

ommercial lake Ballot 1

What should be done with the commercial lake ordinance?

	Yes	No
1. Leave the ordinance as it is:	☐	☐
2. Amend the ordinance:	☐	☐
3. Explore the ordinance:	☐	☐
4. Eliminate the ordinance:	☐	☐



CITY OF
WATERTOWN
SOUTH DAKOTA



Commercial Lake

Ballot 2

Amend the Commercial Lake ordinance:

	Yes	No
2A: Amend using the existing procedures:	☐	☐
2B- Bring forward all proposed amendments:	☐	☐



CITY OF

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ommercial lake Ballot 3

Explore the Commercial Lake Ordinance:

	Yes	No
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3A- Form a short-term committee (maximum of three meetings) to review and present results and possible revisions.

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3B- Explore by doing a deep dive and open the ordinance for overall re-consideration

☐☐

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In October of 2023, we changed certain uses—campgrounds, apartments and storage shops—from permitted to conditional.

Here are the ideas for revisions or amendments that were proposed but did not gain the consensus in work sessions necessary to bring it forward as an official proposal:

1. Redraw the boundaries of the C-L zone (in certain areas the zoning designation extends quite a distance away from the actual lakeshore).
2. Have separate zones for Kampeska and Pelican.
3. Delineate different areas inside the CL zoning based upon the proximity to the lakeshore. The different areas would be:
 - a. "ON" the lake meaning along the waterfront. (Councilman Danforth calls this X-L1, Councilman Buhler calls this C-LS.)
 - b. "BY" or "NEAR" the lake meaning like across the road (North Lake Drive, South Lake Drive, e.g.) or close by but not along the lakeshore itself. (Danforth calls this X-L2, Buhler calls it C-L.)
 - c. "IN PROXIMITY" to the lake meaning neither along the shore or across the street, but rather some distance farther away than either of those. (Danforth calls this X-L3.)
4. If different levels of C-L are created, as suggested in the preceding point, then have different uses (permitted and conditional) allowable in each level. (For instance, "On the Lake" would only allow restaurants as a permitted use, but "By the Lake" would have restaurants, bars, convenience stores, etc, and "In Proximity to the Lake" would have all the above plus things like storage units, man caves and the like.)
5. Any land zoned C-L will stay zoned EXACTLY as it was unless a different zoning designation request is made. In other words, as C-L changes over time, and different permitted or conditional uses are added or subtracted, those changes will not go along with the land. The land's permitted and conditional uses at the time of initially being zoned C-L will be the only ones allowed; if other uses are approved in amendments to the overall C-L language in the future, that does not change what can happen at the land.
6. Totally rescind all of the C-L zoning.
7. Rescind C-L and make all zoning by or near the lake to become Planned Unit Developments or the like.
8. Avoid spot zoning.
9. Along the lines of avoiding spot zones, create some transition zones/areas that soften the transition from R1 to R3 or C-L.
10. Put into C-L zoning language some component of keeping the aesthetics of the neighborhood.
11. Adding some better language or interpretation regarding the increased pressure of density on roads that could come about if a section of land were zoned to C-L. (Please note that while this has been suggested there has been no concrete idea proposed—to my knowledge—to alleviate this concern, rather just an overall unease expressed regarding increased traffic and how that concern is always raised whenever anything is proposed to be zoned C-L.)
12. Force improvements in older, narrower or existing roads whenever adjacent or nearby land is zoned C-L.
13. Increase protection for wetlands somehow above what the federal government already stipulates.
14. Make all proposed uses in C-L conditional.
15. Remove areas of water, slough, wetlands and wet-land (land frequently drenched) from consideration as meeting the 50% lot coverage requirements. (e.g. Toby Slough)

On Today's Procedure—emails sent out earlier.

For more information on today, here is the format. The goal is to stop playing this game of telephone, but rather to allow every member to speak his/her mind on what their opinions are on C-L and how they'd like to proceed. To that end, every member will be allowed to speak one time for no more than 5 minutes. Members are encouraged to share their thoughts on C-L on any level they desire. They may even speak as to why they are going to vote a certain way on the paper ballot (more on that in another few sentences). Speaking order will be determined by a random draw ahead of time.

There will be no debate, and questions will be limited only to the process of this specific meeting. It is the determination of both Chairs (Commissioner Dahle and myself) and vice-Chairs (Commissioner Brink and Deputy Mayor Tupper) that all members are intelligent people who understand this issue and have already debated it at length. The intent is to allow everyone an equal chance to express his/her opinion and to have his/her opinion be granted equal weight.

After every member is allowed to speak, we will conduct a paper vote where all members will vote on one of four options.

The ballot will have a question like this:

My vote on how to proceed is:

1. Leave it as is.
2. Amend it.
3. Form a committee and explore it in more detail.
4. Scrap it entirely.

It is hoped that one or both bodies will reach a consensus through this vote. If either 2 or 3 is chosen, then we will go into another paper ballot to discern a better understanding of how specifically to move forward in that framework.

If a majority vote results on any one of the four options, then that vote will govern how that body will proceed. This is considered a binding vote that reveals the direction of that body. If the two boards reach different conclusions then each board will proceed according to the will of the majority of its members. If no consensus is reached by either body then it will be determined that no consensus is to be found on this complicated issue and therefore no further directions on moving forward are given.

After the voting, the meeting will be adjourned. The Board of Adjustment has a meeting at 4:15 at City Hall that they have to get to.

Thank you for your consideration and your participation.

Sincerely,

Ried Holien
Mayor of Watertown