

Western Planner's Conference

by Phil Kappen

The annual Western Planners' Conference was held September 8-11, 2009 in Spearfish. The conference brings together planners from 12 western states to discuss planning concerns that are of interest to planners in the western U.S. Urban designer Rick Harrison presented the keynote speech in which he explained the suburban design model he has developed called "Prefurbia." Mr Harrison's designs include the use of a design concept called coving. The goal of coving is to improve traffic flow by greatly reducing the number of turns that a vehicle makes while passing through a subdivision. The technique also preserves the view from all homes on a site and relies on a more natural means of storm water management.

Other sessions covered ethics questions, a review of recent court cases, the impact on planning of the Religious Land Use and Institutionalized Person Act (RLUIPA), regulation of electronic signs, land trusts, and conservation easements. Sam Trebilcock of the Sioux Falls Planning Department presented a session on the use of visual preference surveys in developing comprehensive plans. Mobil tours were also available of downtown Spearfish, the Western Heritage Center, redevelopment work at the old Homestake mine and historic preservation in Deadwood. As always, Wyoming took on the world in softball. Wyoming always wins (reminiscent of the Harlem Globetrotters).

BUILDING PERMITS

The number of building permits issued by Minnehaha County has been indicative of the general economy. Residential - new houses, remodels and additions - lagged behind last year's numbers, as have agricultural buildings. The number of commercial/industrial permits issued has held steady while the construction value of these projects increased. Much of the value increase can be attributed to the \$3 million addition being added to Tri -Valley school.

	2009 Permits	2009 Value	2008 Permits	2008 Value
Residential New	26	\$5,732	32	\$8,355
Residential Remodel	165	\$7,007	212	\$9,650
Commercial/ Industrial	28	\$4,486	28	\$2,972
Agricultural	42	\$1,1720	44	\$2,397

Take That, Old Mac Donald!

The number of women ages 55 to 64 who are running farms in the US has risen more than 15 % since 2002 (almost 30% for women over all).

Meanwhile, the number of male-run farms has barely budged a point.

Source: U.S. Dept. Agriculture

Planning Term - Non Conforming Use

A nonconforming use refers to a land use, lot, or structure that existed prior to the adoption or amendment of the zoning ordinance and no longer conforms to current land use lot, or structure requirements. The nonconforming use (sometimes referred to as a grandfathered use) is allowed to remain, but the use is usually not allowed to expand, have structural changes, or move the use to another location. If the land use or structure is destroyed it may or may not be allowed to rebuild. A use that is discontinued for a portion of time may also not be permitted to restart operations, depending on the ordinance's restrictions.

WIND TURBINE FARMS

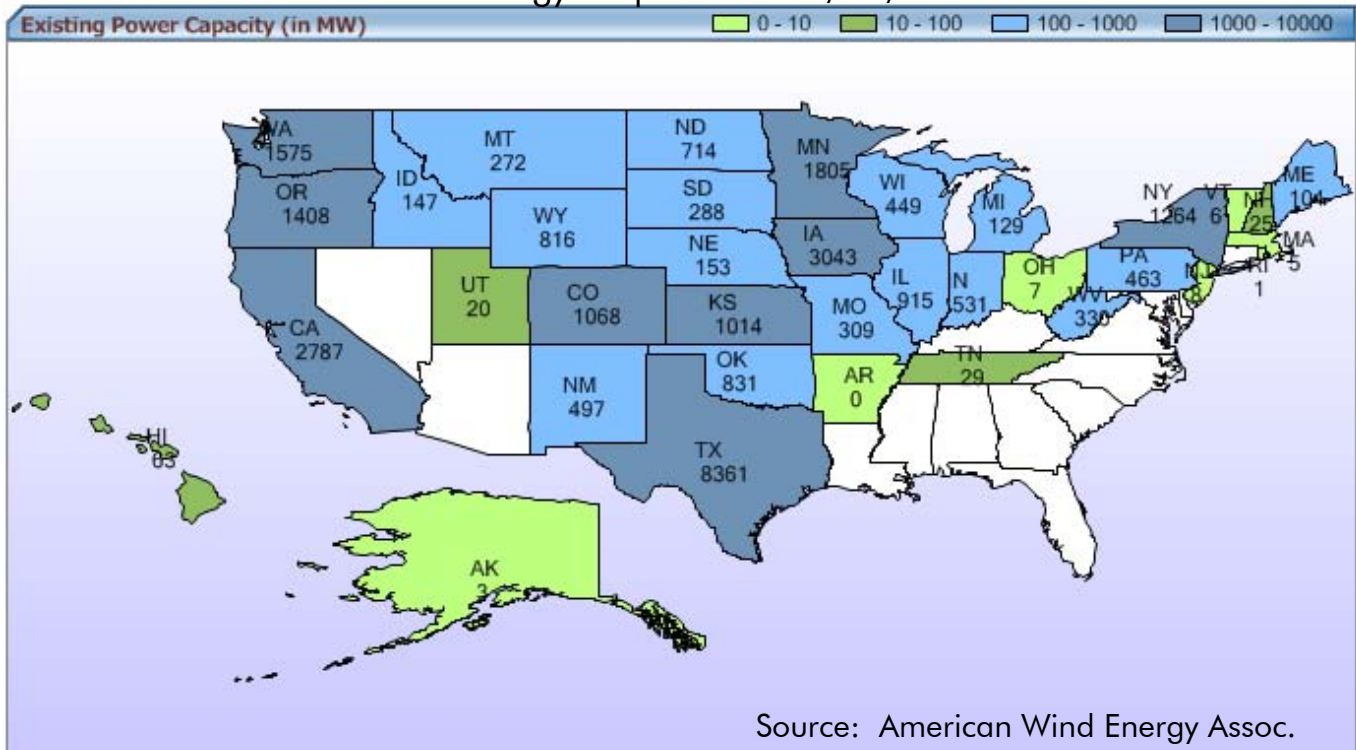


In January of 2007, a sub-committee of four Planning Commissioners and two staff members began a review of wind energy regulations for Minnehaha County. The committee was tasked with creating regulations which would reflect industry requirements and better protect the public, while still enhancing the viability of wind energy. The sub-committee's recommendations were approved by the Planning Commission and subsequently adopted by the County Commission in July 2007.

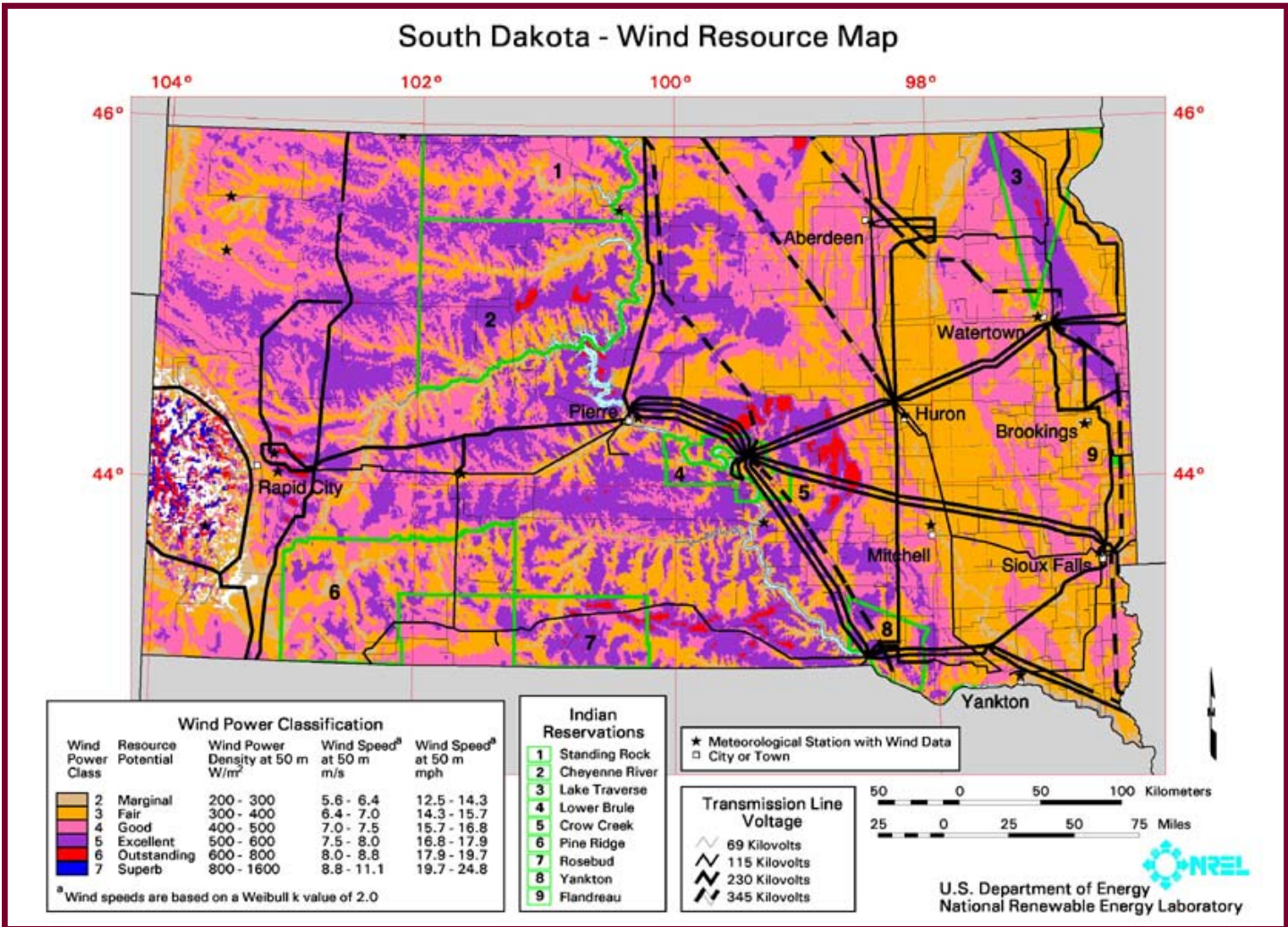
Due to the pro-active steps taken by the Planning Commission, Minnehaha County was prepared when the first application for a wind turbine farm was submitted this summer. The wind farm will be located 1.5 miles south of the Dell Rapids exit from I-29 on property owned by Lawrence Allen & Lloyd Richardson. In 2006, a 170 foot tall temporary tower with anemometer was erected to measure wind direction and speed. Gathered data was then analyzed to determine the viability of this location for wind turbines. There will be six GE 1.5MW XLE wind turbines,

three each on either side of 472nd Avenue. The towers with blades will stand 389 feet tall. The development company, Ridge Energy LLC, hopes to begin construction in three to twelve months from the date of approval.

US Wind Energy Projects as of 6/27/2009



Source: American Wind Energy Assoc.



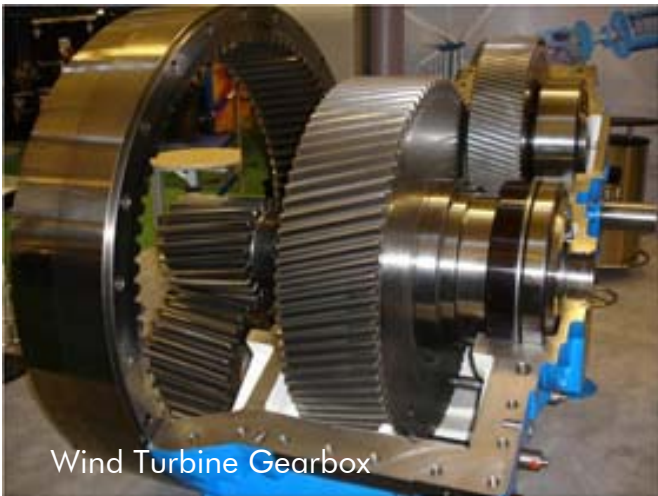
Wind Energy Projects in South Dakota

Power Capacity - Existing projects (MW): 288.16
 Power Capacity - Projects under construction (MW): 25
 Rank In US (by Existing Capacity): 20
 Rank In US (by Potential Capacity): 4
 Potential Capacity (in MW): 117200
 Annual Energy (in billion kWh): 1030
 Source: American Wind Energy Association

The world's largest wind farm, the Horse Hollow Wind Energy Center in Texas, has 421 wind turbines that generate enough electricity to power 220,000 homes per year.
 Source: Energy Information Administration

The first wind turbine for electricity was built in Scotland in 1887 by Prof. James Blyth from Glasgow. Blyth's 33 foot high, cloth-sailed wind turbine was installed in the garden of his holiday cottage and was used to charge accumulators that powered the lighting in the cottage, thus making it the first house in the world to have its electricity supplied by wind power.
 Source: Wind Energy Facts

Like old fashioned windmills, today's wind machines (also called wind turbines) use blades to collect the wind's kinetic energy. The wind flows over the blades creating lift, like the effect on airplane wings, which causes them to turn. The blades are connected to a drive shaft that turns an electric generator to produce electricity.
 Source: Energy Information Administration



Wind Turbine Gearbox

AGRICULTURAL QUIZ - How much do you know about farming?

- 1) What piece of machinery would you use to haul grain from the combine to the semi-truck?
A. Hauler B. Hopper C. Finagler D. Grain Cart E. Wheel Barrow
- 2) What implement would you use to swath?
A. Bailer B. combine C. swather D. header E. a person whom is not from this country
- 3) What does CRP stand for?
A. Cardiopulmonary Resuscitation B. Crop Rotation Position C. Combine Rotating Propeller
D. Conservation Reserve Program E. Crocodile Reproduction Program
- 4) In the 1930's, 25% of the population lived on a farm, now it is less than ____?
A. 100% B. 25% C. 67% D. 2% E. 13%
- 5) What was the first year more tractors were used on farms more than horses and mules?
A. 1954 B. 1946 C. 1789 D. 2009 E. 486 BC
- 6) How does one harvest soybeans?
A. Hand pick them from the field B. You don't C. Using a combine
D. Using a vacuum device-because beans are tiny and hard to pick up E. A hoe and a bucket
- 7) Healthy plants need various amounts of nutrients from the soil. Which is a nutrient not found in soils that would be helpful to crops?
A. Nitrogen B. Riboflavin C. Potassium D. Calcium E. Phosphorus
- 8) What is the common name for *Ovis aries*?
A. Pig B. Cow C. Sheep D. Goat E. Chow Chow
- 9) Consumers spend \$547 billion for food originating on U.S. farms and ranches. Of each dollar spent on food, the farmer's share is approximately _____? The rest are for costs beyond the farm gate: wages and materials for production, processing, marketing, transportation and distribution.
A. .99 cents B. .23 cents C. .57 cents
D. They do it for free because they just love to grow things E. .01 cent
- 10) Which farm equipment manufacturer is NOT real?
A. Massey Ferguson B. Case C. Caterpillar D. Tucker Tractors E. Agricultural International
- 11) What happens to a cow when it founders?
A. It dies a quick and painless death B. It finds a bull to have a calf with
C. It grows excessively long horns D. It grows fins E. Its hooves curl
- 12) Does an ear of corn have an odd or even number of rows of kernels?
A. Odd B. Even

