

Introduction

CHAPTER 1

Authority and Purpose

Chapters 11-2 and 11-4 of the South Dakota Codified Laws (SDCL) provides for the preparation of a Comprehensive Plan, as outlined in SDCL 11-2-12 and 11-6-14, this Comprehensive Plan is intended to:

- Protect and guide the physical, social, economic, and environmental development of the County and municipalities.
- Protect the tax base.
- Encourage a distribution of population or mode of land utilization that will facilitate the economical, and adequate provisions of transportation, roads, water supply, drainage, sanitation, education, recreation, or other public requirements.
- Lessen governmental expenditure.
- Prevent the overcrowding of land.
- Conserve and develop natural resources.

Davison County and its Planning Partnership, which consists of the County, the City of Mitchell, and the towns of Ethan and Mount Vernon, shall implement this plan through whatever ordinances, policies, or controls as may be necessary. Implementation measures will change over time as conditions warrant.

Primary Issues

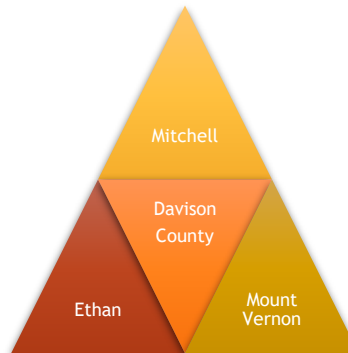
Although this document pertains to the general development of Davison County, there are several issues that merit special attention. Current social and economic conditions, revisions to environmental protection laws, and changing agriculture production practices have contributed to making the following issues of primary importance:

- The investment of public and private capital in real estate and infrastructure.
- Orderly growth of a variety of housing types.
- Preservation of the current agricultural practices as viable economic activities.
- Environmental protection.
- Balancing the cost-benefit ratio in providing government services.

In addressing these issues, The Davison County Planning Partnership will seek to:

1. Adhere to planning requirements in accordance with South Dakota Codified Law.
2. Provide data and analysis to support conclusions as to potential land uses and development of time frames.
3. Identify planning challenges.
4. Draft policy recommendations, goals, and specific development policies.
5. Influence development activity within the residential and rural areas of the County as well as those lands adjacent to the municipalities.

The Davison County Planning Partnership



Structure

This document establishes the foundation for county planning initiatives by:

1. Providing pertinent historical and contemporary data.
2. Describing significant trends and conditions.
3. Proposing development challenges and policy recommendations; and
4. Identifying development goals and objectives.

The plan also outlines, where appropriate, specific activities or resources that may help the Davison County Planning Partnership achieve its goals.

Davison County is unique within the State of South Dakota in the diversity of development throughout the county including residential, commercial, recreational, and agricultural. As such, it is subject to a wide range of social, economic, and environmental influences, which are constantly changing. A Comprehensive Plan cannot adequately describe or anticipate every development factor or problem. However, it does establish a base line of information and a systematic process that may be used to evaluate and guide future issues.

This plan is designed to be both concise and thorough. In drafting the plan, the Davison County Planning Commission and Board of Commissioners along with the municipal planning boards and councils, utilized background research, survey instruments, detailed inventories, numerous assessments, and public input via formal and informal processes. Certain data are presented in comparison to adjacent counties and similar counties within the State. At times municipal, statewide, and national statistics were also utilized.

The Partnership may modify its goals as progress is made or situations change. Modifications to the Comprehensive Plan shall be accomplished in accordance with SDCL 11-2 and 11-4 as amended to include recommendations from the Planning Commissions to the Board of County Commissioners and respective Councils.

The majority of goals will pertain to those areas of the county lying outside of municipal boundaries or extraterritorial jurisdictional areas as established by previous resolutions. There may be issues and areas of mutual interest where the County and City governments will cooperate.

Davison County and its partner communities may use a variety of methods to implement the goals and objectives of the Comprehensive Plan. Many towns and counties utilize a zoning ordinance to promote orderly growth. Subdivision ordinances, building codes, or other long-range planning documents can also serve as implementation tools.

The Comprehensive Plan should be periodically updated.

- Revisions in background data would be appropriate after each decennial census or as significant information becomes available.
- The entire plan should be updated every 10 to 15 years.

The process of providing quality and consistent data is sometimes limited by external factors. As a matter of record, all data sets were formulated by utilizing a single source per table whenever possible. At those times, it became necessary multiple data sources were used in preparing a table. Either way, the sources for each table have been cited to ensure a high level of accuracy and accountability. The accuracy of the data cannot be guaranteed due to the nature of compiling the original data by the recording agency. Every effort was made to represent the most accurate data available at the time of authorship.