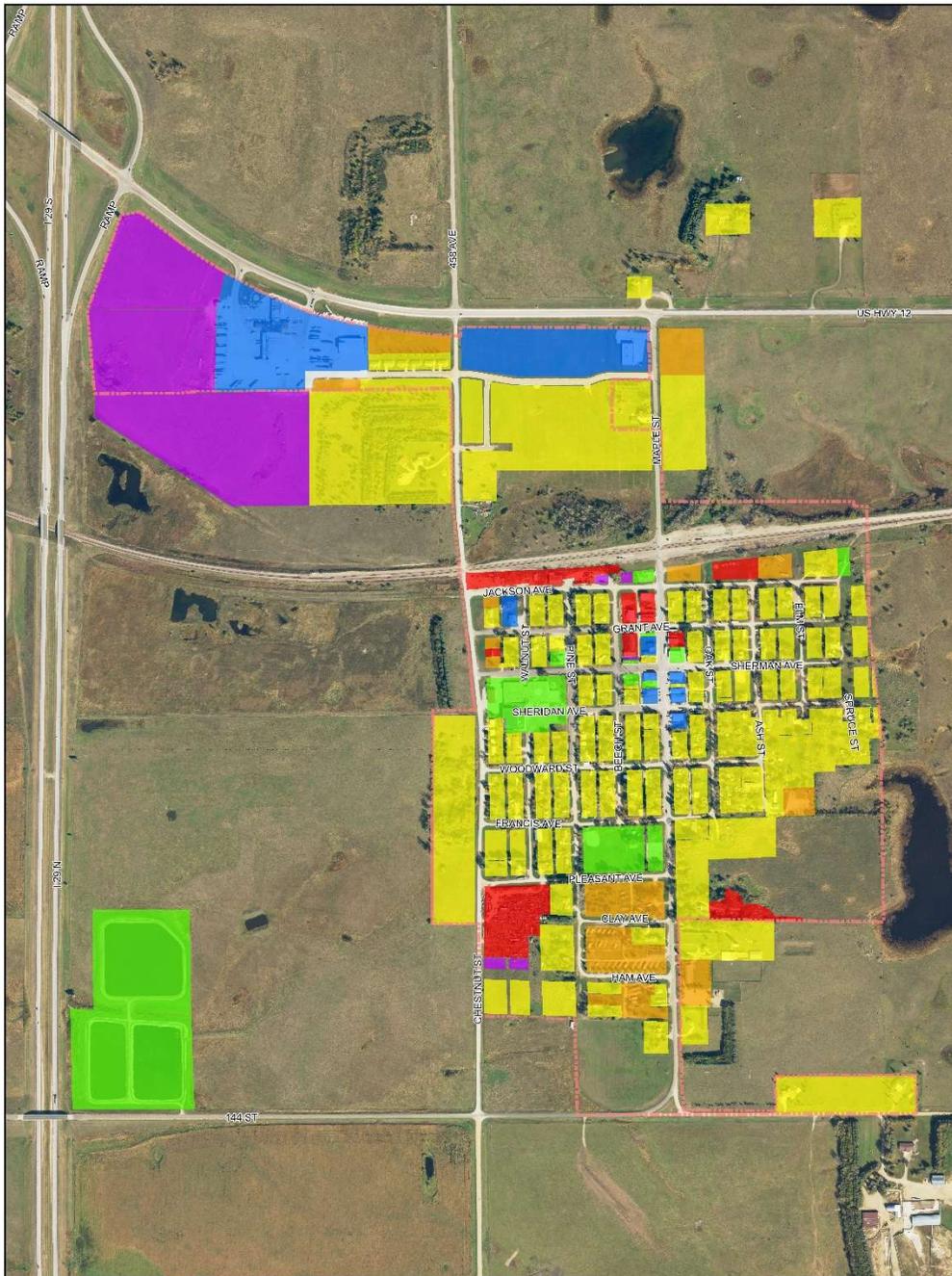


COMPREHENSIVE LAND USE PLAN TOWN OF SUMMIT, SOUTH DAKOTA



Notice of Public Hearing Published: February 24, 2026
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FORWARD

This document is the Official Comprehensive Land Use Plan for the Town of Summit, South Dakota, adopted pursuant to SD 11-4 and 11-6, and is the official policy guide for future land use decisions in the Summit Urban Area. The written policies, goals and objectives, and recommendations along with the Future Land Use Map and Major Street Plan, provide guidance for decisions affecting the use and development of land and the expansion of public facilities and services. It is also recognized that this document should be reviewed annually and revised to reflect the changing aspiration of the citizens of Summit.

A joint public hearing of the Summit Planning Commission and the Town Board was held on March 9, 2026. This plan was approved by the Summit Planning Commission and the Town Board on March 9, 2026. The effective date of this document is April 6, 2026.

Chairperson Planning Commission

Town Board President

Attest

SUMMIT TOWN BOARD

TRAVIS BENTHIN	PRESIDENT
DALE BAUER	TRUSTEE
FRANK REDLIN	TRUSTEE

SUMMIT PLANNING COMMISSION

TRAVIS BENTHIN	CHAIR
DALE BAUER	COMMISSIONER
FRANK REDLIN	COMMISSIONER

**THIS SUMMIT LAND USE PLAN WAS PREPARED WITH ASSISTANCE FROM
THE FIRST DISTRICT ASSOCIATION OF LOCAL GOVERNMENTS**

TODD KAYS, EXECUTIVE DIRECTOR

INTRODUCTION

Change is a constant that will affect every individual throughout his or her life. Individuals need to make plans which will accommodate the changes they will encounter in the future. A plan can provide valuable insight into the possible solutions to the problems which typically accompany change. Planning for change is not limited to individuals. It also applies to communities. The development of a quality community does not occur haphazardly or without insight to a plan for expansion. For without a well-prescribed plan for future expansion, community leaders will be left unguided to make decisions which could impact the community's ability to progressively develop.

This comprehensive land use plan is comprised of common characteristics. The first characteristic is that it is long term in nature. Hopefully, this plan will assist in the shaping of Summit's future by providing the means necessary to attain a prescribed future. Second, this plan is comprehensive. It will be directed toward the entire community with an emphasis on the functions and services provided by the Town. Third, it is a guide to the physical development of the community. It addresses the why, how, where and when to develop various areas of the community. Finally, this plan is a statement of policy that will guide the decisions made by the Planning Commission, Town Board and various other municipal officials. This document offers a prescription which will assist in answering future questions concerning budgeting, capital improvements, zoning, and subdivision regulations.

In 2024, the Summit Town Board made the decision to develop a zoning ordinance and comprehensive land use plan. To accomplish this task, the Town Board requested the First District Association of Local Governments to provide assistance to the Planning Commission in their endeavors. The First District Association of Local Governments worked with the Planning Commission, Town Board, and civic leaders in gathering information needed for the completion of this plan. Thus, after many hours of meetings, and the compilation and analysis of data, the Planning Commission has completed this comprehensive plan.

SCOPE OF REPORT

There are many individual land use activities within Summit. Some are quite small, such as individual residences. Likewise, others are quite large, such as commercial and industrial areas or parks. The common denominator for all land use activities in Summit is the amount of land area needed to support a particular land use activity. Although Summit is not landlocked, there is a limited amount of land available in which the Town can reasonably be expected to grow.

The objective of this study is to identify where and how this growth can best take place. This required the documentation of existing land uses and the identification of opportunities and constraints that will affect future land development.

The development of community land use planning policies was required to establish the basis on which future land development would take place. By integrating the community's growth objectives with the available land resources, a preferred direction and pattern for future land development was determined, and thus, became the basis for the future land use plan as presented in this report.

One concern of comprehensive land use planning is determining how land is used within the corporate and planning boundaries of a municipality. There are numerous land uses which when combined create the character of a community. There are also competing demands for land use such as residential, commercial, office, industrial, open space, and public institutions such as schools, hospitals, and religious uses. How these various land uses are balanced and the intensity to which each land use is developed will determine the future character of a community. The guiding principle or objective behind the comprehensive land use plan is creating a balanced community where current and future residents have a wide range of housing choices, employment opportunities, consumer opportunities, and a full range of government and quasi-public services.

IMPLEMENTATION

The Comprehensive Land Use Plan for the Town of Summit has been designed to provide guidance for future growth over the next ten years. With any plan of this nature, it needs to be reviewed periodically to ensure that conditions and circumstances affecting land development are occurring as originally anticipated.

It should be noted that the completion of a comprehensive land use plan is only the first step in the implementation of a planning program. The plan itself is merely a guide for achieving an orderly and attractive community. The Town will need to take a number of steps in order for the plan to be successful. The first is the identification and prioritization of public improvements required to support and serve the future development areas. Second, is the adoption or modification of applicable regulatory ordinances to ensure that the objectives embodied in the plan are adhered to as future parcels and tracts of land are developed. Finally, the Summit Planning Commission should continue to review all matters affecting physical development and remain active in promoting the plan with other planning agencies in the area.

The Summit Planning Commission recommends that this document be reviewed on an annual basis and that a comprehensive update to this plan occur in ten years or as deemed necessary by the Summit Planning Commission.

LAND USE PLANNING POLICIES

The purpose of this Comprehensive Land Use (Plan) is to outline what is to be produced or accomplished in Summit relative to the physical environment. The Plan consists of land use planning policies and future land use map(s). The land use planning policies contain numerous goals and objectives. These policies and maps should all be used collectively as they set a comprehensive framework for a review and evaluation process upon which plans, developments, and programs can be formulated and instituted.

The development of land use planning policies was required to establish the basis on which future development would take place. By integrating the Town's vision and growth objectives with the available resources, a preferred direction and pattern for future development was determined, and thus, became the basis for the recommendations and future land use plan as presented in this report.

The following are the goals, objectives, policies, and strategies which have an application to the development of the Plan.

Definitions

This section contains the development "vision" for the Town of Summit. It is expressed through goals and policies. A definition for each term is presented below.

- Goal:** A general statement that reflects ideals, ambitions or hopes.
- Objective:** A more specific component of a goal, which is usually quantifiable. An objective generally measures progress toward a goal.
- Policy:** A statement concerning a specific, measurable target or purpose or an action or position that will be taken to achieve the goal.
- Strategy:** A general or specific action intended to complete an objective or goal.

The following goals, objectives, policies and strategies spell out various roles and responsibilities for the Town. To better understand the Town's role for each goal, objective, policy and strategy, a number of the key terms are defined below.

- Create:** Bring about the desired goal, usually with Staff, Town Board/Planning Commission/Board of Adjustment involvement in all levels from planning to implementation.
- Continue:** Follow past and present procedures to maintain desired goal, usually from Staff, Town Board/Planning Commission/Board of Adjustment involvement in all levels from planning to implementation.
- Encourage:** Foster the desired goal through community policies.
- Enhance:** Improve current goal to a desired state through the use of policies and Staff, Town Board/Planning Commission/Board of Adjustment involvement at all levels of planning.
- Identify:** Catalog and confirm resource or desired item(s) through the use of Staff, Town Board/Planning Commission/Board of Adjustment actions.
- Maintain:** Keep in good condition the desired state of affairs through the use of the community's policies, staff and Planning Commission.
- Prevent:** Stop described event through the use of appropriate community policies, Staff, Town Board/Planning Commission/Board of Adjustment action.
- Promote:** Advance the desired state through the use of community policies and Staff, Town Board/Planning Commission/Board of Adjustment activity at all levels of planning.
- Protect:** Guard against a deterioration of the desired state through the use of community policies, Staff, Town Board/Planning Commission/Board of Adjustment.

Provide: Take the lead role in supplying the needed financial and staff support to achieve the desired goal.

Strengthen: Improve and reinforce the desired goal through the use of community policies, Staff, Town Board/Planning Commission/Board of Adjustment and financial assistance, if needed.

Support: Supply the needed staff support, policies, etc. at all levels to achieve the desired goal.

The goals, objectives, policies and strategies spell out various roles and responsibilities for the Town of Summit. The following statements will direct the implementation of the Plan. They are being presented under the following eleven (11) headings:

- | | |
|----------------------------|---------------------------------------|
| 1. General Community Goals | 7. Public Utility/Other Services Goal |
| 2. Land Use Goal | 8. Transportation Goal |
| 3. Residential Use Goal | 9. Public Services Goal |
| 4. Commercial Use Goal | 10. Park & Recreation Goal |
| 5. Mixed Use Goal | 11. Environmental Protection Goal |
| 6. Industrial Use Goal | |

GENERAL COMMUNITY GOALS:

The following general community goals are intended to result in the type of future living and working conditions desired by the majority of the citizens in Summit and immediate surrounding area.

- 1) To preserve and enhance the existing character that defines Summit's quality of life by promoting the positive image of the community as a safe and secure place to live, work, and visit.
- 2) To promote and protect the health, safety, and welfare of area residents and to promote the economy, convenience, and general appearance of the Town by guiding physical developments through the comprehensive planning process, thus using the limited tax dollars to the maximum.
- 3) To identify and provide for the orderly arrangement of growth objectives of the Town and other governmental units and agencies within the region and coordinate when possible.
- 4) To encourage redevelopment efforts, specifically in areas which currently are or have the potential to be unsightly or blighted.
- 5) To ensure environmentally safe use and development of the Town and surrounding area through appropriate Planning.
- 6) To promote cooperation and coordination between the Town and Roberts County in the development of land and utilities outside of Summit's corporate limits.
- 7) To provide ample opportunities for public participation at all stages of the planning and implementation process, including public hearings, rezoning notices, and public awareness campaigns.

- 8) Continue an active program that will maintain and enhance the community's ability to implement the Plan while retaining flexibility within the planning and zoning process to readily cope with changing social and economic conditions.

LAND USE GOAL:

Establish land use patterns which will promote and protect the health, safety and welfare of area residents and will enhance the economy, convenience, and general appearance of the community by guiding physical developments through the comprehensive planning process, thus minimizing land use conflicts.

Objectives:

- 1) Maintain an adequate supply of developable land within the Town at all times.
- 2) Encourage compact, contiguous growth along the Town's fringe.
- 3) Establish land use patterns that will discourage leapfrog development on land, which cannot be economically provided with public services and facilities.
- 4) Encourage annexation of the land adjacent to the Town's corporate limits prior to development.
- 5) Preclude the development of stream corridors, the aquifer, natural floodplains, and drainageways and other significant natural areas which are unsuitable for construction.
- 6) Require that new development be compatible with existing development.
- 7) Discourage the practice of spot zoning within the City limits.
- 8) Establish performance standards to ensure compatibility of new development with existing adjacent development.
- 9) Establish performance standards consistent with the future land use plan which improves compatibility of changed uses in cases of redevelopment.

RESIDENTIAL USE GOAL:

Encourage a high-quality residential living environment, which promotes safety, privacy, and sociability for all citizens living at various socio-economic levels within the Town.

Objectives:

- 1) Promote the planning, design and construction of a variety of residential densities and housing types distributed appropriately throughout the Town accommodating all income levels and age groups.
- 2) Maintain and enhance the identity and unique characteristics of residential areas of the community, especially historic neighborhoods.

- 3) Provide for sufficient multiple-family housing around commercial and industrial areas.
- 4) Integrate parks and open space areas into residential neighborhoods where feasible.
- 5) Discourage scattered residential developments.
- 6) Encourage the maintenance of existing sound housing units and the replacement of substandard housing units.
- 7) Protect and enhance residential property values by precluding development, which may have a negative impact on the value of the developing and adjacent residential properties.
- 8) Encourage the development of affordable types of housing.
- 9) Preserve and maintain the community's existing and useable housing stock.

COMMERCIAL USE GOAL:

To locate areas of commercial development within the context of the overall plan so that it is economically feasible to operate a business and provide goods and services in a clean, attractive, safe, and convenient manner.

Objectives:

- 1) Encourage the retention and strengthening of the central business district as a commercial center and promote future retail growth within this commercial area.
- 2) Provide for sufficient buffering or transition areas around commercial areas.
- 3) Allow conveniently located commercial uses in locations that will not create land use conflicts or traffic problems.

MIXED USE GOAL:

Establish areas for residential development with commercial uses which provide neighborhood commercial services, and local sources of employment in close proximity to residential uses which are approved with due consideration to public health and safety.

Objectives:

- 1) Encourage the development of commercial and compatible residential growth within this area.
- 2) Strategically promote the construction of well-designed clusters of residential and commercial uses with careful regard to safety, attractiveness, and public interest.

INDUSTRIAL USE GOAL:

Promote and encourage diversified industrial development at appropriate locations within the area in order to provide a stable economic base which will facilitate growth.

Objectives:

- 1) Plan for the future development of industrial areas based on expected community growth.
- 2) Encourage the establishment of industrial parks, designed with adequate facilities, service roads, and other necessary supporting facilities.
- 3) Encourage the diversification of area industries to promote economic stability.
- 4) Provide for sufficient buffering or transition areas around industrial use properties.

PUBLIC UTILITIES/OTHER SERVICES GOAL:

Maintain and enhance existing infrastructure and increase the life cycle of future infrastructure development in order to meet current and projected needs consistent with sound municipal development standards.

General Utility Objectives:

- 1) Maintain the policy of not providing water and sanitary sewer service beyond the corporate limits of Summit.
- 2) Develop and implement long-range street, drainage, water and sanitary sewer improvement plans.
- 3) Continue to monitor development with respect to system capacities (existing distribution/collection lines and storage facilities), and schedule improvements accordingly.
- 4) Coordinate utility improvements with street improvements when possible.
- 5) Establish formal policy for provision of public funding for projects that provide community-wide benefits, programming these expenditures through the capital improvement process.
- 6) Create, implement, and monitor an integrated, efficient, environmentally safe and conservation-oriented recycling and waste management system.
- 7) As to future development, it is important to state that the Town of Summit believes that future developers may be required to pay for public infrastructure improvements (water, sewer, drainage, streets) within a new subdivision.

Strategies/Policies:

- 1) Continue to implement and update the Town of Summit Capital Improvement Plan Fiscal Years 2025-2029.

Water System Goal: Develop and implement a water treatment and delivery system.

Objectives:

- 1) Utilize water main extensions from existing systems to structure growth and development in an orderly fashion.
- 2) Provide proper water supply, treatment, and distribution facilities.
- 3) Employ an area-wide approach in planning water utility systems.

Strategies/Policies:

- 1) Areas that experience poor water pressure should be looped.
- 2) There should be a timetable established for replacement of hydrants and valves.
- 3) Regarding future development, water mains will need to be extended prior to any development outside of the presently established areas of the community.

Sanitary Sewer System Goal: Develop, implement, and monitor an aggressive program for the treatment of sewage.

Objectives:

- 1) Utilize sewer main extensions from existing systems to structure growth and development in an orderly fashion.
- 2) Provide proper sanitary sewer collection and treatment facilities.
- 3) Employ an area-wide approach in planning sanitary sewer utility systems.

Strategies/Policies:

- 1) The Town should continuously monitor the condition (by televising) and effectiveness of the lines in a timely fashion. This would assist the Town in annual maintenance and preparations for future replacement of lines.
- 2) Continue the policy of prohibiting the use of private septic tanks within the Town.
- 3) Encourage construction of sanitary sewer lines so that lift station construction to reach existing lines can be avoided.

- 4) Promote development of areas of town which would not need to be serviced with a lift station.
- 5) It is recommended that when sections of streets are planned for reconstruction, the town should also address any necessary sanitary sewer improvements and incorporate those costs into the project.
- 6) Regarding the future development of areas outside the current Town limits, it is recommended that prior to annexation and development of property, it should be considered whether a master sewer collection plan/capacity impact study be completed.

Storm Water Management Goal: Minimize off-site and on-site flooding and soil erosion from growth and development.

Objectives:

- 1) Develop an area-wide project approach which views storm water as an asset, utilizing natural drainage patterns, retention and detention facilities, wetlands, and drainage corridors as natural ways to manage run-off.
- 2) Minimize soil erosion and downstream sedimentation through appropriate design.

Strategies/Policies:

- 1) Regarding the future development of areas outside the current municipal limits, it is recommended that prior to annexation and development of property, a master storm water drainage plan/ impact study be completed.
- 2) On-site management of storm water for positive use such as retention and detention for landscaping or recreational use, and the multiple use of storm water drainageways for open space amenities should be incorporated with land use regulations and project design.
- 3) In order to protect surface water quality, unique natural areas such as lakes, streams, wetlands, riparian areas, and storm water conveyance and storage areas should be identified and protected from any ill effects of development.
- 4) Support the installation of stormwater facilities which may exceed the short-term needs of a proposed development but will be necessary for future development outside the proposed development, with the developer responsible for only the cost necessary to serve the proposed development.
- 5) Discourage development in areas that experience inundation.
- 6) If detention ponds are to be utilized to reduce flooding, multiple use planning of this area should be taken under consideration. Possible uses range from public parks to walking and biking paths. Natural depressions are the most common sites for detention ponds. The design of detention ponds must consider the environmental characteristics and the appearance of the natural drainageways

TRANSPORTATION USE GOAL:

Provide a convenient, efficient, safe, and economical system of transportation throughout the Town and the study area.

Objectives:

- 1) Plan and provide for an integrated street and highway system that is consistent with the Town's existing and anticipated future land use patterns and activities.
- 2) Provide an efficient, integrated system of roads for the safe, direct, and convenient movement of persons and goods.
- 3) Limit through traffic on local streets within established neighborhoods.
- 4) Provide a system for pedestrians and bicycles that ensures safe access and movement from residential neighborhoods to schools, commercial centers, and recreational areas.
- 5) Promote safe and efficient movement of traffic by limiting access to arterial and major streets from private property.
- 6) Develop sufficient parking to meet existing and future demands.
- 7) Classify major streets and highways according to function and establish design standards for various street classifications.
- 8) Where conditions permit, the thoroughfare system should have adequate landscape treatment to maintain the appearance of the community and reduce the undesirable impact of heavy traffic on abutting private property.
- 9) Secure sufficient rights-of-way to accommodate the Town's future major arterial street system and pedestrian access to future walking and trail systems.

Strategies/Policies:

- 1) Local streets perform a basic and vital function of providing access to private properties. Generally, these local streets may be revised, as needed, to accommodate through traffic and reduce traffic hazards in residential areas.
- 2) Regarding the extension of existing streets into new undeveloped areas of the community. The Planning Commission recommends that the streets identified on the Major Street Plan Map should be extended as future development warrants. These extensions would ensure the continuance of the existing grid pattern. The Major Street Plan Map designates approximate locations where proposed streets should be extended to accommodate future development. Exact location of some streets may depend on traffic projections and topographic conditions upon development.

- 3) When sections of streets are planned for reconstruction, the Town should also address any necessary water, sanitary sewer, and/or storm sewer improvements and incorporate those costs into the project.
- 4) View all street projects as elements of community design and the public environment and incorporate this perspective into project design.
- 5) Develop a sidewalk and trails network within the existing developed and future developing areas.
- 6) Provide safe, direct pedestrian and bicycle access from residential neighborhoods to schools, commercial centers and recreation areas through the use of sidewalks and/or bicycle trails.
- 7) It is recommended that as the Town continues to grow, the Town should plan for and develop minor and major collector streets. The extension of existing north-south and east-west collectors combined with the development of collectors on section and half-section lines will aid in transporting traffic from local streets to arterial and major collectors unless otherwise provided for within a development proposal.
- 8) Support the construction of streets at a level of service which may exceed the short-term needs of a proposed development but will be necessary for future development outside the proposed development, with the developer responsible for only the cost necessary to serve the proposed development.
- 9) With the location of the Burlington Northern Sante Fe railroad line on the north side of the community, there are concerns regarding access to the community when trains are traveling through the community. Citizens of the community have recommended exploring the possibility of obtaining an exit-ramp from Interstate 29 at the intersection with 144th Street. An exit would provide alternate access to the community and would foster development of the southern portion of the community.

PUBLIC SERVICES GOAL:

Provide public services consistent with current and projected needs.

Objectives:

- 1) Plan for public facilities - (schools, etc.) sites in advance of new residential development insuring ample, uncrowded facilities at a reasonable cost.
- 2) Encourage community facilities to expand as necessary to adequately serve the needs of the population.
- 3) Plan for continued development of police and fire protection throughout the Town.
- 4) Provide for adequate refuse disposal.

PARK AND RECREATION USE GOAL:

Plan and construct park and recreation facilities that are responsive to the needs and values of the citizens of Summit.

Objectives:

- 1) Provide park and recreation areas which are convenient to users and are maintained at a uniformly high standard which enhance the character and quality of such areas.
- 2) Encourage development of neighborhood parks, larger public parks, and recreational facilities by securing suitable park sites within designated growth areas.
- 3) Coordinate and integrate pedestrian and bicycle paths with parks and recreation areas.
- 4) Provide for the preservation of open spaces wherever possible.

ENVIRONMENTAL PROTECTION GOAL:

It is the goal of the Town of Summit to avoid development in areas that:

- Are environmentally fragile or unique?
- Present health and safety hazards to Summit's residents.
- Could degrade or otherwise negatively impact neighboring property.

Objectives:

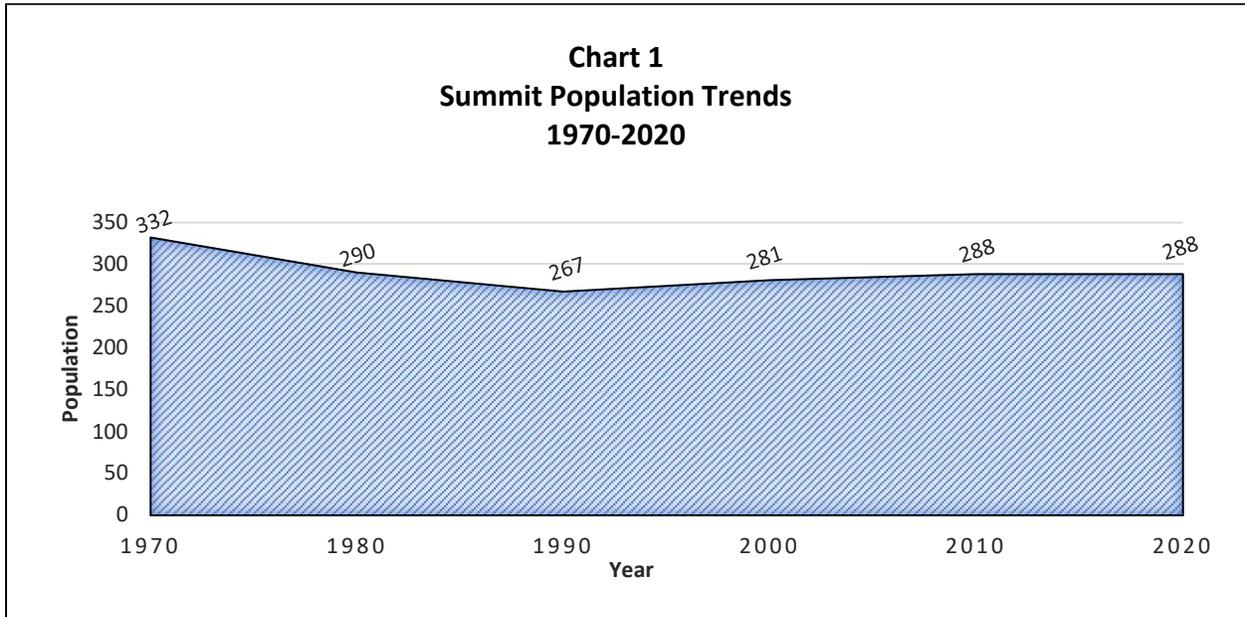
- 1) Soil characteristics, depth to aquifer, topography, and other construction limitations should be carefully considered in project site planning.
- 2) Development shall be limited within areas that are known to experience regular and/or severe flooding.
- 3) Drainage, air quality, noise, and other environmental factors will be considered for their impacts on neighboring property.

Strategies/Policies:

- 1) The Town of Summit shall be provided assurances of environmental protection measures, prior to the approval of any required permit or legal document, in areas having obvious or documented development limitations.

POPULATION

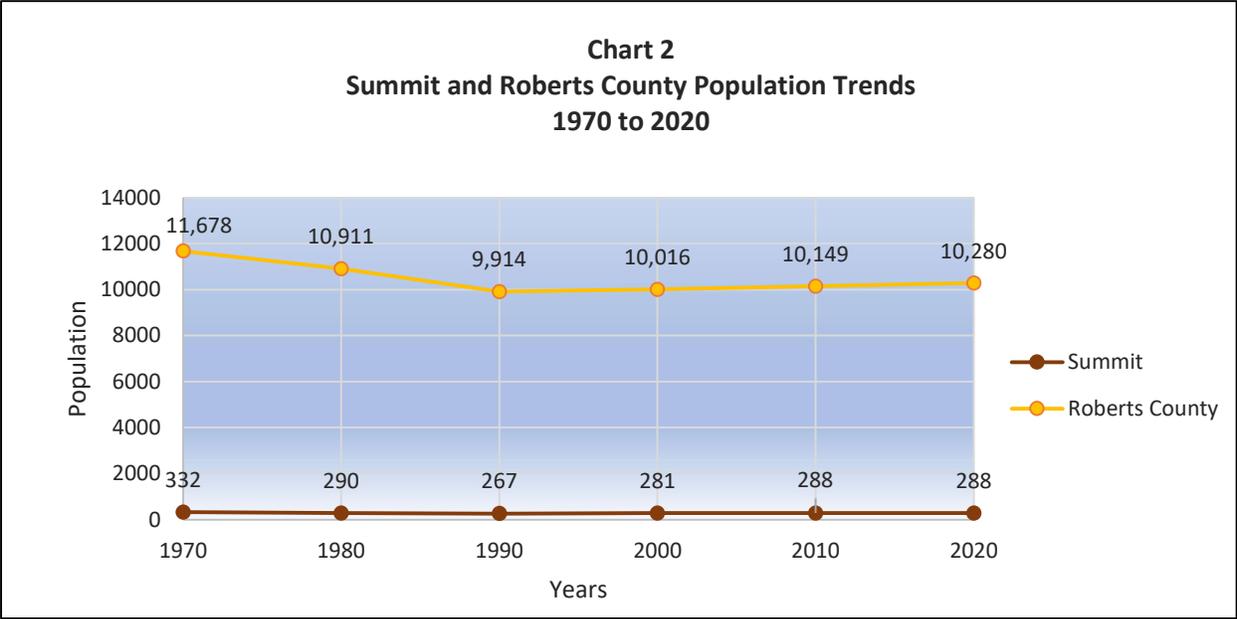
The study of a community's population is an essential component in the development of a comprehensive land use plan. By understanding the makeup of its population, a community is then better prepared to plan for the future needs of its citizenry. The first section examines the population of Summit with respect to such factors as population growth, migration trends and age structure. The analysis of these trends and patterns will make possible a realistic projection for future growth of Summit's population.



Sources – US Census Bureau, *Census of the Population 1970, 1980, 1990, 2000, 2010, and 2020.*

Summit is a community comprised of 288 residents (US Census Bureau). Chart 1 displays information on the population trends for Summit from 1970 to 2020. While the 2020 Census showed no change in population since 2010, between 2000 and 2020, Summit experienced an increase of 2.5% in its population (7 individuals).

Chart 2 and Table 1 show Summit's relationship to the population of Roberts County and the other communities within Roberts County. Chart 2 shows that between 2000 and 2010, Roberts County's growth (1.3%) exceeded that of Summit's (0%). Table 1 further shows that between 2010 and 2020 all communities within Roberts County experienced either a decrease in population or a minimal population increase. Most of the county's growth was experienced in the rural area of the county. Table 1 further shows that Summit stayed constant in its respective proportion of Roberts County's population at 2.8% between 2010 and 2020. It should be noted that with the introduction of new industry into Summit combined with the increasing age of the county's rural population, it is possible that Summit and other communities within Roberts County could possess larger proportions of the county's future population. This data continues to support the historical migration patterns, which shift the rural/urban mix of this county.



OVERALL CHANGE IN POPULATION 1970-2020

SUMMIT: - 13.3%
ROBERTS COUNTY: - 12.0%

Table 1
Roberts County Population Analysis
Summit, Other Communities and Rural Area Proportions

	Population 2010	Proportion Of Roberts County 2010	Population 2020	Proportion Of Roberts County 2020	Change In Proportion 2010-2020
Wilmot	492	4.8%	432	4.2%	-0.6%
Sisseton	2,470	24.3%	2,479	24.1%	-0.2%
Claire City	76	0.7%	82	0.8%	0.1%
Corona	109	1.1%	69	0.7%	-0.4%
New Effington	256	2.5%	234	2.3%	-0.2%
Ortley	65	0.6%	50	0.5%	-0.1%
Summit	288	2.8%	288	2.8%	0.0%
White Rock	3	0.0%	6	0.1%	0.1%
Peever	168	1.7%	180	1.8%	0.1%
Rosholt	423	4.2%	379	3.7%	-0.5%
Rural	5799	57.1%	6,081	59.2%	2.0%
Total	10,149		10,280		

Sources: US Census Bureau, Census of Population 2010, 2020.

Age Distribution

The data available regarding age cohort distribution in Summit is based upon projections from the American Community Survey. It should be noted that statistical reliability of the data is suspect due to the margin of error of the projected estimates and conflicting data between data sources. Therefore, a verifiable quantitative review of the age cohort distribution in Summit was not undertaken. However, the following local, regional and state age based population trends may also apply to Summit.

Within the State of South Dakota and Roberts County there continues to be a decrease in the number of individuals in the 25-34 age cohort. This decrease may be attributed to the "Millennial Era". Individuals in this age cohort make up the demographic group known as Millennials. Millennials are more likely to relocate from rural communities to urban communities in what is known as "rural flight". Between 2010 and 2020 the State experienced an increase of 10.3% in this age cohort.

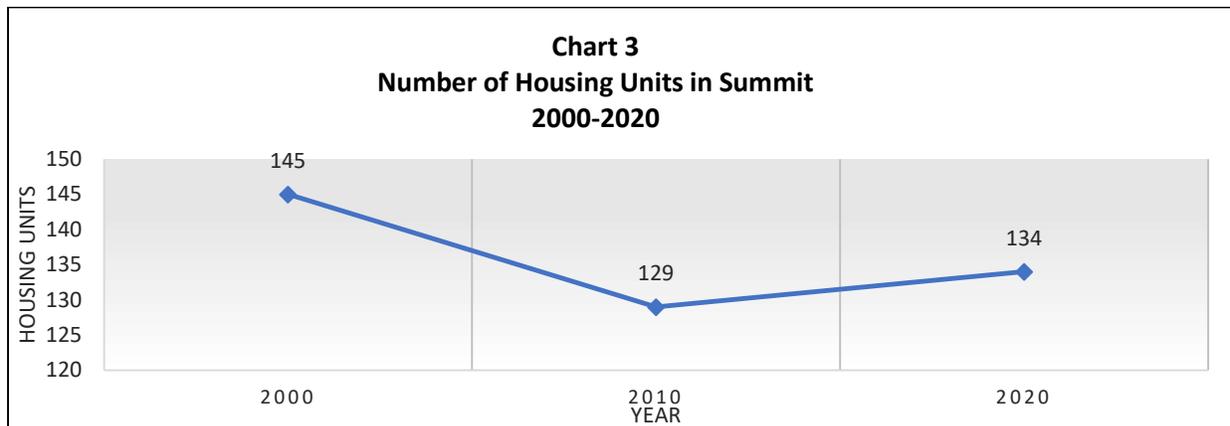
A second trend is the decrease in the number of individuals in the 45 to 54 age cohort group. These individuals were born during the Generation X era. Between 2010 and 2020 the State experienced a loss of 17.4% in this age cohort.

Finally, the number of individuals over the age of 65 continues to increase. Between 2010 and 2020, the State's population of individuals 65 years of age and older increased by 24.5%. It should be noted that with extended life spans, and migration of elderly individuals from rural areas, the "Graying of Summit" will most likely continue to be maintained or slightly increase over the next ten to twenty years.

The regional trends of growth in the number of the elderly, children comprising a small proportion of Summit's total population, and an increasing outmigration pattern of individuals 25 to 34 years old will continue to have an impact on Summit's potential for future growth.

Household and Family Characteristics

The total number of households in Summit increased by 3.9% between 2010 and 2020. During the same time period, both average household and average family sizes increased by 18.1% and 16.4%, respectively. Average family size increased from 3.36 to 3.91 individuals per family and average household size increased from 2.60 to 3.07 per household.



Source: US Census Bureau, Census of the Population 2000, 2010, 2020.

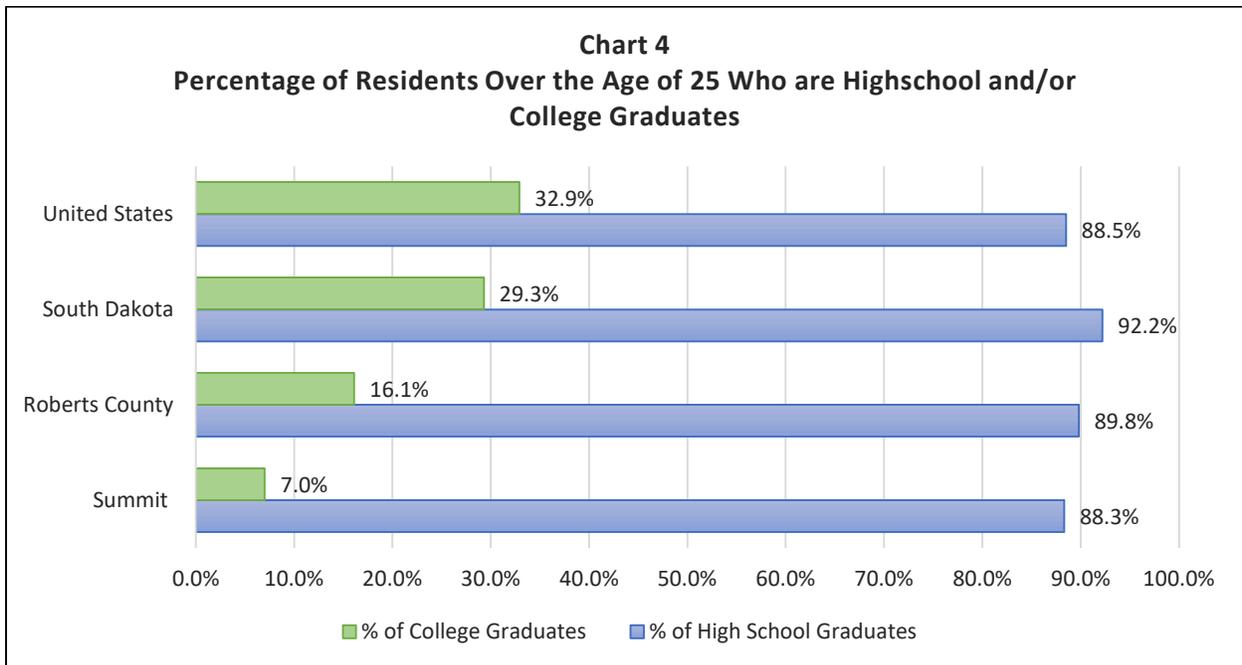
Socio-Economic Conditions

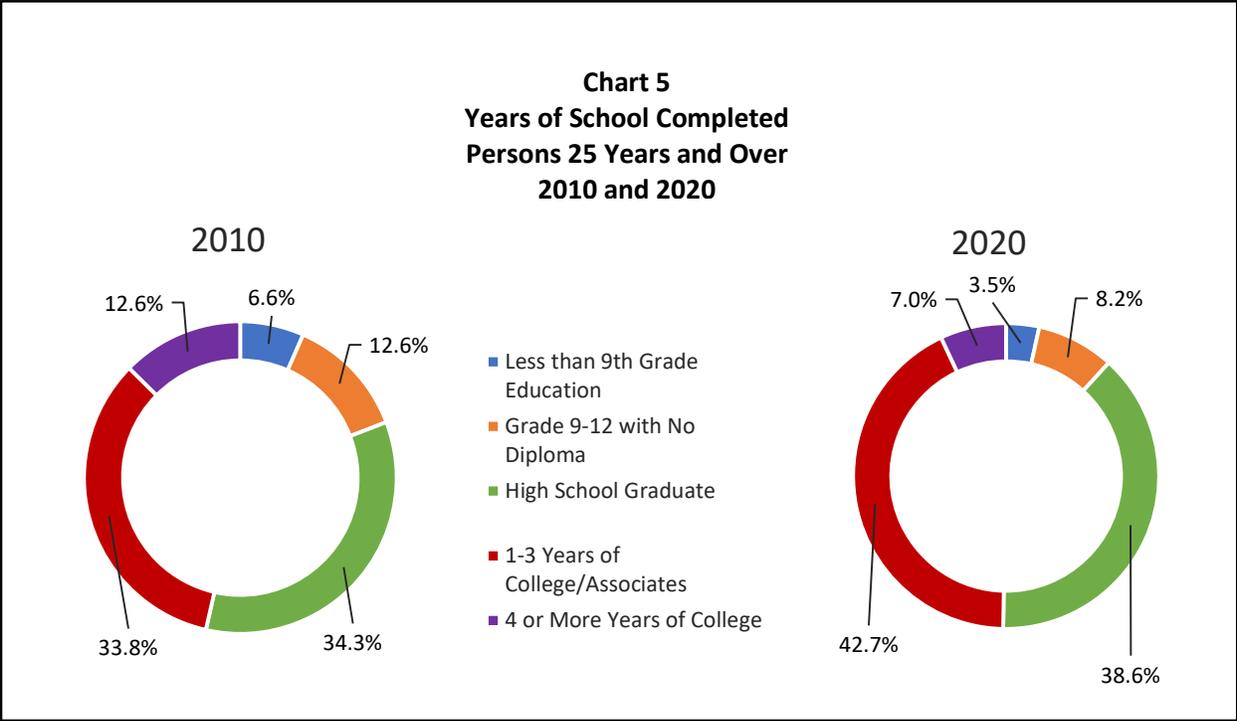
Educational Characteristics

The educational attainment of the citizens in Summit is an asset which cannot be overemphasized in regard to economic development. Further, high educational attainment levels are the result of sound educational systems. Information provided in Charts 5 and 6 show the educational attainment of individuals over the age of 25 in Summit.

Chart 4 compares the percentages of Summit residents over the age of twenty-five (25) who are high school or college graduates with county, state and national levels. The percentage of Summit’s residents who have graduated from high school is lower than state and county and national levels. Regarding collegiate graduation rates, Summit’s percentage is lower than county, national, and state levels.

Chart 5 shows that between 2010 and 2020 the percentage of individuals over the age of 25 with four or more years of college decreased by 44.4%. Additionally, cohorts with less than a high school diploma decreased by 39.1%. Those in the “High School Graduate” cohort increased by 12.5%. Overall, these are positive indicators of Summit’s education.



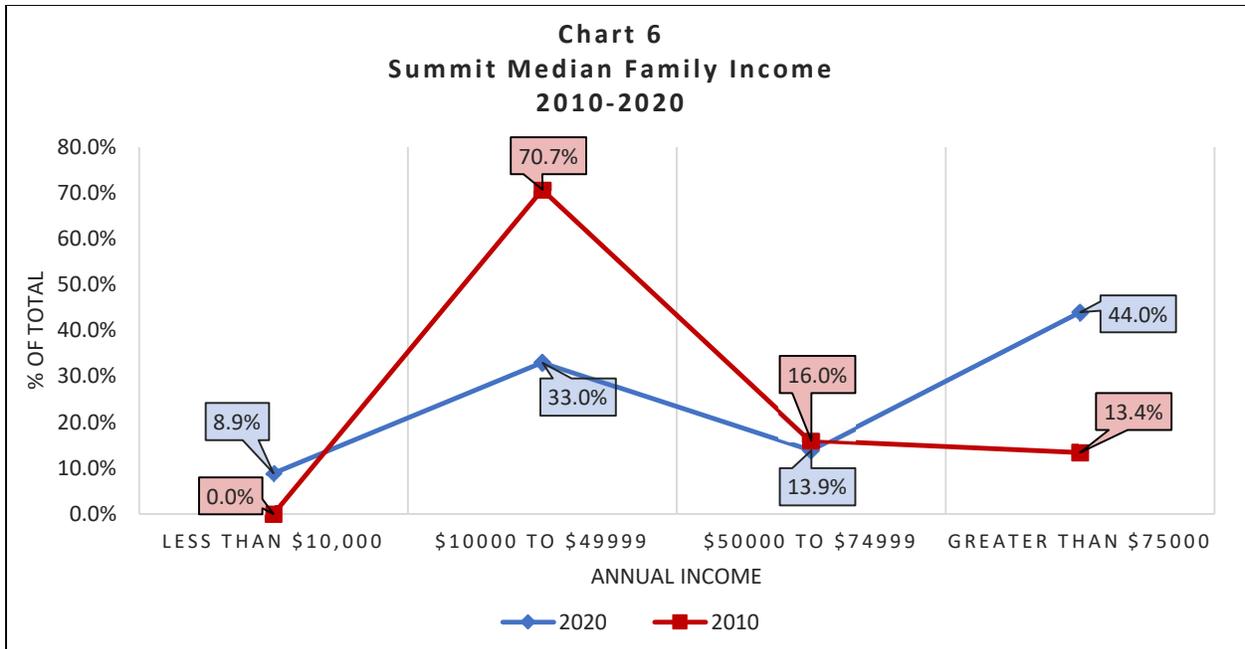


Sources for Charts 4 and 5: American Community Survey 2010, 2020.

Income

Charts 6 and 7 illustrate Summit’s distribution of median family household and median total household income levels. Family household income is the combined total income of all family members fifteen (15) years of age and older residing in the household. Total household income is a combination of family and non-family households. Total household income is usually less than that of family household income because many non-family households consist of a single person.

Chart 6 depicts Summit’s distribution of family household income levels. In 2020, the median family income in Summit was higher than Roberts County and lower than State averages (5.3% and -19.1% respectively.) In 2020, Summit increased its median family household income level from 2010 by 33.5% to \$62,334. This improvement can be seen in the distribution shifts of family income levels above \$75,000 (Chart 6). Compared to 2010, there were 40.7% more family households with a combined income of less than \$50,000 than in 2020.



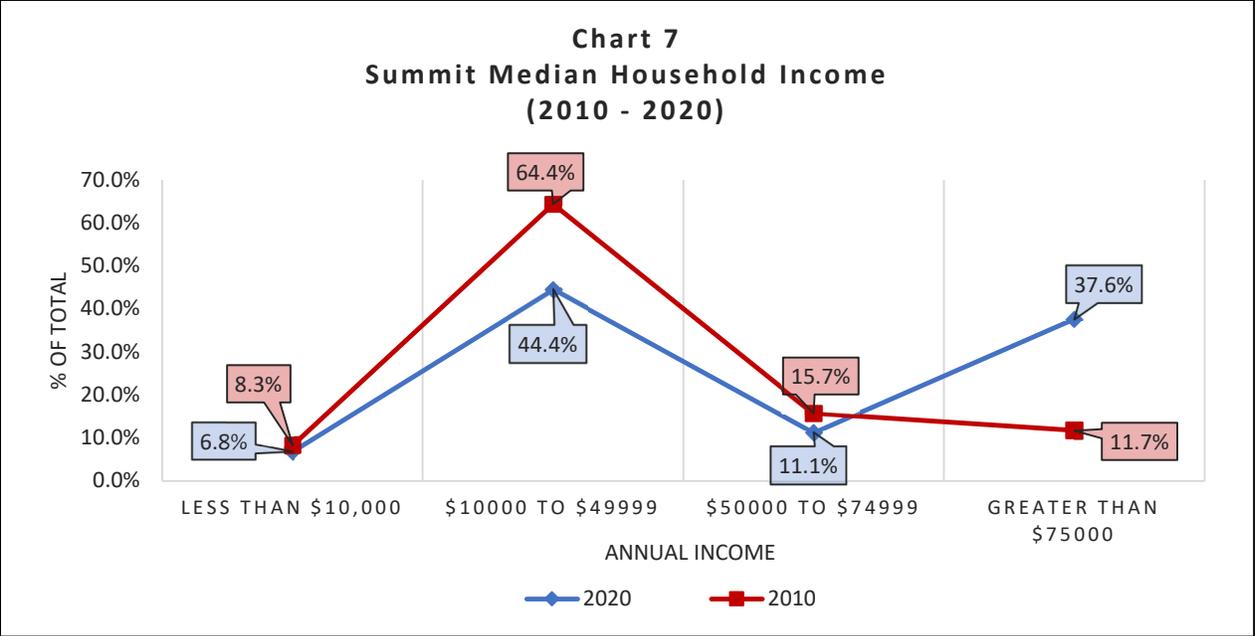
Sources for Charts 6: American Community Survey 2010, 2020.

**Table 2
Total Family Household Median Income**

	2010	2020	% Change
Summit	46,709	62,334	33.5%
Roberts County	46,164	59,172	28.2%
South Dakota	58,958	77,042	30.7%

Sources: American Community Survey 2010, 2020.

As stated before, total household income is usually less than that of family household income due to the incidence of households comprising a single individual. This is true for Summit. Chart 7 shows Summit’s distribution of total household income levels. In 2020, the median household income in Summit was higher than Roberts County and lower than State averages (10.4% and -6.2% respectively). In 2020, Summit increased its median total household income level from 2010 by 36.9% to \$56,168. This improvement can be seen in the distribution shifts of income levels above \$75,000 (Chart 7). Compared to 2010, there were 29.6% more households with a combined income of less than \$50,000 than in 2020. Summit’s high percentage change and total median incomes show solid short term economic growth over the past decade.



Sources for Charts 7: American Community Survey 2010, 2020.

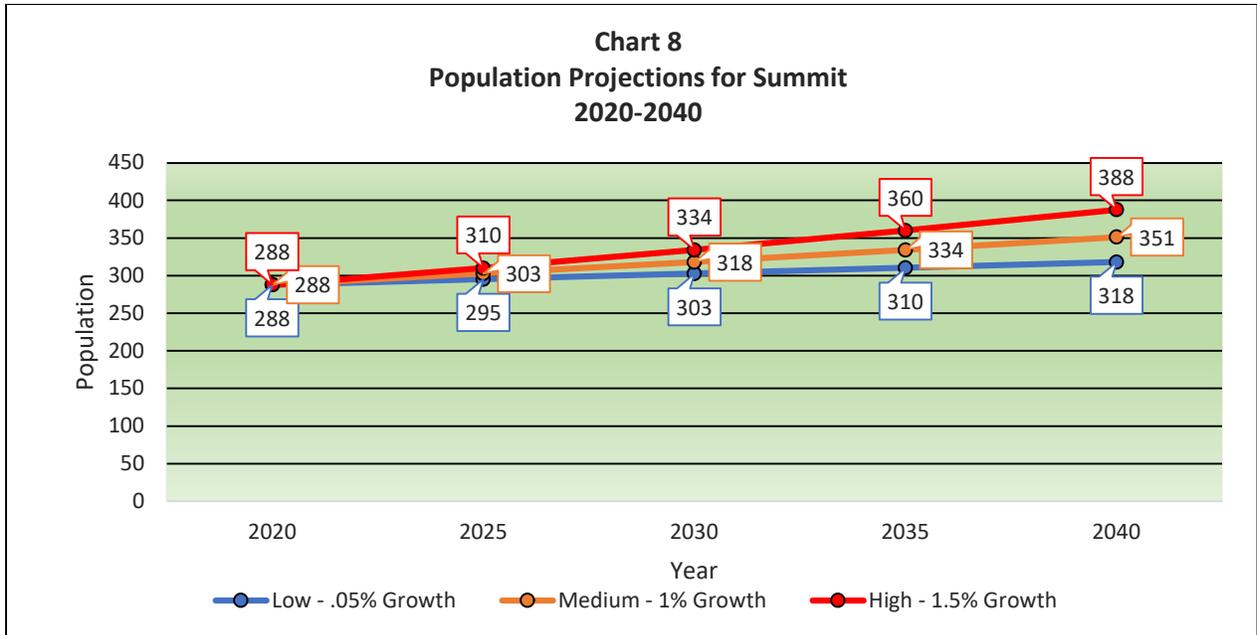
Table 3 Total Household Median Income

	2010	2020	% Change
Summit	41,203	56,168	36.9%
Roberts County	37,708	50,877	34.9%
South Dakota	46,369	59,896	29.2%

Sources: American Community Survey 2010, 2020.

Population Projections

Chart 8 exhibits population projections for Summit. The population projections were based on regression analysis. Summit's low, medium, and high growth calculations were based upon projections of annual expansion levels of .05%, 1% and 1.5%, respectively. It is important to take into consideration that these projections were based upon analysis of U.S. Census data, which covered a time span of 50 years. Using the low projection of .05% per year, Summit could experience a population increase of roughly 1.5 individuals per year (resulting in a population of approximately 318 by the year 2040). This projection is slightly higher than housing and economic development of recent years.



Sources: US Census Bureau, Census of the Population 2020.

DEVELOPMENT ELEMENTS

Development elements are those base requirements necessary for sustainable development to occur. For the purpose of this Plan, development elements include basic infrastructure requirements such as transportation, water, sanitary sewer, and storm water sewer systems.

TRANSPORTATION

The transportation system for the Town of Summit involves a variety of modes of transportation used for the achievement of safe, efficient, and convenient movement of persons and goods. The transportation system includes streets and highways, railroads, trails, and sidewalks.

A well-conceived transportation system is one of the most important features of a comprehensive land use plan. The transportation plan attempts to program road and street use to prevent congestion and unsafe street design. Through long-term planning of designated street types, new developments can be coordinated and potential problems minimized.

STREET CLASSIFICATION AND DESIGN STANDARDS

Streets support diverse volumes of traffic. Thus, before a transportation plan can be implemented, the determination and development of the Summit's existing street system according to classification must be undertaken. The development of these classifications will be specifically related to the function the street is expected to perform. Developmental expectations are dependent upon the varying amount and type of street traffic.

The following generally recognized hierarchy of street classifications will be used to assist in the development of intermediate and long-range transportation needs. Further, the Major Street Plan Map (See Appendix) shows the designation of streets by their respective classification.

Arterial Streets - serve as primary circulation routes. These streets generally carry the majority of traffic volume within the Town. Their basic function is to facilitate movement of medium and long distance, high-speed traffic between regions outside, and sub-regions within the Town with a minimum of impediments. Since arterial streets serve for traffic movement between regions and sub-regions, all direct access to abutting property should be restricted. Further, parallel service roads should be added, where appropriate, to maintain traffic carrying capabilities of the thoroughfare. While there are no major arterial streets within Summit, U.S. Highway 12, and Interstate 29 Would be considered arterial streets.

Collector Streets - form an intermediate category between arterial and local streets. Collectors serve as a link between arterial and local streets by "collecting" traffic from local streets and transferring it to arterial streets. Establishing and properly maintaining collector routes may avoid unwanted and unnecessary traffic on residential streets. Collector streets may further be classified into major and minor collector categories. Presently, 457th Avenue, 458th Avenue/Chestnut Street, 459th Avenue, Maple Street and 144th Street are considered collector streets.

Local Streets - primarily provide access to abutting properties and traffic within neighborhoods. They are not designed to carry large amounts of through traffic and are primarily characterized by short trip length and low traffic flow. Most streets in Summit are considered local streets.

STREET SYSTEM

Summit's street system is generally laid in a two hundred twenty-five (225)-foot rectilinear grid system. The north-south streets generally have eighty (80)-foot right-of-way widths while the east west streets have sixty-six (66) foot right-of-way widths. Local streets, mostly with a minimum width of twenty-three (23) feet, represent the largest proportion of the streets in Summit. The majority of the traffic within Summit travels Maple Street. Less than half of the community's streets are paved and most streets are in generally good repair.

Presently, the Town maintains the existing streets from the General Fund. Improvements to the transportation system are identified and prioritized according to need and ability to complete the necessary improvements. As funding becomes available, streets will be scheduled for asphalt overlays.

Streets and roads are the most efficient when their design and construction coincide with the intended function they are to fulfill. The importance of uniform design standards for street systems cannot be over emphasized. This is because street systems are affected by hazardous road conditions and traffic volume capacity when standards are not developed and maintained. Suggested design requirements for Summit's street system are provided in Table 4.

These standards are generalized and allow for some adjustment in view of local conditions and engineering feasibility at the time of construction.

Table 4
Minimum Street/Road Right-of-Way

	Right-of-Way Width	Pavement Widths Curb to Curb
Arterial Street	100'	60'
Collector Street	66'	36'
Local Street	60'	30'
Alleys	16'	16'

The Major Street Plan Map shows the designation of streets by their respective classification. It should be noted that collector and arterial designations have been made for thoroughfares outside Summit's corporate limits.

WATER

The Town's water is supplied from multiple groundwater wells. Two deep wells were constructed in 2009 and 2010, with groundwater sourced from the Minnesota and Whetstone Rivers Basin and Pleistocene Unknown aquifer. These wells are the primary supply source for the Town. Another well is shallow, with water sourced from the Big Sioux River Basin, and only used for peak flow periods and flushing purposes. The wells produce up to 600 gallons of water per minute (gpm), or 864,000 gpd. Groundwater is treated by adding sodium hypochlorite for disinfection before it enters the distribution system.

Treated groundwater is pumped into the system using in-line booster pumps at the pump house and water tower. The water tower was originally constructed in 1915, with a volume of 40,000 gallons, and provides system pressure for the Town. The tower is typically flushed two times a year and was recoated internally and externally in 2019.

The distribution system is made up of entirely of PVC pipe. The Town completed a replacement project for all water and sewer main piping in 2014 and 2015 to replace older and smaller lines. Water services were replaced to the curb stop for each property.

With the implementation of the Town's Water System Utility Goals, Objectives and Strategies, the Town should be able to accommodate the wastewater collection and treatment needs of its citizenry and industry for the near, intermediate, and long-term future. The Water Facilities Map (see appendix) provides information on the existing sanitary sewer system.

SANITARY SEWER

The existing sanitary sewer collection and treatment system serves domestic users. The collection system utilizes PVC lines with a variety of diameters (majority are eight inches) to transport wastewater by gravity flow. All clay sewer lines were replaced with PVC pipe as part of a project in 2014–2015 Summit maintains and makes improvements to the sanitary sewer system from revenues generated from sanitary sewer fees. Improvements are made when funds are available. The Town maintains two lift stations as part of the collection system: the Main Lift Station and the Coffee Cup Lift Station. The Main Lift Station is located at the lagoon wastewater treatment facility, and pumps wastewater into the first primary cell. This lift station was added, along with Cell 1, as part of a project in 2010. The Main Lift Station does not have a source of backup power; however, in the event of an overflow, it overflows into Cell 2. The Coffee Cup Lift Station was constructed in 2014, serves the Coffee Cup travel plaza and a limited number of residential services, and has a portable generator as a source of backup power.

The collection lines of the sewer system transport sewage to the wastewater treatment facility. The facility is located approximately one-quarter (1/4) mile southwest of the corporate limits of Summit. The facility began operation in 1959 with the current Cell 2 and Cell 3. A discharge structure was added in 2000. Cell 1, along with the Main Lift Station, were added in 2010. Cell 1 is the primary cell and Cells 2 and 3 are the secondary finishing cells. There is capacity to accommodate the growth projections contained within this plan. The existing sanitary sewer collection and treatment system will continue to be an important locational factor in regard to future development. With adequate maintenance and any future treatment facility improvements Summit should be able to accommodate the wastewater collection and treatment need of its citizenry and industry for the near and intermediate future.

With the implementation of the Town's Sanitary Sewer System Utility Goals, Objectives and Strategies, the Town should be able to accommodate the wastewater collection and treatment needs of its citizenry and industry for the near, intermediate, and long-term future. The Sanitary Sewer Facilities Map (see appendix) provides information on the existing sanitary sewer system.

STORMWATER

As Summit continues to expand and become more urban, the importance of storm water drainage comes to the forefront in the planning process. This is because with urbanization comes an increase in the number of impervious surfaces which have a direct impact upon the amount and intensity of storm water runoff.

Existing storm piping is minimal throughout Town. Presently, the Town utilizes streets, ditches and other natural drainageways for stormwater drainage. Between the school's bus barn and Woodward Avenue, 458th Street has curb and gutter on the east side of the road, with one inlet that drains to the south and west. There are currently no areas within Summit designated by FEMA as floodplain and fortunately there are very few developed areas within the community, which have historically experienced flooding problems. However, there is evidence of poor drainage in low-lying areas, and near plugged culverts.

The topography of the developed areas generally drain south and west. Areas on the north end of Town generally drain near the railroad tracks to wetland areas owned by the South Dakota Game, Fish, and Parks Department. The area east of Town drains to the east toward various wetland, prairie potholes, and Summit Lake. Development without plans for accommodating storm water drainage should be discouraged in areas that have historically experienced storm water drainage problems.

EXISTING LAND USE:

Where and how a community will develop is influenced by the usage of the community's existing land resources. In order for a future land use plan to develop properly, an understanding of the existing types of land use within the community is necessary. Staff from the First District conducted a land use inventory within the study area. Existing land development was categorized into one of five primary land use classifications. They include residential (single-family, multiple-family, or manufactured housing), commercial, industrial, public/quasi-public, and open space/agriculture. The additional "Other" classification represents private garages/storage without a principal land use structure. The Existing Land Use Map provides the land area presently developed and being used within each classification.

It should be noted that Summit's corporate limits consist of the Northwest, Southwest and Southeast quarter-quarter sections of the northwest quarter of Section 34 and the Northwest, Southeast and most of the southwest quarter-quarter sections of the southwest quarter of Section 34, and portions of the west half of the southeast quarter and north half of the northeast quarter of Section 33 all located in Summit Township. There are approximately 279 acres within the corporate limits of Summit of which 167 acres are presently undeveloped

Residential

Residential land use consists of three residential subcategories (single-family, multiple-family, and manufactured home). Residential development is the largest category of existing land use within the Town (approximately 63 acres). The residential land use area consists primarily of single-family homes organized into neighborhoods. Public and quasi-public facilities such as parks, schools, and churches may be found within these neighborhoods. Residential land usage is further characterized by the minimal amount of traffic circulation in the neighborhood. In addition to single family homes, there are four multiple-family units and sixteen manufactured housing sites.

Commercial

Summit has a land use pattern oriented to traditional development of midwestern cities. The community has nearly all its business uses on the centrally located Maple Street. This central business district contains the Town's major shopping facilities, governmental offices and public building and two campgrounds. There are also several businesses adjacent to US Highway 12.

Industrial

Currently there are several industrial areas located in the community. Types of industrial uses include trucking firms, contract shops/yards, warehouses, junkyards and propane storage.

Public/Quasi-Public

The public/quasi-public land use classification consists of facilities provided by public and quasi-public agencies. Summit's public/quasi-public areas consist of a fire hall, community hall, school, post office, churches, park, public utilities (substation, water and sewer structures), and ballfields/courts.

Open Space/Agriculture

There are large sections of land within the corporate limits that are either vacant open spaces or are still in some form of agriculture use.

Existing Land Use Analysis

Comparing the number of acres presently developed (approximately 99) with the estimated urban population (288) indicates that approximately 34 acres of land are required to support every 100 persons within the study area (Table 5). When public rights-of-way are included, approximately 62.7 acres are required to support every 100 persons within the study area. This ratio is greater than communities in South Dakota and the surrounding states comparable in size and character of Summit (32-35 acres per 100 persons).

Table 5
Existing Land Use Summary - Summit Urban Area

Land Use	Number of Acres	Percent of Developed Area (not including ROW)	Developed Acres Per 100 Persons *
Single Family	56.5	57.4%	19.6
Multiple-Family	0.5	0.5%	0.2
Manufactured Housing	6	6.1%	2.1
Total Residential	63	64.0%	21.9
Commercial	21	21.3%	7.3
Industrial	7	7.1%	2.4
Public/Quasi-Public	5.0	5.1%	1.7
Other Private Storage	2.5	2.5%	0.9
Total Developed Area	98.5		34.2
Public Rights-Of-Way	82		62.7#
Open Space/Vacant/Agricultural	98.5		
Total Area	279		

Source: Town of Summit land use inventory, 2024.

(*) Based on assumed urban area population of 288.

(#) Developed acres per 100 persons including right of way.

Table 6 shows the proportionate amount of new urban development that will be required for each of the basic land use categories (i.e., residential, commercial, industrial, and public/quasi-public) in five-year increments for the next fifteen years.

In each case the numbers reflect gross acres of development, which means an amount for streets and other public rights-of-way is proportionally included within each land use category. Based on current development patterns in the Summit urban area, approximately 45.5 percent of the total developed area is devoted to streets and public rights-of-way. In projecting future land use needs, this analysis will utilize the generally accepted figure of 25 percent for streets/public rights-of-way.

Assuming a similar ratio of urban development to population over the duration of the planning period, approximately 13.5 acres of additional land development will be required to serve a population of 318 (0.5% annual growth projection). Further, these projections are only estimates and therefore are to be used only as a guide. It is very possible that there may be a need for additional acres in any of the designated land uses.

The four land use categories for projecting future land area requirements as shown in Table 4 encompass the full range of land use activities found in the urban area.

**Table 6
Land Use Consumption Projections for Summit**

Land Use	Base Year 2025 w/ ROW	2030	2035	2040	Total 2025-2040
Total Area Population	288	303	310	318	-----
Population Increase	-----	15*	7	8	30
Total Developed Land (Acres)	180.5	187.5	191	194.5	-----
Developed Land Area Increase (Acres)	-----	7	3.5	3.5	14
Residential (Acres)	115.5	4	2	2	8
Commercial (Acres)	38.5	1	.5	.5	2
Industrial (Acres)	13	1	.5	.5	2
Public/Quasi-Public (Acres)	9	1	.5	.5	2

*Population increase based on is based on time frame of 2020 to 2030

FUTURE LAND USE

To accommodate growth, the future land use plan will address both the fringe and established developed areas of the community. It is unlikely that much of the established developed areas of the Town will experience major changes during the planning period. However, redevelopment efforts that improve upon the existing land uses in the older, established areas of the Town are encouraged. These efforts may come in the form of rehabilitating existing structures through modernization or from the demolition, removal, and replacement of obsolete structures. It should be stressed that all redevelopment efforts within established areas of the community comply with existing adjacent land uses and/or recommendations of the Planning Commission. Since large scale redevelopment efforts are not expected, many recommendations of the future land use plan will primarily concentrate on the infill areas within the primary development area of the Town and those suitable areas adjacent to existing development.

In selecting potential sites for future development, goals and objectives relating to general land use, residential land use, transportation and public utilities were considered. Locational factors used in determining these sites considered issues of compatible adjacent land uses, traffic access and safety, and public utilities topics such as topography and drainage, existing infrastructure and cost efficiency.

Although Summit is not land locked, there is a limited amount of land available in which the town can be expected to grow. There are a considerable number of wetlands to the east of the community combined with property owned by the Game Fish and Parks on the northwest corner of the community and the Burlington Northern Sante Fe Railroad tracks will act as natural barriers for development. Finally, there will be some development restraints to the south and west due to the location of the town's sewage treatment facility. While these restraints limit the number of development areas within and adjacent to the town, the Plan identifies many areas for a variety of future development types.

Summit's future land use development is classified into five future land use categories. These include future residential, future mixed use, future commercial/industrial, Future Public/Quasi-public, and future open space/agricultural.

Residential

Similar to existing residential areas, the main goal when developing areas for future residential use is to create an area which provides a strong, cohesive environment that does not intrude upon or mix with industrial or commercial uses. Factors to consider when determining an area's residential land use are availability of utilities, the development's impact on the local and regional traffic system, vehicle accessibility, and proximity to and impact upon community facilities such as schools, parks, and open space. Vehicular, bicycle, and transit routes should be accessible, yet residential areas should be protected from heavy traffic.

As previously stated, the category of multiple family exists within the Residential Land Use classification. The multiple-family use classification provides areas within the community for medium to high density neighborhood development. Housing types in the multiple-family use classification would include duplexes, townhouses, condominiums and apartments. Duplexes and similar multiple units may be placed in most neighborhoods with single family residences since the overall appearance and density of the neighborhood is neither effected nor exceeded. In most cases, medium to higher density residential development (apartments, townhouses and condominiums) is a compatible use in areas adjacent to major

traffic corridors or near major centers of employment or education. Besides the locational factors pertaining to single-family developments, multiple-family land use developments will need adequately sized lots to provide necessary space for on-site parking

Assisted care residential facilities (elderly care, nursing homes, etc.) will generally be allowed in single-family, multi-family, or planned development land use categories. These will be reviewed on a case-by-case basis, taking into consideration surrounding uses, intensity of development, and traffic impacts.

Manufactured housing developments should have requirements similar to other single-family neighborhoods. The principle distinction is that the density of the manufactured home development is usually greater than typical single-family neighborhoods. Type I manufactured homes on permanent foundations, duplexes and similar multiple units may be placed in most neighborhoods with single family residences since the overall appearance and density of the neighborhood is neither effected nor exceeded. Type II manufactured homes and manufactured home parks will be handled on a case-by-case basis.

Public and other institutional uses such as churches and schools are generally allowed within residential districts. To maintain the lowest public expenditures necessary for developing future residential areas, it is prudent to incorporate relevant school, street, park and general utility development plans.

Recommendations:

Based upon the previously mentioned locational factors and land use planning policies, it is expected that the following areas be recommended sites suitable for residential land use development within and along the fringes of the corporate limits.

- Presently the Town of Summit feels that it has the existing water and sanitary sewer capacity to accommodate infill residential development. Presently, there are more than 30 platted lots with access to water and sanitary sewer, which could be used for residential development. The previously mentioned lots will probably provide an adequate supply of development land throughout the short and intermediate planning period for residential purposes. Also, there are platted lots, which could be developed after either water or sanitary sewer extensions are constructed. If the need becomes apparent, the Planning Commission has identified several other areas for future residential development.
- The future land use map provides for areas for general residential development. Type I, Type II, manufactured home parks/subdivisions, agricultural estates, and multiple family projects may be appropriate in various identified future residential land use areas. However, those types of developments will be handled on a case-by-case basis.
- Since many of the areas listed above are currently in an open space/ag land status, the acquisition of right-of-way and the construction of streets, water and sanitary sewer services will need to be completed prior to future development. It is recommended that these areas be developed in a pattern that discourages haphazard development. Emphasis should be placed on areas that would require the least amount of public expenditure and avoid leapfrog development

Mixed-Use

The mixed-use classification identifies areas that may develop in a variety of different ways. Areas assigned as mixed use for future development are further divided into two specific sub-classes: Commercial/Industrial and Commercial/Residential. Areas identified for commercial/industrial mixed use are likely to develop into light industrial or cold storage uses supportive of existing industrial uses or develop as compliments to expected future commercial development in the area. Commercial/residential mixed-use areas will provide space for a mix of multiple family residential uses, offices, public and quasi-public uses, and commercial uses which may be compatible with multiple family residences in appropriate locations and/or structures. These areas provide for the location of employment centers at sites which are convenient to residential development and accessible from existing or proposed transportation facilities.

Recommendations:

- The future land use map provides for areas for mixed use development but has not specified whether it would be classified as future commercial/industrial or commercial/residential mixed use. Those types of developments will be handled on a case-by-case basis.

Commercial and Industrial

Locational factors to consider when planning for commercial and industrial land use development include compatible adjacent land uses, existing infrastructure, topography/drainage, traffic (congestion, access, parking, safety), and in addition - type of commercial/industrial activity.

A well-conceived land use policy should consider the development of land use areas designated for various types of industrial usage. Today's commercial and industrial ventures need areas which will afford opportunities for expansion and the provision of quality municipal services.

Recommendations:

These factors were applied to areas within the community. Based upon the above criteria the following areas were selected as sites which could possibly be designated for future commercial and/or industrial land use development.

- It is the Town of Summit's intention to preserve the existing business district of the community. Regarding commercial ventures which would require more land than would be available in the existing central business district, areas adjacent to US Highway 12 may be appropriate.
- Regarding areas for future industrial development, the Town recommends that future industrial uses initially be located adjacent to the Town's existing industrial uses, if appropriate. The Town will address areas for industrial uses on a case by case basis. Industrial locations adjacent to US Highway 12 may also be appropriate.
- Since many of the areas are currently in an open space/ag land status, the acquisition of right-of-way and the construction of streets, water and sanitary sewer services will need to be completed prior to future development.

- The Town further recommends that the following occur when developing commercial and industrial sites:
 - Prior to construction, each development project should be subject to a specific site design, review and approval process. This should ensure that the development will have an attractive and uniform architectural design. The arrangement of the on-site buildings should provide for efficient and viable long-term usage. Further, disruption to on-site circulation or adjacent land use should be discouraged by appropriately locating and designing the development's service areas.
 - Vehicular access to highway commercial and industrial areas should be sufficiently set back from intersecting streets with appropriate sight distance maintained at all entry points. Also, to enhance vehicular traffic flow on adjacent streets, strict controls affecting the number and location of accesses to the highway commercial and industrial areas should be established.

Public/Quasi-Public

Public and quasi-public areas are intended to contain uses related to general community services, such as parks, fire stations, elementary/secondary and post-secondary schools, community centers, hospitals, municipal centers, police stations, water and sewage treatment facilities, and municipal maintenance yards. Future public and quasi-public uses such as schools, churches, and parks and recreational facilities, although not shown specifically on the future land use maps, are generally allowed in residential areas subject to review and approval.

Presently, there is little indication for the need of additional designated lands for utility and public/quasi-public uses. However, It is also recommended that in future developments, adequate amounts of land should be set aside for public parks.

Open Space/Agricultural

Open space is a desired amenity of the urban environment. Circumstances and conditions under which open space areas should be set aside relate largely to a community's commitment for improving the visual appearance of the Town. As a minimum, wetlands, floodway and land areas with 20 percent grade or greater should be protected from extensive urban development, if possible. In addition, there are other areas within and around the community that have a scenic value that enhances the quality of life. These areas should be identified and protected whenever possible. Further, roadway and utility improvements, as well as buildings and signage should be controlled so that they are sensitive to adjacent scenic areas. With appropriate planning and coordination of adjacent development projects, a system of interconnected belts of permanent open space can be created to provide a haven for wildlife, enhance community views and vistas or simply provide a pleasant contrast to the urban scene.

Land areas not expected to be developed within the planning period have been designated as agricultural in the future land use plan. No attempt has been made to project which, if any, of these areas should be permanently maintained for agricultural purposes. The implementation of this plan through zoning and subdivision regulations will help minimize the disturbance of agricultural land and promote a smooth transition to another use.

Land areas not expected to be developed within the planning period have been designated as agricultural in the future land use plan. No attempt has been made to project which, if any, of these areas should be permanently maintained for agricultural purposes.

Recommendations:

- Multi-lot subdivisions should be limited in the rural area. To achieve this policy objective, the Comprehensive Land Use Plan proposes that agricultural zoning be maintained on all rural land, presently not developed, within the Town and area of planning jurisdiction.
- The planned orderly development, settlement, and expansion of existing agricultural land areas should be coordinated through accurate ordinances and regulations.

The Future Land Use Map identifies areas within and outside the community for future development of each land use classification. Table 7 contains land use location and design criteria for land use types which form the basis of future growth of Summit.

**Table 7
Land Use Location and Design Criteria**

Residential	<p>Low density (3 to 6 units/acre)</p> <ul style="list-style-type: none"> • Access to local street system—avoid direct access to arterial streets • Convenient to neighborhood school, park, and commercial services • Avoid environmentally sensitive areas such as wetlands and drainageways* <p>Medium density (6 to 16 units/acre)</p> <ul style="list-style-type: none"> • Access to collector street system • Well-designed transition to adjacent land uses • Provision of usable open space based on project size • Transition between low-density neighborhood and collector/arterial streets • Adjacent to neighborhood commercial center <p>High density (16 to 40 units/acre)</p> <ul style="list-style-type: none"> • Adjacent to collector or arterial street system • Well-designed transition to adjacent land use • Provision of usable open space based on project size
Commercial	<p>Highway oriented</p> <ul style="list-style-type: none"> • Adjacent to collector or arterial street/regional highways • Controlled access to arterial streets • Quality architecture and well-designed transition to adjacent uses <p>General neighborhood retail, office, and convenience services</p> <ul style="list-style-type: none"> • Convenient vehicular and pedestrian access to residential areas • Adjacent to collector/arterial street intersections • Design compatible with surrounding uses • Well-designed transition to adjacent uses • Located within residential, employment, or institutional neighborhoods <p>Central Business District (CBD)</p> <ul style="list-style-type: none"> • Pedestrian orientation • Quality urban design standards • Mixed uses including office, retail, institutional, cultural, residential, and entertainment • Consolidate off-street parking areas • Residential uses within walking distance of CBD
Industrial	<p>General light industrial/limited heavy industrial</p> <ul style="list-style-type: none"> • Regional highway access located close to collector/arterial streets • Rail access for industrial uses requiring it • Buffered from residential and other adjacent land uses • Industrial park setting with building design and landscape amenities • Include office, warehousing, and limited retail uses • Minimize environmental impacts on surrounding properties
Mixed Use	<p>Institutional, office, and other mixed use development</p> <ul style="list-style-type: none"> • Convenient to intended market area • Vehicular access to collector and/or arterial streets • Minimization of traffic impact on adjacent uses • Orderly expansion of institutional uses near residential areas • Design compatibility with adjacent uses • Include retail, multifamily, and business-technology land uses
<p>*The policy of avoiding environmentally sensitive areas such as wetlands and drainageways shall apply to all of the above categories.</p>	

IMPLEMENTATION

This Plan is a broad policy guide which will assist the community in its development efforts. It should be viewed as a framework within which a range of specific growth management policies are discussed. It must be both dynamic and flexible to accommodate the ever-changing needs of the community, yet steady enough to allow for reasonable long-term investment strategies by both the public and private sectors.

It should be noted that the completion of a comprehensive land use plan is only one element of the community's growth management system. This Plan is merely a guide for achieving an orderly and attractive community. Other elements of growth management include private market supply and demand for land, land use regulations, public capital investment, and private capital investment for new development.

Summit will need to take a number of steps in order for the Plan to be successful. The first is the identification and prioritization of public improvements required to support and serve the future development areas. Second, is the adoption or modification of applicable implementation tools, such as regulatory ordinances to ensure that the objectives embodied in the plan are adhered to as future parcels and tracts of land are developed. These tools may include geographic information systems, zoning and subdivision ordinances, building codes, etc. Further, Summit should continue to review all matters affecting physical development and remain active in promoting the plan with other public and private developers in the area. Finally, the community's decision-making should be balanced and include consideration of all elements within the Plan.

Zoning Ordinance

The basic function of the zoning ordinance is to carry out the goals, objectives, and policies of the comprehensive land use plan. The zoning ordinance, which reflects these long-range goals, is the primary regulatory tool utilized by the Town of Summit for various land use activities in the Town.

Recommendations:

- It is recommended that to ensure the policies embodied within this plan are implemented, the zoning ordinance should periodically be reviewed, and appropriate changes incorporated.

Extraterritorial Jurisdiction

Since the future land use plan projects land use designations outside the existing corporate limits, the topic of extraterritorial jurisdiction needs to be addressed. State law provides several approaches for cities and counties to jointly deal with future land use. A formal joint jurisdiction agreement between the Town and County may be implemented. However, this may add an additional level of bureaucracy to the process. Another approach is to have effective communication between the governing bodies. Coordination with Roberts County will be essential if the goals and objectives, and recommendations within this plan are to be realized. Without a coordinated approach, efforts by the Town to control scattered development could simply push the problem out beyond the extraterritorial jurisdiction. A high priority should, therefore, be placed on resolving any policy conflicts which might exist between the Town and the County.

It should be noted that with the development of the major street plan, all new plats within the planning area are required by SDCL 11-3-6 to be presented to the Summit Planning Commission and Town Board, in addition to the Roberts County Commission, prior to approval.

Recommendations:

- It is recommended that the lines of communication between the Town and County Planning Commissions be kept open. This can be accomplished with the use of liaisons on each Board.

Subdivision Ordinance

Subdivision regulations are enforceable by communities that have adopted comprehensive land use plans and a major street plan. A subdivision ordinance constitutes another tool the Town may utilize in carrying out the objectives of the comprehensive land use plan. The ordinance regulates the development of property by identifying for street right-of-way, lot layout, and drainage and utility improvements. The subdivision ordinance not only applies to lands within Summit, but also includes those lands covered by the major street plan.

Building Code

A building code establishes minimum construction standards for new structures as well as for remodeling and repair work performed on existing buildings. These standards are intended to safeguard life, health, property, and the public welfare by regulating and controlling design, construction, quality of materials, and occupancy of structures.

Presently Summit does not maintain a building inspection program utilizing a nationally recognized building code. However, all multiple-family residential, commercial and public buildings are required to be built to the International Building Code per SDCL 11-10-6 It is recommended that when determined to be necessary, the county pursue the development of a building code, which would ensure that construction meets minimum structural and life requirements.

Permitting

Permitted Uses:

Permitted uses are listed in all zoning districts. Permitted uses are those uses which are allowed “by-right,” and inherently consistent with the intent of the specified zoning district provided specified lot area, required yards, and construction standards are met.

Policies:

- The administrative official shall be authorized to issue building and use permits for all structures used for “permitted uses” in a specified district.
- The administrative official may refer any building permit to the Board of Adjustment.

Special Permitted Uses

Special permitted uses are authorized and defined by South Dakota Codified Law (SDCL). South Dakota Codified Law states that municipalities may establish specified criteria for certain land uses. In Summit, special permitted uses may be listed in all zoning districts. If the land use is certified as a special permitted use under the zoning ordinance, it shall be approved if the applicant demonstrates that all specified criteria are met. Once established, special permitted uses are not reviewed by the Board of Adjustment.

Policies:

- The Administrative Official shall have the power to review an application for conformance with the applicable standards and approval criteria and issue a special permitted use permit.
- Requests for special permitted uses may be granted if it has been determined that the prescribed conditions for a specific use have been met or assurance has been provided that the conditions will be met.
- The Administrative Official is to make written findings certifying compliance with the specific standards governing the specific special permitted use permit and that satisfactory provisions and arrangements have been made concerning the prescribed conditions for the specific special permitted use permit.
- The administrative official shall authorize uses and the construction of buildings only in accordance with the special permitted use permit as approved.

Conditional Uses:

Conditional uses are authorized and defined by South Dakota Codified Law (SDCL). South Dakota Codified Law states that municipalities may determine a permitting process for conditional uses. In Summit, conditional uses are listed in all zoning districts. These uses, due to the characteristics of the specified use or zoning district, require case-by-case consideration. Conditional uses are uses which are authorized within a zoning district, provided specified conditions are met, and may only be denied if specific criteria for denying the permit can be identified. General minimum considerations shall be made for each conditional use. Additional conditions may be considered for any given application provided they are applicable to the request at hand.

Policies:

- Conditional use permits are recommended to be considered by the Summit Board of Adjustment.
- The administrative official may authorize uses and the construction of buildings only in accordance with the conditional use permit as approved.

- Although some may not apply to all applications, the approving board shall, at a minimum, consider whether or not the applicant has made satisfactory provision and arrangements for the following:
 - Entrance and exit to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - Off-street parking and loading areas where required, with particular attention to the items above and the economic, noise, glare or other effects of the conditional use on adjoining properties and properties generally in the district.
 - Utilities, refuse, and service areas, with reference to locations, availability, and compatibility.
 - Screening and buffering with reference to type, dimensions and character.
 - Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - Required yards and other open space.
 - General compatibility with adjacent properties and other property in the district.

- The approving board may prescribe conditions unique to each individual request, provided they are applicable to the specific request.

General compatibility with adjacent properties and other property in the district

All uses listed as conditional uses are compatible with other property in a specified zoning district. If such uses are not compatible, they should be prohibited within the specified district. Conditional uses may only be denied in accordance with definable criteria, in order that an applicant may know under which circumstances a permit may be granted in this location. In Summit, general compatibility refers to the manner of operation of a use. The approving board may consider compatibility when prescribing conditions for approval of a permit, but those conditions should be uniformly required of similar uses under similar circumstances throughout the town.

Variances:

Variances allow an applicant to break the rules prescribed by the Zoning Ordinance of Summit. Variances may only be granted if an applicant demonstrates that by reason of exceptional topographic conditions, or other extraordinary and exceptional situation or condition the strict application of a specified regulation would result in peculiar and exceptional undue hardship onto the property owner which is not the result of the applicant's own actions. Variances from the ordinance, as required by South Dakota Codified Law, may only be considered by the Board of Adjustment. It is the responsibility of the applicant to demonstrate the undue hardship described above.

Policies:

- The Board of Adjustment shall only grant variances to applicants demonstrating all of the following:
 - Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other land, structures, or buildings in the same district;
 - The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;

- The special conditions and circumstances do not result from the actions of the applicant;
 - Financial disadvantage of the property owner shall not constitute conclusive proof of unnecessary hardship within the purposes of zoning.
 - Granting the variance request would not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
 - No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts, shall be considered grounds for the issuance of a variance.
- The Board of Adjustment shall not grant a variance to allow a use not permissible under the terms of the zoning ordinance.

Site Development Review

Summit's present ordinances utilize site plan and special permitted use/conditional use permit/variance processes for development review purposes. It is recommended that these practices continue and be further refined to address specific design requirements such as screening, setbacks, landscaping, site configuration, access etc. These procedures will accelerate the administrative review process and expedite the Planning Commission/Board of Adjustment decision-making process.

Capital Improvements Plan (CIP)

Public capital investments are a powerful influence in the growth and development of the community. In order to implement the Plan and provide for orderly growth and coordination of public improvements, Summit needs to initiate a formal capital improvements budgeting process. This program provides a coordinated staging plan for all major capital improvements needed by the community. Projects generally conform to needs in the planned growth area and existing areas of Summit as projected in the Plan.

Annexation

A primary benefit of annexing key growth areas prior to actual development is that it permits the town and/or private developers to extend major streets and utilities on an efficient scale rather than on a piecemeal basis. Advance annexation of future growth areas will ensure that new development is designed to meet community standards and is provided with municipal utilities and services.

If the orderly growth of the Town of Summit is to continue over the planning period, it is essential the Town continue pursuing an active annexation program. The following policies will provide guidance regarding annexations by the Town:

- The boundaries for providing municipal services should generally coincide with the corporate limits.
- The extension of water and sewer service shall be predicated upon annexation, which shall occur before the land is provided with water or sewer service.
- 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 improvement and the land uses of the area.

- Areas designated by the Plan as future growth areas of Summit should be annexed in advance of major developments. This policy will ensure that sufficient development land to accommodate the future growth of the urban areas is maintained.

The following annexation guidelines should be consistently applied in the future:

- Delineate annexation areas which represent logical service areas for the extension of major streets and utilities.
- Identify and mitigate any potential adverse economic, social, or environmental impacts resulting from annexation actions.
- Make preparations to ensure an orderly transition of service responsibilities from the county and township level to Summit.
- Complete the timely expansion of public services and facilities into annexed areas through coordination with the Capital Improvements Plan.

GIS (GEOGRAPHIC INFORMATION SYSTEMS)

GIS is a computer technology used to capture, manage, store, manipulate, analyze, and display spatial information.

GIS technology provides a valuable tool to assist in implementing the comprehensive land use plan. Much of the spatial data information gathered for this plan has been entered into a GIS, including existing land use, flood plains, aquifers, water resources, and transportation systems.

GIS involves spatial operations such as the linking of data from different sets, which is stored in a digital form. An infinite variety of analyses could be conducted on the data. Examples may include:

- What is at a certain location?
- Where do certain conditions exist?
- What has changed over time?
- What spatial patterns exist with the data?
- What if..?

Modeling can be performed to determine the impact of the location of a new concentrated animal feeding operation may have on the aquifer. The possibilities are only constrained by the limits of the database. It is recommended that GIS technology continues to be utilized in the implementation of the Comprehensive Land Use Plan, as well as to support other county departments.

Plan Review and Amendments

The Plan recognizes the ever-changing marketplace and the need to remain poised to meet those changes. Major new development opportunities may arise during the planning period which were not foreseen during the development of this Plan. In addition, major economic development or social changes may arise within the planning period. Such significant developments or changes would be likely to impact many elements of the plan. As such, the continuing planning process needs to include provisions for review of major changes and innovative development opportunities.

Similarly, major decisions facing the community about the street system, storm water management, joint jurisdiction, and other issues may result in changes which should be considered and recognized with the Plan. These decisions may cause a major revision to this plan before the end of this planning period.

The Plan has been designed to provide guidance for future growth for approximately twenty (20) years. With any plan of this nature, it needs to be reviewed periodically to ensure conditions and circumstances affecting development are occurring as originally anticipated. The Summit Planning Commission recommends that this document is reviewed on an annual basis and that a minor update be undertaken after five (5) years and a comprehensive update to this plan occur in ten years to determine the adequacy of the projected assumptions and to determine the validity of the land use, transportation, utilities and other public facility elements of the plan.

**APPENDIX A
LAND USE LOCATION AND DESIGN CRITERIA
BY SPECIFIC LAND USE**

In the Town of Summit, owing to certain special characteristics attendant to their operation, the following uses have been identified to require case-by-case review and specific location and design criteria in order to minimize land use conflicts with permitted uses in the community zoning district. If allowed in other areas identified in this plan, these uses may require consideration of additional policies not generally applicable in the specific zoning district. Specific Land use policies have been established for specific land uses under two different general categories:

1. General Policies for Specific Residential Uses
2. General Policies for Specific Commercial/Industrial

General Policies For Specific Residential Uses

The following specific location and design policies have been established by the Summit Planning Commission and should be considered when siting specified projects.

Group homes

Group Homes are not defined in the current zoning ordinance but are considered a supervised living or counseling arrangement in a family home context providing for the twenty-four (24) hour care of children or adults.

Policies:

- Summit does not discriminate against developmentally disabled or any individuals with disabilities. Further Summit will comply with all provisions of the fair housing act when issuing permits for group homes.
- Applicants for a group home shall demonstrate that all applicable state and federal requirements have been met regarding the facility, and the health and safety of its tenants.
- Group homes are required to be in a single-family residential unit.
- Applicants for group homes shall demonstrate that adequate provisions for the health, safety, and general welfare of its tenants and staff have been made.
- Group homes are subject to review of the emergency services personnel to ensure the safety of residents and neighboring landowners.
- Group homes are subject to additional requirements imposed by the Board of Adjustment.

Manufactured Homes

For the purposes of regulated manufactured homes, Summit divides manufactured homes into two types. Type I Homes have a minimum of 1,200 square feet of occupied space with a multi-section unit (commonly referred to as “double-wide”) with a permanent foundation are in one classification. All manufactured homes between 700 and 1,200 square feet or any manufactured home without a permanent foundation are considered within the other classification. Summit allows Type I manufactured homes by-right or as permitted uses in the “A”, “R1”, and “R2” zoning districts. Type II manufactured homes and manufactured home courts are allowed as a conditional use in the “A” and “R2” zone.

Without proper maintenance, certain manufactured homes can deteriorate more quickly than site-built single-family homes. Therefore, it is important that a process be established for used manufactured homes to determine compatibility with the neighborhood and encourage the use of safe residential structures.

Policies:

- Criteria shall be established for the permitting of used manufactured homes, including the maximum age, and the requirement for neighborhood approval prior to the issuance of a permit.
- Manufactured homes are required to be anchored in accordance with manufacturer specifications to ensure that the home is livable.
- Minimum siding and roofing requirements shall be established for manufactured homes.

Multiple Family Dwellings

For the purposes of regulated multiple family dwellings, Summit requires all residential structures with two or more dwelling units to be allowed as a conditional use in the “R1” zone.

Policies:

- Larger minimum lot area requirements shall be established to deal with setback and parking requirements
- Criteria shall be established for the permitting of multiple family dwellings including, lot area, setbacks, parking, lighting and screening from single family dwellings.

Shop Style Dwellings

For the purposes of regulated shop-style dwellings, Summit allows shop-style dwellings as special permitted use in the “A” and “R1” zoning districts.

Policies:

- Criteria shall be established for the permitting of shop-style dwellings related to fire code, storage areas, siding, roof lines, requirement for neighborhood approval prior to the issuance of a permit and other criteria deemed necessary
- Shop-style dwellings shall have a gross floor area of not less than fifty percent of the structure dedicated to dwelling purposes;

Single Family/Modular Dwellings

For the purposes of regulated single-family dwellings, Summit allows on-site constructed and modular constructed homes by-right or as permitted uses in the “R” zoning district.

General Policies For Specific Commercial/Industrial Uses

The following specific location and design criteria have been established by the Summit Planning Commission and should be considered when siting commercial, industrial, and public/quasi-public projects in the community.

Adult Uses

Summit has designated certain areas of the community for the location of adult uses.

Policies

- Criteria shall be established relating separation distances from certain land uses, employees, licensing, alcohol use, days and hours of operation, and other criteria deemed necessary.

Aviation Facilities:

Aviation facilities include airports, airstrips, helipads, other similar uses, and any use accessory thereto.

Policies:

- Applications for aviation facilities may be required to include a detailed plan for the operation of the business, and a detailed site plan including, but not limited to, details of the airstrip/helipad, parking of automobiles and aircraft, location and amount of fuel and other chemical storage, identification of overhead electrical lines and utility easements in relation to runways, approach zones, and helipads.
- Aviation facilities are required to meet all applicable state and federal requirements for the specified facility.
- Applicants for aviation facilities may be required to notify utility providers to review potential disruption of service for electricity transmission and production, telecommunications, and other services.
- When considering aviation facilities, the Town will consider effects of noise and land use limitations on neighboring lands.
- When considering aviation facilities, the Town will review the proposed location in reference to existing airports, airstrips, and helipads.
- Aviation facilities should be situated with access to roads capable of handling potential, private, commercial, or industrial traffic associated with the facility.
- Aviation facilities should be sited in areas where neighboring uses will not affect the transmission of air-traffic, or other necessary signals required for the safe conduct of an Aviation facility.
- Aviation facilities may be for private or commercial use, but applicants shall identify the primary purpose of the facility.
- Applicants shall demonstrate that stormwater run-off, upon final construction and grading, shall not exceed pre-construction stormwater run-off volumes and/or negatively affect adjacent landowners.

Bed and Breakfast

Bed and Breakfasts (B & Bs) are businesses located in a private single-family residence where limited meals and temporary accommodations are provided to the public for a charge and may also be classified as a “lodging house.”

Policies:

- Applications for Bed and Breakfast’s (B & B’s) may be required to include a detailed plan for the operation of the business.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.
- B & B’s shall include the preparation of meals on site.
- B & B’s may be incidental to an owner-occupied principal dwelling.
- Summit may establish a maximum length of stay for patrons.
- B & B’s shall meet all applicable regulations of the South Dakota Department of Health.
- B & B’s operators shall provide proof of liability insurance.
- Minimum floor area for each paying guest will be reviewed.

Cannabis Dispensary

Per South Dakota Codified Law, Summit has designated certain areas of the community for the location of a cannabis dispensary.

Policies

- Criteria shall be established relating separation distances from certain land uses, days and hours of operation, and other criteria deemed necessary.

Commercial Stables

Commercial stables include any building used for the shelter and feeding of domestic animals, especially horses and cattle, where such domestic animals are ridden, raised, trained, boarded, harbored, or kept for remuneration. Livestock sale barns are a place where the normal activity is to sell or exchange livestock. Livestock are normally in these barns for the day of the sale or auction.

Policies:

- Commercial stables and sale barns are required to follow all regulations for similarly sized CAFO’s.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.

Contractor Shops and Yards

Contractor shops and yards include structures and land areas where the outdoor storage of equipment and supplies used for various types of off-site construction are stored. Examples of equipment and supplies include, but are not limited to, the following – road construction, building construction, gravel operations, and general contracting services.

Policies:

- Applications for contractor shops and yards may be required to include detailed site and operation plans to describe the nature of the business, number and type of equipment, hours of operation, potential traffic generated, means of securing the site, and other information which may be requested.
- Contractor shops and yards may be required to provide buffering and screening to limit potential land use conflicts.
- Junk shall not be stored at contractor shops and yards
- On-site parking and loading will vary upon the size of the operation and require site specific consideration

Extended Home Occupation

An extended home occupation consists of a business, profession, occupation, or trade conducted for profit and located entirely within the accessory building for a dwelling, which use is accessory, incidental, and secondary to the use of the dwelling for residential purposes and does not change the essential residential character or appearance of such dwelling.

Policies:

- Summit shall establish a maximum number of non-family employees allowed to work for the business.
- Buildings for the operation of the business should be of similar construction to agricultural or residential structures.
- Appropriate screening or additional setbacks for business activities may be required to protect residential uses from commercial activities.
- On-premise sign area shall be limited.
- Outdoor storage of materials, vehicles, or inventory shall be prohibited.
- No equipment or process shall be used in extended home occupation which creates unreasonable noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot.
 - In the case of noise: noise shall not exceed that expected of agricultural uses within the district.
 - In the case of electrical interference: no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.
 - Summit may assign appropriate conditions to mitigate noise, vibration, glare, fumes, odors, or electrical interference.

General Highway Commercial and Industrial Activities:

Policies:

- Highway Commercial and Industrial Activities may be required to provide buffering and screening to limit potential land use conflicts.
- Junk and shall not be stored at Highway Commercial and Industrial Activities.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.
- Entrance and exit to and from the site will be achieved in a forward gear.

Junk or Salvage Yards/Recycling

Junk or salvage yards/recycling facilities include areas of land with or without buildings, whether for private or commercial purposes, or both, used for, or occupied by, a deposit, collection, or the storage outside of a completely enclosed building, or used and/or discarded materials such as waste paper, rags, or scrap metal, used building materials, home furnishings, machinery, vehicles, or parts thereof, with or without the dismantling, processing, salvage, sale, or other use or disposition of the same.

Policies:

- Applications for Junk or salvage yards/recycling facilities may be required to include detailed site and operation plans to describe the nature of the business, total area to be used for storage, hours of operation and crushing (if applicable), potential traffic generated, means of securing the site, and other information which may be requested.
- Applications for Junk or salvage yards/recycling facilities shall include a plan detailing when and how the site will be returned to its pre-development state.
- Junk or salvage yards/recycling facilities are required to control weeds.
- Junk or salvage yards/recycling facilities should be screened on all sides.
- Minimum separation distances should be established from right-of-way, residences, and other property lines.
- A minimum lot area should be established to allow room for piles, screening, parking, loading, ingress/egress, and buffering.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration.
- No unlicensed vehicles may be stored on site until all fluids are drained from the specific vehicle.

Kennels

When pets from one or more owners are raised, trained or boarded in a single location for the purposes of generating revenue, Summit considers the site a kennel.

Policies:

- Any property where one or more owners raise, train or board dogs, cats or other household pets in a single location for the purposes of generating revenue, is considered a kennel and shall be regulated accordingly.
- Summit will review and consider the number of animals proposed to be bred, harbored, housed, boarded, etc. in reference to the minimum separation distance required between kennels and certain neighboring uses.
- On-site parking and loading for kennels will vary upon the size of the operation and require site specific consideration.

Manufacturing

Policies:

- Manufacturing, welding, and machine shops may be required to include detailed site and operation plans to describe the nature of the business or materials to be repaired, serviced or manufactured, number and type of equipment utilized for shipping of materials and finished product, hours of operation, potential traffic generated, means of securing the site, plans for storage of items for sale or waiting to be shipped or returned to customers, and other information which may be requested.
- Manufacturing, welding, and machine shops may be required to provide buffering and screening to limit potential land use conflicts.
- Junk and personal items shall not be stored at manufacturing, welding, and machine shops.
- On-site parking and loading will vary upon the size of the operation and require site specific consideration

Recreational Uses

These uses include, but are not limited to, private clubs, golf courses, (including driving ranges and clubhouses), track or racing sports (including, but not limited to, motorcycle/all-terrain vehicle, and remote-controlled devices), campgrounds, drive in theaters, and swimming pools.

Policies:

- Applications for recreational uses may be required to include detailed site and operation plans to describe the nature of the business, hours of operation, potential traffic generated, and other information which may be requested.
- On-site parking and loading will vary based upon the size of the operation and may require site specific consideration.
- Retail sales of products relating to the specific recreational use and clubhouses may only be considered ancillary, and therefore accessory to the primary recreational use. If the primary recreational use is abandoned, the retail sales and/or clubhouse shall be closed as well.

- Recreational uses may be required to provide screening or buffering to limit potential land use conflicts and safety hazards.
- Recreational uses may be required to prepare a plan for health emergencies possibly related to the use.
- Recreational uses will be responsible for ensuring the health and safety of their patrons
- Recreational uses are required to meet all applicable regulations of the South Dakota Department of Health and all other applicable regulatory agencies.

Religious Institutions and Associated Uses.

Religious institutions include any building or use operated for non-profit purposes by an established religious organization holding either tax exempt status under Section 501(c)(3) of the Internal Revenue Code or under the state property tax law, where such building is primarily intended to be used as a place of worship. The term includes, but is not necessarily limited to church, temple, synagogue, and mosque. Religious institutions may operate numerous commercial, residential or other quasi-public uses or functions including, but not limited to, parsonages, cemeteries, banquet/reception facilities, limited commercial sales, etc.

Policies:

- Applications for religious institutions may be required to include a detailed plan for the operation of the business including the listing of any associated commercial, residential, or other quasi-public uses to be performed at the site, maximum capacity/expected attendance, and other information which may be necessary to consider the request.
- When considering religious institutions and associated uses, the town will consider the compatibility to surrounding agricultural uses.
- Religious institutions and associated uses may be required to provide screening or buffering to limit potential land use conflicts.
- Cemeteries shall be appropriately registered with the State of South Dakota and should file easements/agreements for future access and maintenance of the cemetery.

Retail Sales

Summit supports retail sales and services. Depending upon the scope of the business, various accommodations may be necessary to provide for the health and safety of potential patrons.

Policies:

- Retail sales establishments may be required to provide screening or buffering to limit potential land use conflicts.
- On-site parking and loading will vary upon the size of the operation and the zoning district in which its located and may further require site specific consideration.

Sanitary Landfills and Domestic Sanitary Sewer Facilities.

Sanitary sewer treatment facilities are currently located outside of the corporate limits of Summit.

Policies:

- Proximity to neighboring uses and natural resources shall be considered prior to approval of sanitary landfills and domestic sanitary sewer facilities.
- Sanitary landfills and domestic sanitary sewer facilities shall be operated in accordance with State and federal requirements.
- Drainage patterns unique to Summit require a case-by-case consideration of stormwater/pollution control measures
- Permits for sanitary landfills and domestic sanitary sewer facilities will only be authorized upon assurance that the condition of designated haul roads will not deteriorate due to traffic generated by the use.
- Applicants for sanitary landfills and domestic sanitary sewer facilities are expected to take financial responsibility for road improvements, and maintenance necessitated by traffic from the use's activities. Any conditions including, but not limited to, bonds, insurance, haul road agreements, maintenance agreements, private roads, and dust control measures may be utilized to meet this policy.
- Sanitary landfills and domestic sanitary sewer facilities are expected to generate noise and odor uncharacteristic of agricultural uses. Measures may be taken to minimize potential conflicts with neighboring properties. Any conditions including, but not limited to, buffering, screening, limiting the hours of operation, and limiting the types of activities allowed may be utilized to meet this policy.
- Applicants shall demonstrate that stormwater run-off, upon final construction and grading, shall not exceed pre-construction stormwater run-off volumes and/or negatively affect adjacent landowners.
- Applicants shall prepare a plan for reclamation of any sanitary landfill.
- Applicants shall be responsible for controlling debris from exiting any sanitary landfill.

Signs:

Signs are a critical, accessory function of commercial and industrial land uses. Signs provide the public with a means of distinguishing the name and type of business located in rural areas.

Policies:

- Summit measures sign area on one side of a specified sign.
- Summit shall establish regulations regarding sign illumination, including digital message centers.
- Summit shall establish maximum on-premise sign area.
- Summit shall establish maximum area for any off-premise sign.
- Summit shall establish the minimum spacing between off-premise signs.

Storage Facilities

Storage facilities refer to commercial or private storage buildings used exclusively for storage and not for performance of any other services

Policies

- Junk and personal items shall not be stored outside of commercial/private storage buildings
- No ancillary commercial uses are to be allowed in conjunction with a private storage building in the Agriculture or Residential zoning districts.

Telecommunications facilities

Telecommunications facilities refer to any cables, wires, lines, wave guides, antennas, and any other equipment or facilities associated with the transmission or reception of communications which a Person seeks to locate, or has installed, upon or near a Tower or Antenna Support Structure.

Policies

- Appropriate setbacks will be determined to protect residential areas and other land uses from potential adverse impact of Towers and Telecommunications Facilities.
- Appropriate measures will be taken to minimize adverse visual impact of Towers and Telecommunications Facilities through careful design, siting, landscaping, and innovative camouflaging techniques.
- Summit encourages the shared use/collocation of Towers and Antenna Support Structures as a primary option rather than construction of additional single-use Towers.
- Summit requires appropriate construction methods, setbacks, and planning for the maintenance, repair, and decommissioning of towers to avoid potential damage to property caused by Towers and Telecommunications Facilities by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, and removed, when no longer used or are determined to be structurally unsound.
- All such towers are required to meet the regulations for such towers imposed by all state and federal entities, including, but not limited to, the Federal Communications Commission, the Federal Aviation Administration, United States Fish and Wildlife Service, and South Dakota Department of Transportation.

Truck terminals and freight warehouses

Truck terminals and freight warehouses include structures and land areas where freight is transferred, unloaded, or stored before ultimately being shipped to be processed or sold.

Policies:

- Truck terminals and freight warehouses may be required to include detailed site and operation plans to describe the nature of the business or materials to be stored, number and type of equipment, hours of operation, potential traffic generated, means of securing the site, and other information which may be requested.

- Truck terminals and freight warehouses may be required to provide buffering and screening to limit potential land use conflicts.
- Junk and personal items shall not be stored at truck terminals and freight warehouses
- On-site parking and loading will vary upon the size of the operation and require site specific consideration

Veterinary Offices and Animal Hospitals

Veterinary offices and animal hospitals include facilities which provide on-site medical treatment of animals.

Policies:

- Animal hospitals are required to follow regulations for similarly sized Concentrated Animal Feeding Operations (including manure management) or kennels.
 - On-site parking and loading will vary upon the size of the operation and require site specific consideration.
 - Veterinary offices and animal hospitals shall provide a plan for managing and disposing of dead animals.
-

APPENDIX B

EXISTING LAND USE MAP

FUTURE LAND USE MAP

MAJOR STREET PLAN MAP

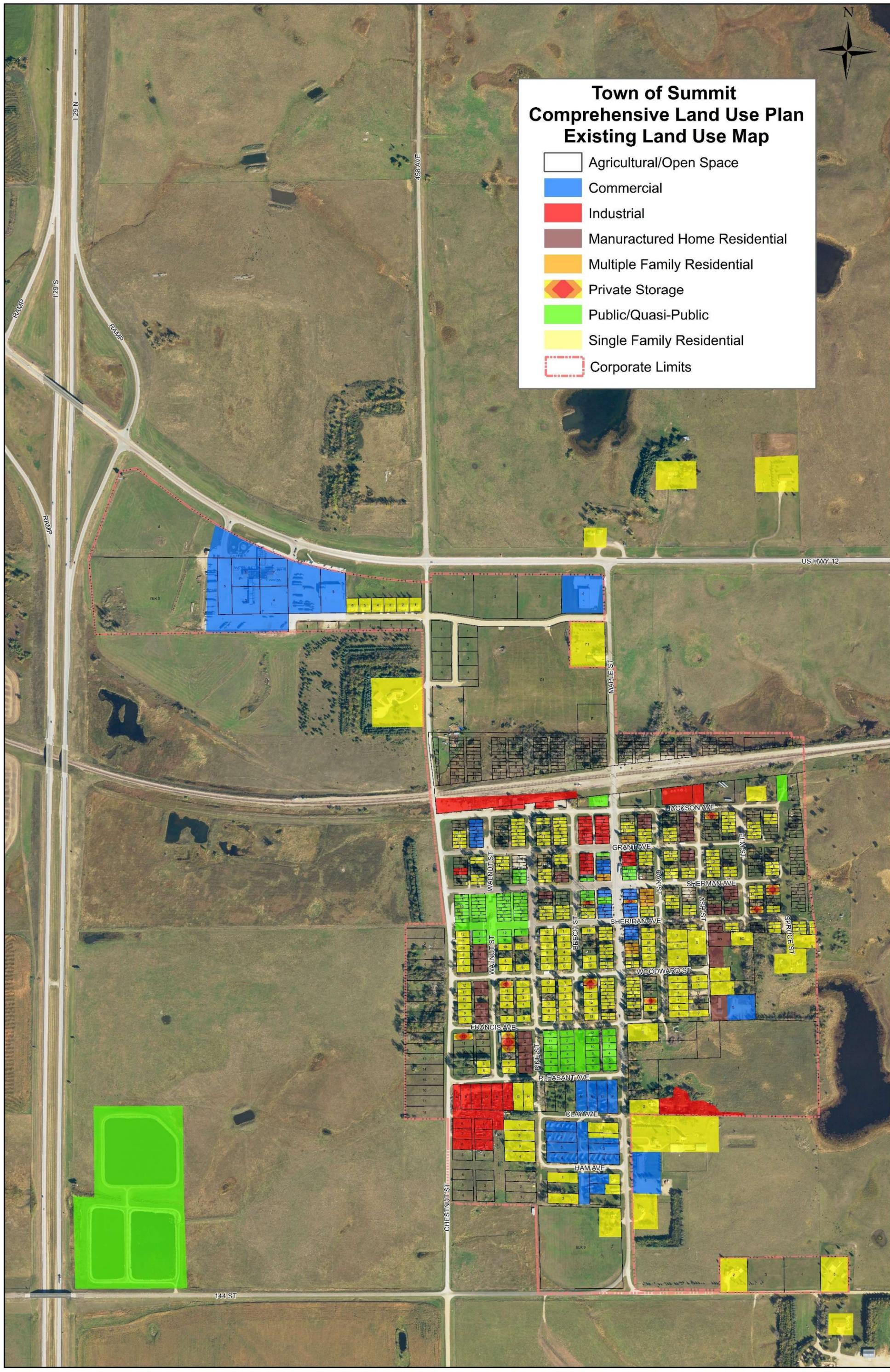
WATER FACILITIES MAP

SEWER FACILITIES MAP



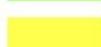
Town of Summit Comprehensive Land Use Plan Existing Land Use Map

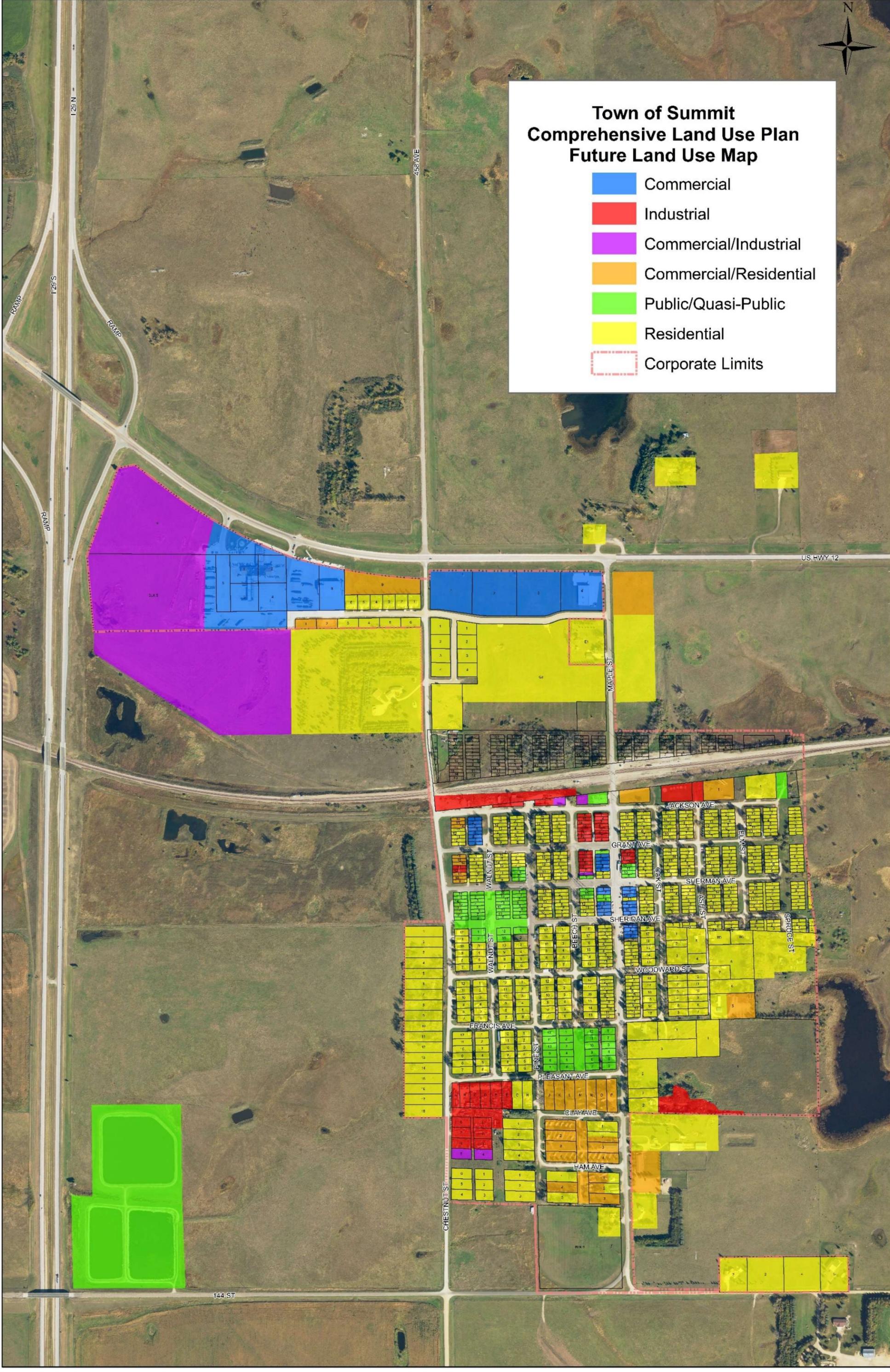
- Agricultural/Open Space
- Commercial
- Industrial
- Manufactured Home Residential
- Multiple Family Residential
- Private Storage
- Public/Quasi-Public
- Single Family Residential
- Corporate Limits





Town of Summit Comprehensive Land Use Plan Future Land Use Map

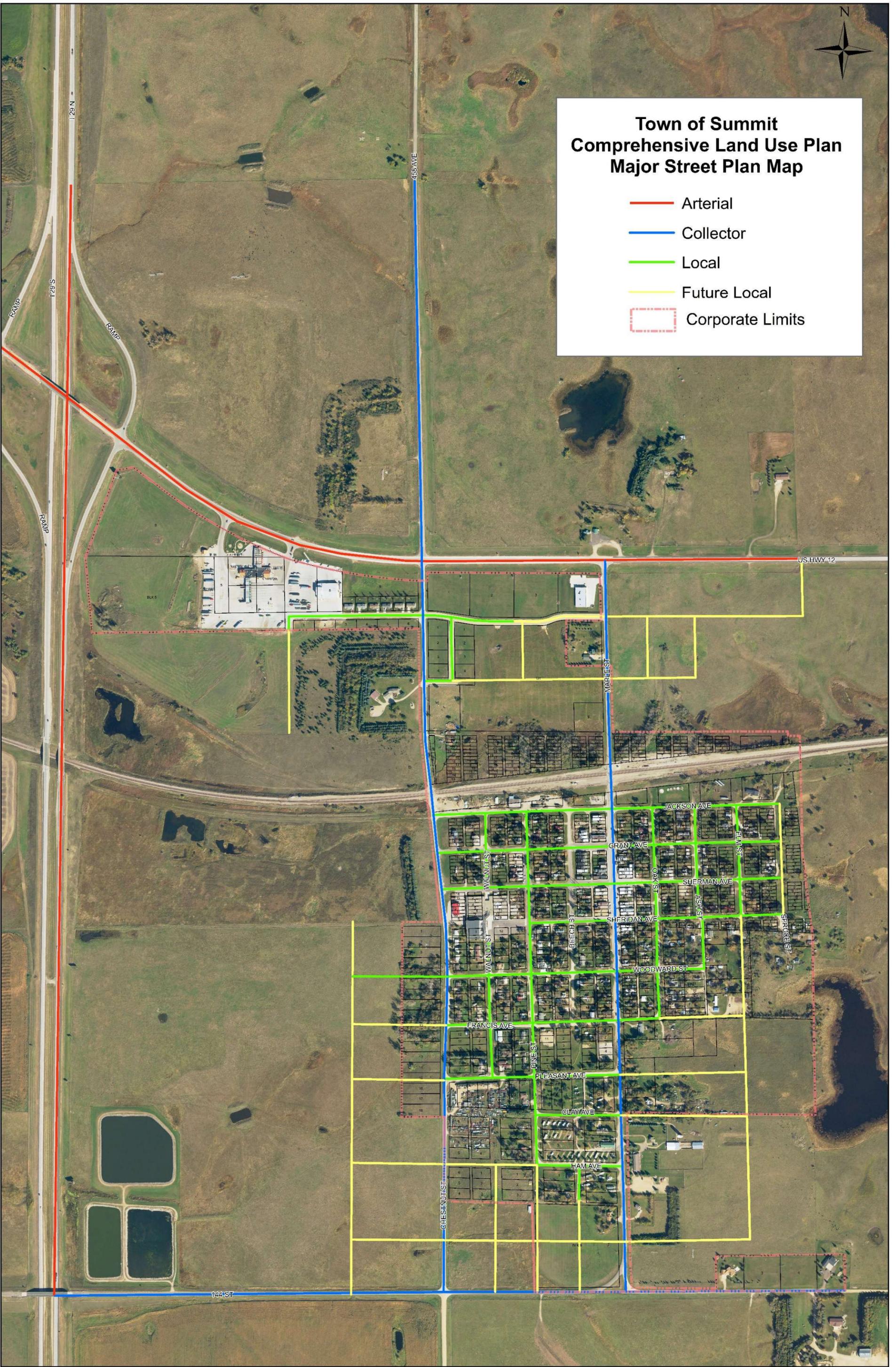
-  Commercial
-  Industrial
-  Commercial/Industrial
-  Commercial/Residential
-  Public/Quasi-Public
-  Residential
-  Corporate Limits





Town of Summit Comprehensive Land Use Plan Major Street Plan Map

-  Arterial
-  Collector
-  Local
-  Future Local
-  Corporate Limits





Town of Summit Comprehensive Land Use Plan Water Facilities Map

- Hydrant
- Shutoff
- Water Tower
- Old Well House
- Proposed Rural Water Building
- 6 Inch PVC
- ▭ Corporate Limits





Town of Summit Comprehensive Land Use Plan Sanitary Sewer Facilities Map

-  Lift Station
-  Manhole
-  8 Inch PVC
-  Corporate Limits

