Home Builders

ASSOCIATION OF THE SIOUX EMPIRE

LOCAL GOVERNMENT AFFAIRS UPDATE

April 4, 2008

Infrastructure Review Advisory Board

Next Meeting: Wednesday, April 16 at 8:30 am
Location: Water Purification Plant (2100 N. Minnesota Ave)
Members: Paul Fick (voting member); Steve Van Buskirk (alternate), Joel Ingle, Chuck Point, Cindy Monnin

The Infrastructure Review Advisory Board met this week to discuss proposed revisions to the subdivision ordinance. At the previous IRAB meeting, the board reviewed the first six chapters of the ordinance relating to general provisions, subdivision plan, concept plan, development engineering plans and subdivision process exemption. This week the board reviewed the second half of the ordinance and subsequent chapters pertaining to preliminary plan criteria, development engineering plan criteria, water facilities, sanitary sewers, grading and drainage, erosion, and preservation of natural features and amenities.

The board discussed a section in the preliminary plan chapter indicating that zoning would be amended to 25 feet plus 36 feet on double frontage lots and lots adjacent to railroad right of way. This proposed language was later removed.

Development agreements were also discussed by the board. The preliminary subdivision plan chapter outlines the development agreement approval process noting that the agreement shall be reviewed as an ordinance at a public hearing by city council with a recommendation from the planning commission…the city council shall consider and vote to either approve or disapprove the agreement.

The city will also review language to determine if the word "drainage" is correct or if the word "grading" should be used in the minor plat requirements section of the subdivision process exemption chapter.

It is expected that IRAB will seek approval of the subdivision ordinance at the next IRAB meeting on April 16. Additionally, it was requested that the city provide an update on reimbursement rates at this meeting.

HBASE City Council Candidates Questionnaire

In preparation for the Sioux Falls municipal election on April 8, the HBASE has developed a short informative questionnaire asking city council candidates their positions on such issues as infrastructure financing, development fees, affordable housing, planning/land use decisions and the HBASE's Community Development Policies. The candidates' positions on these issues are viewable on the HBASE's website: www.hbasiouxempire.com/consumers/consumer_resource.html

Sioux Falls Municipal Election

Please remember to vote on April 8 and encourage your employees, friends and family members to do the same! Did you know voter turnout in the combined Sioux Falls city/school election in 2007 was only 14.88 percent? Please note, many polling places have been combined to form super precincts. You can verify your polling location and view a sample ballot at the city's website: www.siouxfalls.org. (Click on the 2008 Election under the Featured Items section of the webpage) Election polls will be open from 7 am untill 7 pm.

City Council candidates include the following:

At-Large District

- Theresa Stehly
- **Vernon Brown*** Phone number: 978-3592

Southwest District

- **Greg Jamison*** Phone number: 361-9500
- Jabez Brunz

Northeast District

- Ron Sauby
- Randy Ristesund
- **Kenny Anderson, Jr.*** Phone number: 528-5208
- Amanda Todd

Northwest District

- Dean Karsky
- **Robert Litz*** Phone number: 359-6803
- Daniel Brooks

***Supported by Sioux Empire Friends of Affordable Housing.**
If you are interested in placing a yard sign, making a donation, or helping on the campaign of these individuals, please contact them at the phone numbers listed above.

Charter Amendments

In addition to selecting council positions on the April 8 election, voters will review 10 proposed amendments to the Sioux Falls City Charter. To read in detail these amendments, visit the city's webpage at: www.siouxfalls.org (Click on the 2008 Election under the Featured Items section of the webpage). An explanation of each of the proposed amendments as provided by the city attorney is listed below:

Amendment A - The proposed change has no effect on either the mayor or council members' salary as previously established by charter. The current charter requires the mayor's participation in the retirement system. This revision would allow future mayors the option to not participate in the Employee's Retirement System which would result in a payroll savings.

Amendment B - The proposed change simply makes clear in this section that elected council persons should be treated the same as appointed council persons as related to the prohibition of holding other city offices or employment during their terms of office.

Amendment C - The proposed change offers only a minor revision within subparagraph (2) by requiring that the city's budget outline proposed capital expenditures generally planned over the next five (5) years consistent with how the capital program is currently otherwise prepared under the charter.

Amendment D - The proposed changes serve as cleanup language regarding the form of the city's annual appropriation ordinance by outlining that the ordinance must list appropriations under the appropriate organizational units and/or departments of the city.

Amendment E - Section 5.07 proposes that supplemental appropriations can be authorized by the council when the mayor certifies that there are either excess revenues in a year or there is a sufficient balance of funds from which to make a supplemental appropriation.

Amendment F - The proposed change offers to clarify and highlight items (Nos. 2, 7, and 8) to be included in the city's explanation of its capital program as submitted each year to the city council.

Amendment G - The proposed change offers a minor revision to allow the city council additional time, if needed, within which to adopt the city's capital program after public hearing by moving the deadline back to September 30 from the current August 15 date.

Amendment H -The proposed change offers a minor revision to better allow public access to public records by making them available at suitable locations like public library branches, city hall, or by suitable means like being published and available on the city's website.

Amendment I - The proposed change offers a minor revision by moving the filing date up for city candidates to file their nominating petitions by the last Friday in February rather than approximately four weeks before the city's election date in April to allow additional time for absentee voting.

Amendment J - The proposed change offers a minor revision to allow the Board of Ethics to review questions about actions that are prohibited under Section 2.05 of the Charter.

HBASE Developers and Local Government Affairs Committee to Meet

The HBASE Developers Committee and the Local Government Affairs Committee will hold its monthly meeting at 11 a.m. on Wednesday, April 9 at the HBASE office. The meeting will include a discussion on amending the city ordinance for updates to the I-Code, the proposed Subdivision Ordinance, and infrastructure financing. If interested in attending this meeting, please contact the HBASE.

Tree Board Being Considered by Brandon

The Brandon City Council will consider establishing a tree board at its Monday, April 7 city council meeting. If the tree board is created, the city would apply for membership into the Tree City USA Program. "If Brandon joined the Tree City USA Program, it would be eligible for some small grants for new trees of which new home owners could possibly benefit," according to city administrator Dennis Olson. "One idea is that everybody who builds a new home here gets a free tree."

Erosion & Sediment Control Templates

The HBASE has obtained from the City of Sioux Falls four standard templates and a sample narrative along with standard plates that are referenced in these plans. These templates are for those older subdivisions where a MICS plan was not made available to the builders. The City intends to publish these templates on its website shortly. If you are interested in reviewing these templates, please contact the HBASE office.

SD Electrical Commission Schedules Rules Hearing

The South Dakota Electrical Commission has scheduled a rules hearing on adoption of the 2008 edition of the National Electrical Code (NEC). The hearing will take place on April 25 in

Chamberlain as part of the Commission's regular meeting. The 2008 NEC contains provisions for broader use of arc fault circuit interrupters which could increase the cost of a new house by $1,000-$600. The HBASE, South Dakota Home Builders Association and other HBA's across the state are opposed to the NEC as currently written and are encouraging builders to submit comments to the Commission prior to the hearing. If you are interested in submitting comments to the Commission, please contact Todd Anawski at the HBASE at 361-8322. Sample letters are available upon request.

Down Housing Market Gives Opportunity to Roll Back Residential Impact Fees

The February edition of *Professional Builder* contained a great article on why builders are in a position of strength to negotiate impact fees with municipalities. This article is available at the following link: www.housingzone.com/probuilder/article/CA6527434.html?q=impact+fees

Upcoming Meetings

Sioux Falls City Council Meeting, Monday, April 7
Minnehaha County Commission Meeting, Tuesday, April 8
Election Day, Tuesday, April 8
HBASE Developers and Local Government Affairs Committee, Wednesday, April 9
SDHBA Board Meetings, Thursday, April 10 & Friday, April 11

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