

**Lead Planning & Zoning**  
**Tuesday, December 12, 2023**  
**5:00 p.m.**

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, January 23, 2024, at 5:00 p.m. The following members were present: John Sternhagen, Gordon Phillips, Don Mack, Mike Stahl, and Levi Wilson. Absent: Rick Wisser and Brian Gerving. Additional Present: Administrative Assistant Jacie Essink.

**APPROVE MINUTES**

Minutes of the December 12, 2023, regular meeting was approved as read.

**ITEMS FROM VISITORS**

1. Eric Henneman—Urban Trails Project

Eric Henneman with the Northern Hills Recreation Association attended the Planning and Zoning Meeting to discuss the Urban Trail Project. Below are a few documents Eric presented to the commission.

**The Value of Trails**

Study after study, and example after example, have proven that dollars spent on trails are one of the most affordable ways to increase recreation opportunities in a town. In addition, they also have proven to be one of the simplest ways to improve/maintain property values.

Entire communities can be transformed over time when immediate access to recreation opportunities are created. The mind-set of a community in motion can become infectious to the point that bike racks begin to appear in places they were never needed, and businesses catering to those needs then become successful. The increase of folks out in the open engaging with each other strengthens neighbors and community.

Improved places to go for a bike ride, jog, walk with your family and pets, WILL improve the health and wellness of a community. Getting kids and adults off of their phones and moving around together in their down time as we all know is a great thing.

Refurbishing the "Purple Park" by Kiwanis is a great way to not only modernize the playground equipment but open the conversation about a bigger picture. A long narrow "pump track" could be created around the perimeter of the park in a way that other playground equipment could still be placed. A dirt trail pump track would be a steppingstone for kids learning to ride bike. A focus of 5-13 year olds as a target is pretty natural for a BMX style pump track. My Family lives directly across from the park and for about 2 decades I have watched kids congregate and many of them arrive on bikes after discovering the old railroad grade as a "friendly route" to get there.

**The Big Picture!**

Just above the park the city owns +- 12 acres that is underutilized and functions as little more than open space that sees very little use. I believe that while respecting the privacy of homeowners in that area, additional trails could be added in the future that would accommodate even more users, improve property values, recreation, health and wellness. Those trails could be created as a "Step 2" for kids as they grow into mountain biking. This would be for all ages but the 12-18 year olds in town would be a big target. (Step 1 being a dirt track in the park and Step 3 being the trails outside of town and all over the Black Hills). Of course, trails like this are great for hikers and they will likely be the biggest user group, and a trail over those areas will create better access to the park from the Summit St. neighborhoods.

The Purple Park just happens to be on an old railroad grade. It's quite easy to get from the Sanford Lab all the way across town to the school, then on to Lynn's with nearly no up or down gradient, making the town more walk/bike friendly than is often perceived. Adding a bike feature to the park could be unveiled with a "priority bike/pedestrian route" where markers on the street and guard rails coupled with maps would then encourage people move around town not just by car, and those in their cars to be more conscious of those on foot or bike.

On the outskirts of Deadwood, 3,700 ft of trail was just built on steep hillsides at a cost of just \$19,000 (plus the costs of the plan). I think Kiwanis has created a huge opportunity to not only refurbish our park, but to get strong momentum/action on items mentioned at our recent Lead Comprehensive plan meetings. Trails were a consistent theme at the meetings so implementing them in the near future would be consistent with the involved citizens wants.

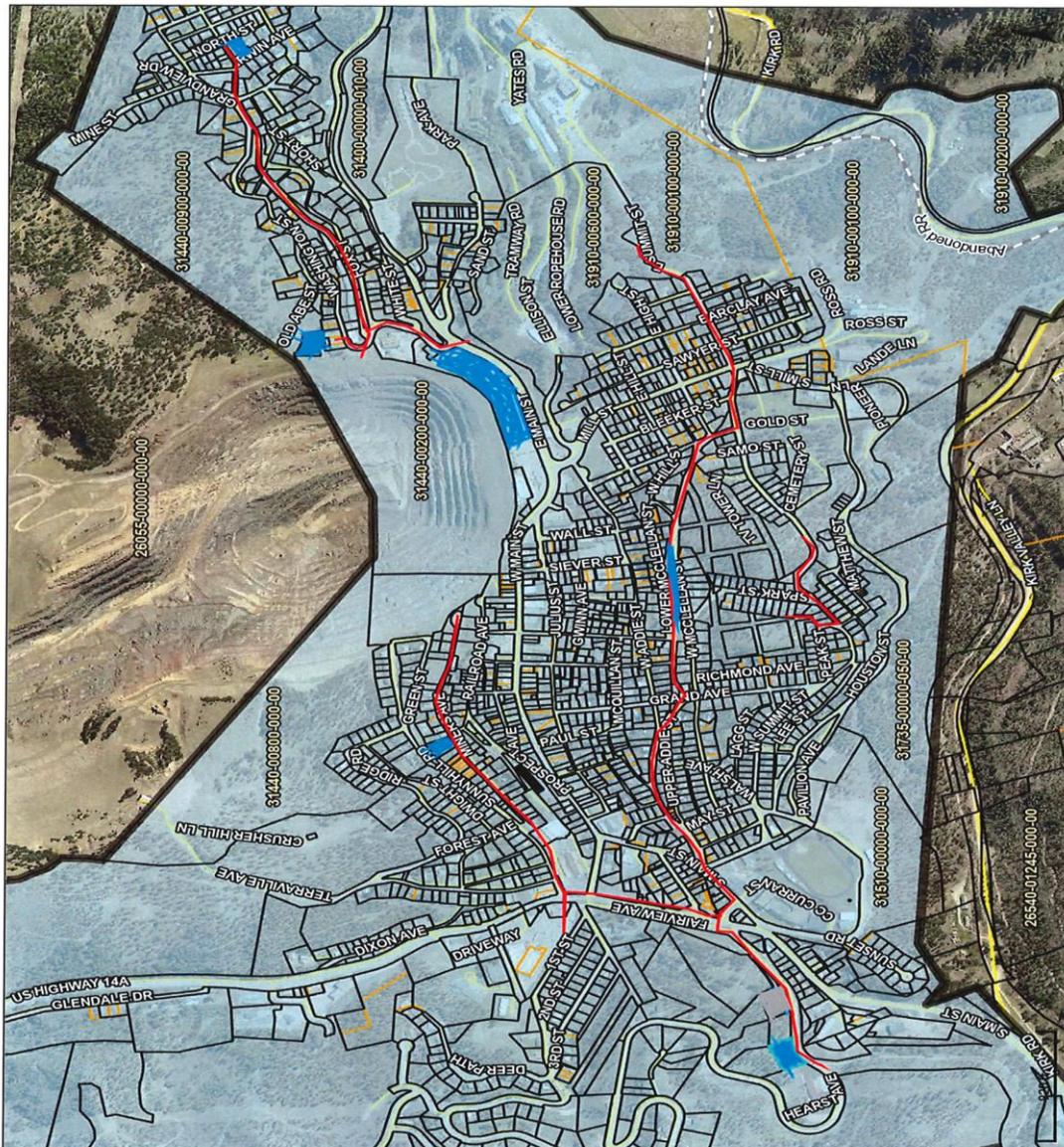
The Priority Pedestrian and Cycle Route would go from Sanford Lab, along Summit (possibly thru the cemetery) - Then follow the old railroad grade thru Par Course (Purple) park and continue along to Addie Street, to the Middle and High school then onward to Lynns Grocery Store. From there it could continue on past the Rec Center and to the Open Cut along Miners or Railroad where it could meet up with a Homestake trail connector which I believe as proposed passes the city park.

An additional Route from the Washington Park to the Homestake trail connector/Manuel Brothers Park should also be identified.

The final product would be multiple wooded urban trails with pedestrian and cyclist friendly routes that connect our communities' areas that have previously been cited as not being very "bike friendly" or pedestrian friendly.

A big portion of these routes don't have sidewalks, and honestly with our narrow streets, snow removal mechanisms, and parking challenges, this is a plus as the areas where cyclists and pedestrians flow the best thru town are often in the areas without sidewalks as they offer better visibility and line of sight. Some of the areas with sidewalks should be reviewed to see if they are safe, well maintained, or if they should be removed, allowing for a wider street with more room and better flow.

As we all have likely noticed a huge portion of the sidewalks in Lead are either very narrow, have vehicles parked on them, are in extreme disrepair or have fences with dogs protecting the space making resulting in abandoned unused and unsafe sidewalks that serve little to no purpose..



Red = Priority Cycle/Ped Routes Blue = Lead Parks

Blue = priority routes for pedestrians/cyclists  
 Green = possible new hike/bike trails yellow = BMX trail



Mercator Projection  
 WGS84  
 UTM Zone 13T  
 CALTOPO

0.1 0.2 0.3 km  
 0.1 mi  
 1 inch = 238 feet  
 Parcels (c) LandGrid Scale 1:2857



MN  
 7.4°

Eric would like the support for this project from Planning and Zoning so he can move forward to the Commission when they are ready to present this project. Mike Stahl suggested Eric discuss land ideas with the School Board. Phillips suggested Eric attend the Comprehensive Plan meeting February 15<sup>th</sup>, as they will be discussing Land Use. The Commission expressed their support for the project.

**ITEMS FROM COMMISSIONERS**

1. Next Regular Meeting—Tuesday, February 13, 2024, at 5:00 PM

**ADJOURN**

M/Stahl, S/Mack- Carried to adjourn the regular meeting at 5:45 p.m.

ATTEST:

CITY OF LEAD  
PLANNING & ZONING COMMISSION

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Jacie Essink, Administrative Assistant

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John Sternhagen, Chairman P&Z