidwiler called the meeting to order. Committee members Mike Bartley, Al Heuton, Robert Hexum, Robert Hill, Mary Kidwiler, Duane Knutson, Darrel Nelson, Ope Niemeyer, Lee Ann Pierce and Mike Struck were present. Others in attendance were Todd Kays, Luke Muller and Thomas Nealon with First District Association of Local Governments, Brookings City Manager Jeff Weldon and Brookings County Commission Department Director Stacy Steffensen.

A quorum was determined to be present.

Hill moved/Knutson seconded that the agenda for the January 10, 2018 Joint Jurisdiction Committee meeting be approved as presented.

Pierce moved/Bartley seconded that the minutes from the December 13, 2017 Joint Jurisdiction Committee meeting be approved as presented. Motion carried.

Kays and Muller reviewed the potential boundary map for the joint jurisdictional area based on the discussion held at the last meeting. Pierce asked how the boundary can be changed. Kays said they would start over and establish the boundary as if this were the inception of the joint jurisdictional area. They would have to send notice to landowners and treat it similar to a rezoning request.

The committee discussed how E911 addressing would be affected if the boundary were to change. Muller said using rural 5-digit addresses versus municipal 4-digit addresses within the proposed area needs to be agreed upon. He said there is nothing in statute stating how it has to be done. Knutson said changing addresses could rattle people more than anything else they do.

The group looked at the entire boundary of the joint jurisdictional area and made potential changes. During that discussion, committee member Steve Meyer arrived.

There was discussion about the area between Brookings and Aurora. Pierce noted that there is potential for more development near the Valero and Novita plants. She said that area should be in the joint jurisdiction. Kays said the City of Aurora has some of that area identified in their planning. Muller said they will want to keep land east of the current boundary. Kays says even though the City of Aurora hasn't set their joint jurisdictional area, they do have platting authority for the land in question. Pierce said her concern is having a small sliver of land between the Brookings joint jurisdictional area and the City of Aurora's joint jurisdictional area. Committee member Scott Mohror arrived. Kays said the area around the City of Aurora has been identified as a transitional area in the Brookings County land use plan. He said the county makes decisions in this area, but the City of Aurora has platting authority.

The committee discussed the well-head area east of Brookings, as well as aquifer areas.

Heuton asked how far north they want to go to get past SDSU land. Kays said there is more potential development to the north due to lack of availability of developable land elsewhere. He also noted that there are only certain places in the current joint jurisdictional area that could allow for tighter residential development. He said it isn't allowed outside the boundary now and it is not allowed within the joint jurisdictional area currently without changing rules. Kays said they may want to conduct a land use survey within the boundaries of the joint jurisdictional area.

The group also discussed how they will want to administer the joint jurisdictional area. Kays said they can generally keep what they have now, create a new process that reflects what they are currently doing or they could create a new process.

Kays presented three potential models and explained how each one could work.

Pierce asked about land uses that are not protected by the joint jurisdictional area. Kays said they may need a separate agreement that says how the city and county will handle safety and nuisance issues. Pierce asked if that could be included in the joint jurisdictional agreement. Kays said those concerns are really not part of zoning; he suggested keeping them separate.

Kays said they need to, conceptually, agree on one of the models. He said if the group is comfortable allowing the non-ag areas to follow city standards, then they just have to look at the ag uses. By consensus, the committee agreed to have parcels zoned as non-ag follow the City of Brookings standards. Heuton said they should still discuss land use of non-ag in the joint jurisdictional area, develop a vision and come up with regulations.

Kays said there are 130 ag uses. He said this group needs to determine which apply to the joint jurisdictional area and what regulations they want to place on them. Kays said at upcoming meetings they will focus on what ag uses are needed and how they should be regulated.

The next meeting was set for Wednesday, January 24, 2018 at 1:30 PM.

Struck moved/Hill seconded a motion to adjourn. Motion carried.

Submitted by Stacy Steffensen
Brookings County
Commission Department Director