



Vision, Goals, and Objectives

CHAPTER 12



PLAN SUMMARY

Davison County is expected to grow to a population of between 21,000 and 26,000 by the year 2040. The agricultural areas will continue to accommodate new residential construction and also provide further opportunities for economic development. This additional development will require a sound land use management plan that can effectuate a development pattern focusing on three main areas - economical provision of governmental and essential services, harmonious development among competing land use interests and agricultural preservation.

This plan recognizes that the continued growth of municipalities in the northern portion of Davison County will exert a strong influence on what happens throughout the remainder of the county. Such municipalities are expected to expand employment opportunities which will attract more people to the area. Since not all future residents will choose to live within the municipal boundaries of those urban areas, there will undoubtedly be development pressure on both the agricultural area and municipalities within Davison County to accommodate future development.

Davison County must anticipate this growth and the potential impacts on local government's ability and the ability of other service entities to provide an effective transportation system, potable water delivery system, waste water treatment systems and drainage system, law enforcement and emergency services, park and recreation facilities, and environmental safeguards. The goals and policies established by this plan provide an overall direction for growth during the planning period. Locations for future development should be guided by the intensity and density of land uses. Urban densities should occur in the municipalities where existing and expanded infrastructure can best and most efficiently meet public service needs. This direction will also reduce the needless and premature conversion of productive agricultural land to urban uses.

The existing level of support services can be severely strained and farming operations adversely impacted by non-farm uses. The county must strive to protect the integrity of its agricultural resources and ensure that this industry remains a vital part of the local economy.

While Davison County will not be directly involved in municipal land use decisions, the actions of the County regarding development beyond municipal boundaries will most definitely impact the cities and vice versa. Communication and coordination concerning future development must be maintained between the county and cities. Most cities will be confronted with rising costs for utility improvements to serve the expected growth. Commercial and industrial development will broaden municipal tax bases only when it occurs within the cities.

Unrestricted residential development in the agricultural areas strains public services and conflicts with agricultural operations. This plan recognizes the importance of agricultural land and the adverse impacts resulting from over development of the agricultural areas.

The plan acknowledges that a segment of the county's growing population will desire a rural lifestyle. Such opportunities will continue but in the context of managing residential densities in order to reduce conflicts with farming and other special land uses, preserve farmland and environmentally sensitive areas, and support efficient and economical delivery of public services.

The construction of numerous housing units in the rural area will be significant and the impacts far reaching if planning area policies are not followed. The plan seeks to accommodate the projected growth in a manner which avoids costly public services and facility improvements and minimizes conflicts with agricultural uses. The plan further promotes the clustering of houses by allowing the transfer of residential building sites to less desirable farmland so the more productive land remains in production and free of competing uses.

The plan encourages a future land use pattern that will maintain and strengthen community identity. This can be achieved by concentrating future development in the cities where residents can identify with a neighborhood, school, park or other community facility. Rural subdivisions usually lack a focal point that can foster a sense of community. Community identity promotes pride in home ownership and upkeep of property, and enhances crime prevention measures such as neighborhood watch groups.

The development policies accommodate residential uses consistent with the limited level of services in the agricultural areas and discourage development of residential subdivisions in agricultural areas. Urban expansion areas will probably experience the greatest pressure to convert agricultural land to residential use and there may even be a tendency to push beyond these boundaries into predominately agricultural areas.

While it should be a policy to limit the platting of new residential subdivisions until municipal services become available, some development may be appropriate in urban expansion areas if steps are taken to ensure that present services are not severely burdened and there will be compatibility with urban land use patterns and services once annexation occurs.

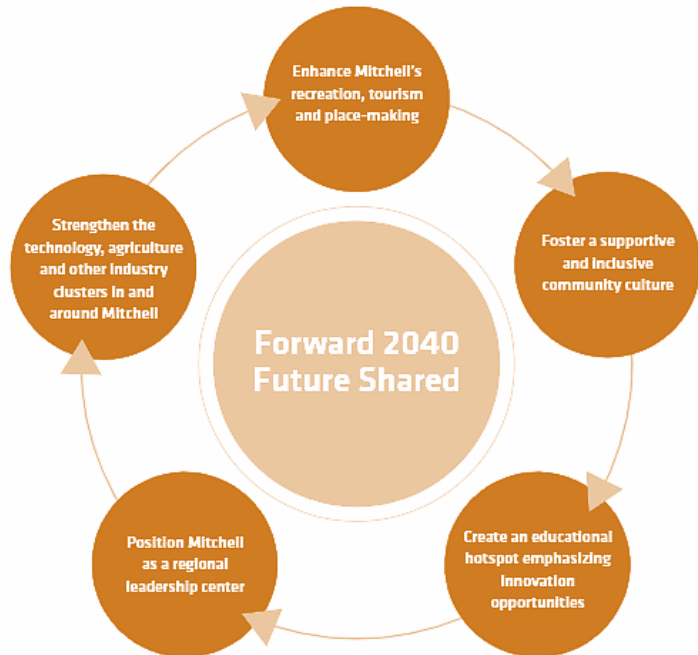
Commercial uses should be allowed in the agricultural areas as a convenience to highway users. Appropriate locations include interstate interchanges and the intersections of high traffic volume roads. Development should occur in compact patterns buffered from adjacent land uses. Driveway approaches should be properly located and designed to minimize the impact on traffic flow.

Commercial and industrial uses intended to support the agricultural sector should be accommodated at appropriate rural locations. Access to the regional highway and rail systems, ample land area and compatibility with neighboring land uses should be considered in siting such development. Land which is capable of providing rail access for industrial development is limited within the county and such areas should be protected from incompatible uses.

Subarea plans should be prepared as development proposals emerge for specific areas of the county. While the Future Development Plan outlines a broad framework for growth, subarea planning can be an effective way to identify and address development issues in greater detail. The planned development zoning district will be a key component in formulating subarea plans.

COMMUNITY VISION

The Strategic Pillars were developed at the Reconvening of the Forward 2040 Think-Tank in September 2019. The pillars represent the major theme or topic areas that underpin the aggregated preferred future, called 'Future Shared'. They have been drawn directly from the scenario planning and community engagement process. The strategic action plan areas are structured around these five key strategic pillars. These are the fundamental building blocks for the future actions that support the vision.



1. CREATE A SUPPORTIVE AND INCLUSIVE COMMUNITY CULTURE

KEY STRATEGIC ACTION AREAS

1. Create a central communications platform for the whole community

One of the most empowering services a community can provide for residents is access to clear, consistent information and communications. During the engagement process, this was identified as a weak area for the community and the strategic action plan includes action steps to improve communications for residents. Establishing a primary community information resource for new and old residents will give residents confidence and security to know there is a place to go to ask questions and find answers about the community.

- Create a Resource Center for new and current residents (establish a one stop-shop for information)
- Explore the creation of a cultural community center
- Expand library hours to provide increased access to information and meeting opportunities
- Provide community information in Spanish and English

2. Deliberately remove barriers to inclusion

Mitchell has been successful over the past decades in being able to nurture a safe, stable community. Sometimes barriers to inclusion are invisible to those already participating. Undertaking a process to purposely remove barriers is invaluable, as it opens new doors for people. This might include issues of language, location and style of engagements. For example, the Parks and Rec department has built inclusivity into its programs by making changes that

create social places where people can improve interactions. Simple steps like this allow people of all ages to connect, share experiences, and feel included.

- Offer translation services where needed
- Increase multi-generational and communal living spaces
- Continue to incorporate walkability, bike-ability and wheelchair access to provide for greater community connectivity
- Revitalize the Welcome Wagon
- Promote social connectivity in the community through public events and concerts

3. Open the door to new people and ideas

During the Forward 2040 Think-Tank and the subsequent engagement process, people talked about ways to foster inclusion and celebrate diversity. Many ideas were presented with the common goals of being a welcoming community that encourages acceptance and openness in the community. Practical examples include welcoming events for new university students and residents, and translation services for foreign-language speakers.

- Develop regular welcoming events for new residents and incoming students
- Foster culturally relevant and intergenerational programs such as 'Arts in the Park'

- Create community liaisons/ambassadors to help connect neighbors, community members, co-workers, church members, etc.
- Expand recreational opportunities that provide accessibility
- Establish park activities that cater to different cultural and generational cohorts

4. Actively seek youth involvement in the community

A repeated theme throughout the strategic planning process was a call to create more ways for youth to be involved in the community. Survey results show a keen awareness that youth and young professionals are key to the community's long-term viability and success. Initiatives that incorporate university students and young professionals will help to build a future workforce for the community and help the community to pivot to a more inclusive outlook.

- Encourage mentorships and internships for students with local businesses
- Provide infrastructural connectivity for DWU and MTI students
- Launch programs that attract and retain youth
- Expand opportunities for youth on organizational boards and city boards and committees

2. CREATE AN EDUCATIONAL HOT SPOT EMPHASIZING INNOVATION OPPORTUNITIES

KEY STRATEGIC ACTION AREAS

1. Forge strong partnerships across the entire educational sector

Recently formed partnerships between Dakota Wesleyan University (DWU), Mitchell Technical Institute (MTI), Mitchell High School (MHS) and area industry and businesses are starting to link workforce needs to educational programs. Growing educational programs that emphasize specific industry sectors can serve to make Mitchell an educational hot spot for research and development in these areas (for example Ag and Technology). These relationships should be pursued and developed to encourage innovation and to create a strong pipeline of both workers for area industry and employment opportunities for students.

- Continue to build connections between educational institutions and businesses (example: industry fairs, internships, mentoring, sponsorships)
- Increase integration of K-12 programs and local institutions

- Build workforce development programs with K-12 and higher education
- Create an Advisory Board with school district and business representation
- Connect renewable energy development in and around Mitchell with skills training programs at Dakota Wesleyan University (DWU) and Mitchell Technical Institute (MTI)

2. Create a lifelong learning environment in Mitchell

With accelerated change occurring in all areas, the value of life-long learning has become recognized as critical to keeping workforce skillsets agile and resilient. In addition to maintaining relevant skillsets through retraining programs, research has also shown that as communities age, mentally active people enjoy a better quality of life. It was noted in the focus group on education that there is a lack of basic education for personal community growth. Programs that support a lifelong learning environment will deliver benefits at many levels both in the job market and as a quality of life asset to all age groups.

- Expand affordable adult education opportunities
- Expand post-secondary educational options to include retraining and community education for older students
- Increase opportunities for online learning with the intention of fostering a learning and innovation culture within the community
- Implement mentoring opportunities for Seniors at local schools

3. Build strong career pathways between students and local industry

The future of education is rapidly evolving as technology offers many more ways to learn. Named in 2015 as one of the country's top 7 'smart cities', the community is well positioned to support exploration of new innovative education models for Mitchell students. For example, with higher education enrollment levels down, DWU is pursuing the concept of 'laddering' as a way to introduce students at all stages of study into its programs. The creation of this type of innovative approach to education is a significant amenity and should be encouraged.

- Continue recent successes in reducing Senior Slump by building additional options for transition from high school to tech school, college, or industry
- Coordinate class schedules between Mitchell High School (MHS), DWU and MTI

- Promote degree completion programs for MHS, DWU and MTI students as well as older cohorts
- Expand online offerings to MHS students

4. Promote Mitchell as a hotbed of educational excellence

Dakota Wesleyan University (DWU) and Mitchell Technical Institute (MTI) serve the region as an education 'hub' with high quality reputations. Both institutions currently draw traditional students primarily from populations in South Dakota and the upper Midwest, and DWU has recently begun a concerted effort to attract students from overseas. As part of the strategic action plan, it is recommended that DWU and MTI continue their efforts to expand their outreach to students geographically, and to explore collaborating with larger schools on programs that may bring more regional recognition.

- Find ways for DWU and MTI to collaborate with bigger schools
- Support DWU's international student recruitment with business community mentorships
- Develop skills training programs that support regional and statewide industries
- Create collaborative workspaces that feature continuing education opportunities sponsored by DWU and MTI

3. POSITION MITCHELL AS A REGIONAL LEADERSHIP CENTER

KEY STRATEGIC ACTION AREAS

1. Leverage Mitchell's geographic location to become a major 'Destination Location'

Mitchell's centralized and well-connected transportation systems (highway, air and rail) to the State of South Dakota and beyond provides the City with easy accessibility. The community of Mitchell has the opportunity to leverage this accessibility by adopting steps to become a 'Destination Location' by promoting its logistical and hosting capabilities.

- Become a logistical hub for industries
- Build a symbiotic relationship with Sioux Falls
- Expand niche retail
- Develop Mitchell as a regional trade center for Ag

2. Aggressively promote Mitchell's unique brand across the State and region

The community of Mitchell has a reputation for providing a high quality of life for its residents. Praise

for its value proposition - the unique small-town feel, easy accessibility with quality of life amenities was expressed repeatedly during the engagement process. A key step in becoming a 'Destination Location' is a community's ability to market itself with clear consistent messaging. The community recently underwent a branding initiative and it can now expand that effort to build the its brand, reputation and heft by promoting its strengths at local, regional and State levels.

- Leverage the community's technology sector to create statewide connections
- Build community understanding of Mitchell's strengths
- Highlight the community's livability, uniqueness and quality of life amenities in external promotional activities
- Integrate high tech/smart technologies/green building in any redevelopment plan

3. Attract innovative programs, services and funding to Mitchell

Building on the community's educational assets, geographic location and strong technology and agricultural sectors, Mitchell is positioned well to develop programs and services that attract innovation. Incentives can be provided for start-ups and innovators, and support networks can be built through area business leadership.

- Position the community as a health service center and develop E-Health services
- Develop the community's Ag research opportunities for local business attraction
- Establish an economic development subcommittee that plans ways to leverage DakotaFest as an economic development tool for the community
- Provide incentives to attract start-ups and innovators to Mitchell
- Promote the community as a 'gig hub' for new businesses
- Incorporate environmental stewardship into programs and development

4. Provide thought-leadership on important regional and State topics

Mitchell has demonstrated its ability to provide significant prominence and leadership as a regional center. The community's current niche is in hosting events like special Olympics and other youth sporting events. Mitchell has a good volunteer support system and has invested in youth sports facilities to support consistent demand. The community should pursue this leadership strength to establish its seat at the

table by expanding on this capacity to grow its sporting events into upper regional and statewide events and by focusing on the conference market. With easy accessibility and good hotel capacity, key issues will be marketing the community's amenities and outreach to new statewide organizations.

- Continue to develop and expand Mitchell's hosting of local, regional and statewide activities and conferences
- Expand on messaging that attracts conferences and events to the community of Mitchell
- Leverage DakotaFest as a business attraction mechanism.

4. STRENGTHEN THE TECHNOLOGY, AGRICULTURE AND OTHER INDUSTRY CLUSTERS IN AND AROUND MITCHELL

KEY STRATEGIC ACTION AREAS

1. Diversify and intensify Mitchell's technology and agricultural sectors

The Mitchell economy now supports a critical intensity and cluster of key industries associated with agricultural and technology sectors. This is supported by institutional programs and major industry events. During the visioning process, people expressed a desire to deepen and grow the traditional industries of agriculture, service and tourism, as well as explore new emerging opportunities. Particular focus should be given to deepen and grow innovation around these core agricultural and technology clusters.

- Build partnerships with Dakota Wesleyan University (DWU)/Mitchell Technical Institute (MTI) to increase training programs that supply the Ag and technology area businesses with needed skillsets
- Increase housing options to support industry needs
- Support the expansion of the technology cluster and businesses, and strongly link to educational institutions to ensure continued available skilled workforce.
- Create an Ag group that will meet to address companies needs with respect to visa regulations and assimilation issues of immigrant workers in the community
- Incentivize renewable energy systems and businesses
- Develop agritourism opportunities
- Support MTI's initiative for a new Ag building

2. Build Mitchell's capacity to support emerging industry hubs

In addition to the established industry clusters, Mitchell also represents an ideal central location for other industry types such as construction, logistics and transport. The location on the interstate, and its geographic position within the state means it is the ideal service center for the eastern half of South Dakota. Economic development should target several high potential additional clusters, including commercial and residential construction and transport industries.

- Expand Mitchell's healthcare industry with a focus on building and expanding Mitchell's current E-Medicine programs
- Develop niche retail opportunities in Mitchell
- Initiate industry sector focus groups to foster collaboration and communication and align business, workforce and skillset needs

3. Create strong industry ecosystems that drive knowledge-sharing and innovation

The school district, Dakota Wesleyan University (DWU), Mitchell Technical Institute (MTI), the City of Mitchell, Chamber of Commerce and the Mitchell Area Development Corporation represent six of the strongest institutions in the community. Continued collaboration among these institutions will be key in shaping the community and building critical infrastructure. During the engagement phase, a joint meeting of community boards was held to garner support for the strategic action plan. This group of community leaders committed to meeting on a quarterly basis to help implement the strategies and share information on progress. This is an example of new partnerships that can be encouraged.

- Formalize the Mitchell board leadership group and facilitate meetings on a quarterly basis
- Build greater connections between the educational institutions and the industry innovators in the Mitchell area.
- Develop and communicate local, regional and global business trends and foresight information - to help identify emerging opportunities.

4. Foster entrepreneurship and start-up businesses

There was a strong focus on emerging opportunities in the visioning process. Mitchell has the potential to create a strong home-grown culture of entrepreneurial business start-ups. There are a number of local innovators who have helped drive

the local manufacturing economy. Coupling the educational, college and university students with these innovative businesses and business leaders could help ferment more of the home-grown innovation. This could be developed into a very interesting local entrepreneurial environment, and especially by connecting youth and students with innovative workplaces.

- Repurpose old buildings/mall space to encourage incubator/maker spaces and new businesses
- Provide incentives for start-ups and small businesses to locate downtown
- Create a mentorship program between existing and new businesses to provide support and guidance
- Establish a community garden in downtown Mitchell to encourage 'urban farming'.

5. EVOLVE MITCHELL'S RECREATION, TOURISM AND PLACE-MAKING

KEY STRATEGIC ACTION AREAS

1. Build-out multimodal infrastructure across Mitchell

Connectivity of all types brings people together in a community. Current trends show that connectivity around mobility and transportation are highly valued by community members. The community has already begun such initiatives, the most recent being the Parks & Recreation Board approval of a bike trail map connecting Lake Mitchell to downtown to Dakota Wesleyan University (DWU) to the interstate area (awaiting Council approval). Continuing these initiatives will make the community very attractive to all cohort ages.

- Build on the proposed bike plan to further connect Lake Mitchell to City to Dakota Wesleyan University (DWU)/Mitchell Technical Institute (MTI) with bike/E-transportation trails, pathways and transportation hubs
- Increase connections from the interstate to downtown
- Expand installation of bike and hiking maps and informational signs along trails and pathways beyond Lake Mitchell
- Change street directions to improve visitor experience and access to downtown
- Adopt a neighborhood approach to community planning
- Ensure that all areas of the community grow together, not apart (i.e. Interstate and downtown areas)

2. Clean up the Lake, revitalize the downtown and celebrate the Corn Palace

The Corn Palace is a wonderfully renowned resource for the community of Mitchell. As a tourism attraction, the Palace brings thousands of visitors each year to the community and serves as a sports facility, music venue and meeting place. The community is currently undertaking significant efforts to clean the lake and to redevelop the downtown area. Beautification efforts to improve the aesthetic and infrastructural aspects of the downtown and entry corridors will serve to return a sense of vibrancy, activity and connectivity to these areas.

- Continue investment in Main Street beautification and streetscaping beyond the 2021-2022 planning phase
- Repurpose downtown buildings and malls (include service hubs)
- Develop Lake Mitchell
- Establish additional 'entry points' to Mitchell with wayfinding (as in process on Burr Street)
- Build the diversity of 'quality of life' offerings in the community

3. Position Mitchell as the premier center-state location for sports and recreation

Mitchell already serves as a significant host for regional sporting events. The purpose of this strategic action step is to build on this strength in the tourism industry, and to position the community as the 'center-State' destination location for State sporting events and recreation. This will involve significant outreach and messaging not only to statewide sporting associations, but also to a variety of entertainment entities.

- Invest in field maintenance and advertise statewide of their availability for use
- Update the Mitchell Recreation Center and expand hours
- Encourage hotel development near or on Main Street with walkability to the downtown
- Diversify entertainment options for all ages

4. Develop and promote unique and authentic 'Mitchell experiences'

Mitchell is a truly unique community, with some fascinating and even quirky features. The Corn Palace provides the anchor for this reputation, and the central location for unique events and festivals. In addition, the Mitchell area has great recreational opportunities which can also be leveraged. Focus should be given to creating, enhancing and promoting unique and authentic aspects that can't be

found anywhere else. This could extend to local food systems, recreation events and celebrations.

- Expand and rethink transportation options including mobility hubs throughout the community
- Explore business opportunities for building telecommuting options for Mitchell residents
- Increase innovative eating establishments building off of the readily available fresh produce in and around Mitchell (farm to table)
- Invest in the Corn Palace's capacity to serve as a library/'living museum' of agricultural history
- Encourage the incorporation of art, modernization and preservation of historical factors when redeveloping spaces

COUNTYWIDE GOALS AND POLICIES

Davison County land use decisions will have far reaching effects on future development patterns not only within the agricultural areas but for the municipalities as well. These impacts will range from quality of life issues to public facility, service and infrastructure needs. Careful study and analysis of the location, density and timing of development is important to the future vitality of Davison County, as well as the health, safety and welfare of its inhabitants.

Davison County is not a large service provider in terms of supporting physical development. The provision of public services and facilities is generally limited to law enforcement and the county highway system. Water supply and distribution, wastewater collection and disposal, storm water drainage, and fire protection are either municipal functions or provided by other entities which have been or will be created to provide for a specific service. Townships will continue to be responsible for a substantial portion of the local rural road system. Whether these services can be provided in an economical and efficient manner will in part depend on the county's ability to manage future growth.

Davison County has the role not only to promote orderly, compatible and efficient growth within the agricultural areas but also to ensure that land use decisions are in the best interests of other governmental entities, who will eventually be expected to provide services to development areas.

Projections to the year 2040 indicate that will put development pressure in the agricultural areas adjacent to Mitchell and additional agricultural land may be converted to commercial and industrial uses, causing significant changes in the county's physical environment. This anticipated growth will present challenges to the Planning Commission and the Board of County Commissioners as well as to citizens of the county in dealing with substantially more population and economic development than exists today.

A. Goals

The identification of goals in the planning process is the initial step in charting a broad direction that Davison County intends to pursue. Goals are an end which may never be achieved but represent ideals or targets and should be used to guide and support decisions relating to future development. The general goals of the plan are:

1. To provide for orderly, efficient and economical development.
2. To manage growth within the framework of the Future Land Use Plan and municipal comprehensive plans.
3. To enhance communication and cooperation among the several governmental and quasigovernmental entities who have the potential to impact and influence development patterns.
4. To maintain a viable agricultural economy and preserve the rural quality of life.
5. To maintain a distinction between agricultural areas and the cities and to preserve and enhance community identity.
6. To provide a choice of living environments for county residents.
7. To achieve efficiency in the provision of public services and facilities.
8. To support and encourage growth of the county's economic base and promote the expansion of job opportunities.
9. To promote aesthetically pleasing development in the agricultural areas.
10. To preserve environmental, historical, and cultural resources.
11. To provide a transportation system that promotes the safe and efficient movement of people, goods and services.
12. To provide ample opportunities for public participation at all stages of the planning and zoning process, including public hearings, rezoning notices and public awareness campaigns.
13. To promote and encourage the provision of essential services in the county on a coordinated basis, including drainage, delivery of potable water, electricity, natural gas, and waste water treatment and disposal services.
14. To review and update the Objectives and Policy Guidelines as needed or at least every five (5) years. Annual reviews may take place at the request of the Planning Director.

B. Planning Areas and Policies

To assist in meeting the stated goals, the Future Land Use Plan shown in **Figure 8.11** divides Davison County into four planning areas:

- Existing Municipal Areas
- Urban Expansion Areas
- Agricultural Areas, and
- Rural Commercial-Industrial Areas.

Policies have been identified to provide specific direction and guidance regarding the future development of each planning area.

1. Existing Municipal Areas

These areas are defined by the current boundaries of the incorporated cities. Although cities control their own planning and zoning activities, county land use decisions will have a very real impact upon future municipal development patterns and the ability of each community to efficiently provide for future public services and facilities. The following policies apply to municipal planning areas:

Policies

Land Use

1. Promote cooperative efforts with the municipalities in dealing with development issues. Municipal requests for extraterritorial zoning jurisdiction should be guided by the procedures outlined in the Plan Implementation section.
2. Insure that future development does not detract from the implementation of municipal comprehensive plans. Recognize municipal growth plans when considering future development proposals.

Development

1. Discourage premature development in municipal fringe areas.
2. Seek the input of municipal officials in the review of development proposals which could potentially impact future municipal expansion and public infrastructure projects.
3. Encourage annexation of potential development sites within municipal fringe areas before development plans are approved.
4. Preserve the identity of existing communities by discouraging sprawl and leapfrog development.
5. Encourage a pattern of development in urban expansion areas which can be integrated into municipal planning areas without the need for costly and inefficient post development construction of public infrastructure expenditures.

Utilities

1. Concentrate future non-farm growth in proximity of municipalities where infrastructure can be economically provided. Maximize the utilization and efficiency of existing facilities and services.
2. Encourage an area-wide approach in planning and construction of utility, potable water system, waste water treatment systems and drainage systems.

2. Urban Expansion Areas

Urban expansion areas are characterized by a mix of land uses. Farming activities are expected to continue operating among rural residential subdivisions and scattered residential acreages. Urban expansion areas are further characterized by vacant parcels of land too small to support long term agricultural use. It is recognized that this will create development pressure for conversion of land to alternative uses. Urban expansion areas are located adjacent or in close proximity to the municipal areas. A portion of the land

within urban expansion areas will be annexed during the planning period and provided with public infrastructure and other services while other land will remain outside municipal boundaries. Urban expansion areas are not projected to support long term agricultural uses nor will intensive farming activities such as concentrated animal feeding operations be appropriate uses.

The physical boundaries of most cities will expand during the planning period, with growth occurring within the urban expansion areas delineated on the Future Development Plan. Regional and national economic conditions, and the ability of service providers to meet public infrastructure demands, will determine the timing and extent of urban expansion. The intent is to maintain clearly defined urban areas within the county. Urban expansion areas around these municipalities should closely reflect future municipal boundaries.

Policies

Land Use

1. Promote optimum land use relationships and minimize land use conflicts.
2. Promote cooperative efforts with the cities and service providers in dealing with development issues in municipal fringe areas.
3. Utilize the planned development zoning district to accommodate a mix of land uses, promote the arrangement of uses on a comprehensive rather than piecemeal basis, and address problems related to existing land use patterns.
4. Enhance industrial development by restricting incompatible land uses in areas where rail access is available.
5. Coordinate the siting of industrial uses with the municipalities.
6. Regulate the siting of new intensive farming operations such as feedlots and confinement facilities to insure that they do not conflict with the close proximity of the urban land uses.
7. Reduce visual clutter and safety hazards by encouraging aesthetic standards and design requirements to maintain and improve the county's visual appeal and image (including, but not limited to towers and signage).

Development

1. Encourage new residential construction to locate on previously platted lots and other parcels which already qualify as building sites.
2. Consider limited development in those areas where parcel size and competing land uses have substantially reduced the economic viability and future success of agricultural operations.
3. Restrict development of urban expansion areas until service improvements are provided.
4. Employ a density standard of one single-family building eligibility per quarter-quarter section in those areas where current land use patterns have not significantly impacted farming operations.
5. Restrict development in areas where unsuitable soils and other physical limitations are present.
6. Preserve sensitive environmental areas through the development review process.

Utilities

1. Work with rural water systems to ensure water system improvements do not conflict with county development policies.
2. Preserve and protect natural drainage systems within development areas. Storm water management plans for the entire drainage basin should be required as a prerequisite to development.
3. Minimize soil erosion and siltation by requiring proper site preparation and construction techniques.
4. Maintain an inspection program that ensures proper installation of on-site wastewater treatment systems.

5. Encourage an area-wide approach in the planning and construction of utility, waste water and drainage systems.

Transportation

1. Discourage strip development along transportation arteries, particularly those which serve as gateways to the cities and major activity centers.
2. Restrict development along major transportation corridors for future right-of-way acquisition with the goal of minimizing future construction costs.
3. Require dedication of sufficient right-of-way to the public as part of the platting and development process.

3. Agricultural Areas

Agricultural land is commonly viewed as a temporary use just waiting for the opportunity to be developed. Only a small percentage of the county's agricultural land base will be needed to support the population and economic growth expected to occur during the planning period.

Agricultural areas are generally those areas which have experienced little or no competing non-farm development. These areas are intended to be preserved for farm related use where such activities can freely operate without the need to impose restrictions due to competing uses. A density standard not exceeding one dwelling per quarter-quarter section of land should be maintained for the planning area.

Policies

Land Use

1. Allow the siting of business activities at appropriate locations in the agricultural areas.
2. Discourage the random and haphazard siting of commercial and industrial uses within the agricultural areas.
3. Regulate concentrated animal feeding and processing operations to protect the environment and minimize conflicts with human activities while giving due regard to existing operations.

Development

1. Restrict the density of residential uses within agricultural areas and direct higher developmental densities to municipalities and approved development areas.
2. Preserve and protect the agricultural productivity of land by restricting the development to a residential density of not more than one building site per quarter-quarter section.
3. The premature development of agricultural areas should be discouraged.
4. Discourage the splitting of land parcels into fragmented units which are incapable of supporting farming activities.
5. Protect the agricultural areas from uses which interfere and are not compatible with general farming practices.
6. Avoid regulations which have a negative impact on farming operations.
7. Promote development patterns which will avoid producing inflated agricultural land values.

Utilities

1. Limit rural densities so that current service levels are not exceeded.
2. Construction of infrastructure improvements in the agricultural areas should be directed at addressing existing and future service deficiencies.
3. Work with the rural water systems to ensure that future water system improvements do not conflict with county development policies.
4. Maintain an inspection program to ensure proper installation of on-site wastewater disposal systems.
5. Protect stream corridors, the aquifer, Dry Run Creek, Firesteel Creek, the Enemy Creek and other significant natural areas from incompatible development.

6. Prevent construction on sites which are environmentally unsuited for buildings or septic systems.
7. Encourage an area-wide approach in the planning and construction of utility, waste water treatment systems and drainage systems.

Transportation

1. Within the framework of density zoning, every effort should be made to cluster residential uses and limit driveway approaches onto arterial and collector roads.
2. Maintain an addressing system to create consistency for safety and convenience of businesses, visitors, and local citizens.
3. Reduce visual clutter and safety hazards by encouraging aesthetic standards and design requirements to maintain and improve the county's visual appeal and image (including, but not limited to towers and signage.)

4. Rural Commercial/Industrial Areas

Cities will continue as the primary providers of goods and many other services to urban as well as rural residents. Historically, several areas outside the cities evolved as commercial/industrial areas, located mostly along major transportation routes, providing basic convenience services to the agricultural community and highway travelers. Interstate 90 and SD Highway 37 played a part in the development of industrial parks in the Mitchell area. The Betts Road exit and the Mount Vernon Exit on Interstate 90 present opportunities for rural commercial and industrial development. Rural commercial/Industrial areas generally do not have an urban infrastructure and are not capable of supporting much more than limited development.

The future land use plan encourages the majority of commercial and industrial development to locate within the cities. However, it is recognized that convenience goods and services as well as some industrial uses could be appropriately sited within the rural commercial/industrial areas. These locations include existing commercial/industrial areas where some reasonable expansion is appropriate and at major highway intersections.

Policies

Land Use

1. Allow the siting of business activities at appropriate locations in the agricultural areas.
2. Discourage the random and haphazard siting of commercial and industrial uses within the agricultural areas.
3. Regulate concentrated animal feeding and processing operations to protect the environment and minimize conflicts with human activities while giving due regard to existing operations.

Development

1. Restrict the density of residential uses within agricultural areas and direct higher developmental densities to municipalities and approved development areas.
2. Preserve and protect the agricultural productivity of land by restricting the development to a residential density of not more than one building site per quarter-quarter section.
3. The premature development of agricultural areas should be discouraged.
4. Discourage the splitting of land parcels into fragmented units which are incapable of supporting farming activities.
5. Protect the agricultural areas from uses which interfere and are not compatible with general farming practices.
6. Avoid regulations which have a negative impact on farming operations.
7. Promote development patterns which will avoid producing inflated agricultural land values.

Utilities

1. Limit rural densities so that current service levels are not exceeded.

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2. Construction of infrastructure improvements in the agricultural areas should be directed at addressing existing and future service deficiencies.
3. Work with the rural water systems to ensure that future water system improvements do not conflict with county development policies.
4. Maintain an inspection program to ensure proper installation of on-site wastewater disposal systems.
5. Protect stream corridors, the aquifer, Dry Run Creek, Firesteel Creek, the Enemy Creek and other significant natural areas from incompatible development.
6. Prevent construction on sites which are environmentally unsuited for buildings or septic systems.
7. Encourage an area-wide approach in the planning and construction of utility, waste water treatment systems and drainage systems.

Transportation

1. Within the framework of density zoning, every effort should be made to cluster residential uses and limit driveway approaches onto arterial and collector roads.
 2. Maintain an addressing system to create consistency for safety and convenience of businesses, visitors, and local citizens.
 3. Reduce visual clutter and safety hazards by encouraging aesthetic standards and design requirements to maintain and improve the county's visual appeal and image (including, but not limited to towers and signage.)
-
1. Promote optimum land use relationships and minimize land use conflicts
 2. Discourage the random and haphazard siting of commercial and industrial uses within the rural commercial/industrial areas.
 3. Utilize the planned development zoning district to accommodate a mix of land uses, promote an arrangement of uses on a comprehensive rather than piecemeal basis, and address problems related to existing land use patterns.
 4. Coordinate the siting of industrial uses with the Mitchell Area Development Corporation, the Mount Vernon Economic Development Group, and municipal economic development associations.
 5. Facilitate agri-business activities at appropriate sites in the rural commercial/industrial areas.
 6. Enhance industrial development by restricting incompatible land uses in areas where rail access is available.
 7. Locate commercial uses at interstate highway interchanges and high traffic intersections. Such uses should be developed in a nodal pattern and geared to the support of highway users.
 8. Discourage strip development along transportation arteries, particularly those which serve as gateways to the cities and major activity centers.
 9. Promote development patterns which maintain the safety and carrying capacity of major roads.
 10. Discourage strip development patterns.
 11. Preserve the environmental quality of the county with respect to economic development.
 12. Reduce visual clutter and safety hazards by encouraging aesthetic standards and design requirements to maintain and improve the county's visual appeal and image (including, but not limited to towers and signage.).
 13. Encourage an area-wide approach in the planning and construction of utility, potable water systems, waste water treatment systems and drainage systems.

C. Land Use and Facility Location and Design Criteria

Residential

Agricultural areas

- Residential density of one eligible building site of one acre or more for each quarter-quarter section of land.
- Transfer of building eligibility to promote clustering of houses.
- Building eligibility on previously recorded legal descriptions (lots of record).
- Minimize driveway approaches onto county and state highways.
- Discourage land splits which erode the integrity of agricultural use areas.

Urban expansion areas (lot size one acre or less)

- Availability of services and utilities that support anticipated housing densities.
- Density of one dwelling per quarter-quarter section where adequate services are not available.
- Natural drainage systems supporting ultimate development densities.
- Wastewater treatment systems in future municipal growth areas to support smaller lots consistent with urban scale development.
- Hard surfaced subdivision roads accessing state and county highways.

Rural commercial/industrial areas

- Development limited by availability of services.
- Buffering from adjacent commercial and industrial uses.
- Adequate wastewater systems.

Commercial / Industrial

Agriculturally related businesses

- Adjacent to county and state highways.
- Necessary rail access for industrial uses.
- Controlled access onto major roadways.
- Adequate buffering from neighboring uses.
- Convenient siting of commercial uses for customers.
- Hard surfaced driveways and parking areas.

Rural commercial/industrial areas

- Buffering from residential uses where a mix of uses has already occurred.
- Nodal development pattern around high traffic intersections.
- Industrial park setting establishing optimum building orientation and landscaping amenities.
- Intensity of development based on environmental considerations.
- Convenience uses serving highway travelers.
- Screened outside storage areas.
- Hard surfaced driveways and parking areas.

Special Uses

Intensive agricultural uses - Includes feed lots, animal confinement facilities.

- Environmental impacts - aquifer protection, runoff, land application of animal waste.
- Adequate separation from residences, churches, institutional uses, parks.

Telecommunication infrastructure and towers

- Sites should be selected to minimize the total number of telecommunication sites required.
- Locations on existing structures or buildings or co-locations on existing tower sites could be encouraged.
- Opportunities to incorporate an antenna into the design of a new building or structure should be explored by the proponent.

- Distance from community sensitive locations should be maximized to comply with the exclusion area (radius or rectangle) surrounding antenna and along lines of radiation propagation;
- Avoid sites that would obscure public views, vistas, and the scenic landscape areas; and,
- Consider nature of uses on adjacent and nearby properties to ensure compatibility.

Wind Energy Systems Facilities

- Consider safety setback distances from wind turbines and habitable dwellings, public highways, and property lines when evaluating specific parcels for development.
- Noise emitted by wind turbines tends to be masked by the ambient noise from the wind itself and tends to fall off sharply with increased distance. Design projects with adequate setbacks from dwelling units, especially where the dwelling unit is in a relatively less windy or quieter location than the turbine.
- Care must be taken to estimate and control both runoff and erosion from each wind power site, particularly in areas where access roads and facilities are located in steep terrain, especially near waterways and wetlands.
- Consider visual impact of wind power projects when siting turbines. Evaluate the impact of siting turbines on the quality of the surrounding landscape, especially in areas where aesthetic qualities and/or neighboring properties might be affected. Prepare and use visual simulations and/or viewshed analyses to provide information to landowners, the general public, and other key stakeholders to identify potential impacts to visual resources from wind power developments.
- Shadow flicker is caused by alternating changes in light intensity by the moving blade casting shadows on stationary objects, such as a window. Therefore, a difficult permitting question remains in determining if an actual problem exists.
- Careful review should be given to sites with legally protected wildlife. Bird and bat collision mortality and behavioral avoidance associated with wind energy facilities have been a controversial siting consideration. Consider the biological setting early in project evaluation and planning.
- Developers and other stakeholders should coordinate with local communities and/or agencies to determine how the project may affect the community's fire protection and transportation systems and nearby airports and communications systems. Minimize the need for developed roads or cut and fill techniques. Bury power lines and/or place turbines near existing transmission lines and substations, where possible.
- Wind development may be compatible with a variety of other land uses, including agriculture, grazing, open space, and habitat conservation, depending on the site, size, and design of the project. Other land uses, such as hunting/fishing, bird watching, and wildlife photography as well as resource values need to be considered when siting large wind projects. Avoid large, intact areas of native vegetation. Sites where native vegetation is scarce or absent will have substantially fewer biological resource concerns.
- It is important to inform all stakeholders of the benefits and tradeoffs associated with each wind power project, therefore wind projects entail public involvement.

PLAN IMPLEMENTATION

The previous chapters, with their narratives and maps, are the core of the Davison County Comprehensive Plan. This section addresses the scheduling of plan implementation by both public agencies and private decision-makers. These key areas include:

A Implementation Schedule.

This section summarizes the policies and actions proposed in the Davison County Plan and presents projected time frames for the implementation of these recommendations. These recommendations include various types of efforts:

- **Policies**, which indicate continuing efforts over a long period to implement the plan. In some cases, policies include specific regulatory or administrative actions.
- **Action Items**, which include specific efforts or accomplishments by the community.
- **Capital Investments**, which include public capital projects that will implement features of the Davison County Plan.

Who: The entity or organization that should be responsible for implementing the specific action item.

- Public: May be local government, development organization, or a collaboration of civic organizations, including American Legion post 282 and Auxiliary
- Private: Generally financial institutions, developers, builders, or citizen volunteers.
- Public / Private: Partnership between public and private entities.

Timeframe: When the specific action item should be implemented.

Short: Present up to 5 years.

Medium: 5 - 10 years

Long: 10 - 20 years

B Implementation Tools

Implementation Tools support and implement the visions for a local government as outlined in the goals and objectives section. They are designed to coordinate and guide development through the establishment of land use standards and regulations. Implementation Tools are adopted by ordinance and the provisions contained therein are enforceable.

C. Plan Maintenance

The scope of the Davison County Plan is both ambitious and long-term. Each of the many actions and policies described in the plan can contribute to the betterment of the County. Yet, presenting a twenty-year development program at one time can appear daunting. Therefore, the County should implement an ongoing planning process that uses the plan to develop year-by-year improvement programs.

A. Implementation Schedule

The following tables delineate the policies, actions, and improvements that will implement the comprehensive plan for Davison County and the towns and cities in the County.

Mitchell Vision - Forward 2040

Foster Supportive and Inclusive Community Culture				
1. Create a central communications platform for the whole community	Type	Short	Medium	Long
Create a Resource Center for new and current residents (establish a one stop-shop for information)	Action	X		
Explore the creation of a cultural community center	Action/ Capital	X		
Expand library hours to provide increased access to information and meeting opportunities	Policy	X		
Provide community information in Spanish and English	Policy	X		
2. Deliberately remove barriers to inclusion	Type	Short	Medium	Long
Offer translation services where needed	Action			X
Increase multi-generational and communal living spaces	Capital			X
Continue to incorporate walkability, bike-ability and wheelchair access to provide for greater community connectivity	Policy/ Capital			X
Revitalize the Welcome Wagon	Action			X
Promote social connectivity in the community through public events and concerts	Action			X
3. Open the door to new people and ideas	Type	Short	Medium	Long
Develop regular welcoming events for new residents and incoming students	Action		X	
Foster culturally relevant and intergenerational programs such as 'Arts in the Park'	Action		X	
Create community liaisons/ambassadors to help connect neighbors, community members, co-workers, church members, etc.	Action		X	
Expand recreational opportunities that provide accessibility	Action/ Capital		X	
Establish park activities that cater to different cultural and generational cohorts	Action		X	
4. Actively seek youth involvement in the community	Type	Short	Medium	Long
Encourage mentorships and internships for students with local businesses	Policy		X	
Provide infrastructural connectivity for DWU and MTI students	Capital		X	
Launch programs that attract and retain youth	Action		X	
Expand opportunities for youth on organizational boards and city boards and committees	Policy		X	

Create Educational Hot Spot Emphasizing Innovation				
1. Forge strong partnerships across the entire educational sector	Type	Short	Medium	Long
Continue to build connections between educational institutions and businesses (example: industry fairs, internships, mentoring, sponsorships)	Policy	X		
Increase integration of K-12 programs and local institutions	Policy	X		
Build workforce development programs with K-12 and higher education	Action	X		
Create an Advisory Board with school district and business representation	Action	X		
Connect renewable energy development in and around Mitchell with skills training programs at Dakota Wesleyan University (DWU) and Mitchell Technical Institute (MTI)	Action/ Capital	X		
2. Create a lifelong learning environment in Mitchell	Type	Short	Medium	Long
Expand affordable adult education opportunities	Action			X
Expand post-secondary educational options to include retraining and community education for older students	Action			X
Increase opportunities for online learning with the intention of fostering a learning and innovation culture within the community	Action			X
Implement mentoring opportunities for Seniors at local schools	Action			X
3. Build strong career pathways between students and local industry	Type	Short	Medium	Long
Continue recent successes in reducing Senior Slump by building additional options for transition from high school to tech school, college, or industry	Action		X	
Coordinate class schedules between Mitchell High School (MHS), DWU and MTI	Policy		X	
Promote degree completion programs for MHS, DWU and MTI students as well as older cohorts	Action		X	
Expand online offerings to MHS students	Action		X	
4. Promote Mitchell as a hotbed of educational excellence	Type	Short	Medium	Long
Find ways for DWU and MTI to collaborate with bigger schools	Policy		X	
Support DWU's international student recruitment with business community mentorships	Policy		X	
Develop skills training programs that support regional and statewide industries	Action		X	
Create collaborative workspaces that feature continuing education opportunities sponsored by DWU and MTI	Action/ Capital		X	

Position Mitchell as a Regional Leadership Center				
1. Leverage Mitchell's geographic location to become a major 'Destination Location'	Type	Short	Medium	Long
Become a logistical hub for industries	Policy			X
Build a symbiotic relationship with Sioux Falls	Policy			X
Expand niche retail	Action			X
Develop Mitchell as a regional trade center for Ag	Policy/ Capital			X
2. Aggressively promote Mitchell's unique brand across the State and region	Type	Short	Medium	Long
Leverage the community's technology sector to create statewide connections	Action		X	
Build community understanding of Mitchell's strengths	Policy		X	
Highlight the community's livability, uniqueness and quality of life amenities in external promotional activities	Policy		X	
Integrate high tech/smart technologies/green building in any redevelopment plan	Policy/ Action		X	
3. Attract innovative programs, services and funding to Mitchell	Type	Short	Medium	Long
Position the community as a health service center and develop E-Health services	Action	X		
Develop the community's Ag research opportunities for local business attraction	Policy/ Action	X		
Establish an economic development subcommittee that plans ways to leverage DakotaFest as an economic development tool for the community	Policy	X		
Provide incentives to attract start-ups and innovators to Mitchell	Action	X		
Promote the community as a 'gig hub' for new businesses	Policy	X		
Incorporate environmental stewardship into programs and development	Policy	X		
4. Provide thought-leadership on important regional and State topics	Type	Short	Medium	Long
Continue to develop and expand Mitchell's hosting of local, regional and statewide activities and conferences	Policy/ Action		X	
Expand on messaging that attracts conferences and events to the community of Mitchell	Policy		X	
Leverage DakotaFest as a business attraction mechanism.	Policy		X	

Strengthen the Technology, Agriculture and Other Industry Clusters				
1. Diversify and intensify Mitchell's technology and agricultural sectors	Type	Short	Medium	Long
Build partnerships with Dakota Wesleyan University (DWU)/Mitchell Technical Institute (MTI) to increase training programs that supply the Ag and technology area businesses with needed skillsets	Action			X
Increase housing options to support industry needs	Capital			X
Support the expansion of the technology cluster and businesses, and strongly link to educational institutions to ensure continued available skilled workforce.	Action			X
Create an Ag group that will meet to address companies needs with respect to visa regulations and assimilation issues of immigrant workers in the community	Action			X
Incentivize renewable energy systems and businesses	Policy			X
Develop agritourism opportunities	Action/ Capital			X
Support MTI's initiative for a new Ag building	Capital			X
2. Build Mitchell's capacity to support emerging industry hubs	Type	Short	Medium	Long
Expand Mitchell's healthcare industry with a focus on building and expanding Mitchell's current E-Medicine programs	Action		X	
Develop niche retail opportunities in Mitchell	Action		X	
Initiate industry sector focus groups to foster collaboration and communication and align business, workforce and skillset needs	Action		X	
3. Create strong industry ecosystems that drive knowledge-sharing and innovation	Type	Short	Medium	Long
Formalize the Mitchell board leadership group and facilitate meetings on a quarterly basis	Policy	X		
Build greater connections between the educational institutions and the industry innovators in the Mitchell area.	Action	X		
Develop and communicate local, regional and global business trends and foresight information - to help identify emerging opportunities.	Action	X		
4. Foster entrepreneurship and start-up businesses	Type	Short	Medium	Long
Repurpose old buildings/mall space to encourage incubator/maker spaces and new businesses	Action/ Capital		X	
Provide incentives for start-ups and small businesses to locate downtown	Action/ Capital		X	
Create a mentorship program between existing and new businesses to provide support and guidance	Action		X	
Establish a community garden in downtown Mitchell to encourage 'urban farming.	Policy/ Action		X	

Evolve Mitchell's Recreation, Tourism and Place-Making				
1. Build-out multimodal infrastructure across Mitchell	Type	Short	Medium	Long
Build on the proposed bike plan to further connect Lake Mitchell to City to Dakota Wesleyan University (DWU)/Mitchell Technical Institute (MTI) with bike/E-transportation trails, pathways and transportation hubs	Capital	X		
Increase connections from the interstate to downtown	Capital	X		
Expand installation of bike and hiking maps and informational signs along trails and pathways beyond Lake Mitchell	Action	X		
Change street directions to improve visitor experience and access to downtown	Action	X		
Adopt a neighborhood approach to community planning	Policy/ Action	X		
2. Clean up the Lake, revitalize the downtown and celebrate the Corn Palace	Type	Short	Medium	Long
Continue investment in Main Street beautification and streetscaping beyond the 2021-2022 planning phase	Capital		X	
Repurpose downtown buildings and malls (include service hubs)	Action/ Capital		X	
Develop Lake Mitchell	Capital		X	
Establish additional 'entry points' to Mitchell with wayfinding (as in process on Burr Street)	Action		X	
Build the diversity of 'quality of life' offerings in the community	Capital		X	
3. Position Mitchell as the premier center-state location for sports and recreation	Type	Short	Medium	Long
Invest in field maintenance and advertise statewide of their availability for use	Capital			X
Update the Mitchell Recreation Center and expand hours	Capital/ Policy			X
Encourage hotel development near or on Main Street with walkability to the downtown	Capital			X
Diversify entertainment options for all ages	Action			X
4. Develop and promote unique and authentic 'Mitchell experiences'	Type	Short	Medium	Long
Expand and rethink transportation options including mobility hubs throughout the community	Action		X	
Explore business opportunities for building telecommuting options for Mitchell residents	Action		X	
Increase innovative eating establishments building off of the readily available fresh produce in and around Mitchell (farm to table)	Action/ Capital		X	
Invest in the Corn Palace's capacity to serve as a library/'living museum' of agricultural history	Action/ Capital		X	
Encourage the incorporation of art, modernization and preservation of historical factors when redeveloping spaces	Policy/ Action		X	

TOWN OF ETHAN ACTIONS				
Action(s)	Type	Short	Medium	Long
Maintain Ethan's connection to the regional transportation network by developing facilities that serve commuters to town and residents who commute out of town;	Capital			X
Encourage the development of service businesses and eating/drinking places that serve the local population;	Action/ Capital		X	
Tap into regional resources to encourage the expansion or retention of Farmer's Alliance Elevator and Ethan Co-Op Lumber;	Action	X		
Promote infill housing development or redevelopment in older blocks of Ethan;	Capital			X
Develop land south of Ethan into lower density housing. Outside assistance may be needed to install new infrastructure.	Capital	X		
Promote more visitation of Ethan's City Park and ball fields and host areawide events there.	Action	X		

CITY OF MOUNT VERNON ACTIONS				
Action	Type	Short	Medium	Long
Capitalize on Mount Vernon's connection to the regional transportation network by developing facilities that serve commuters and interstate travelers;	Capital		X	
Encourage the development of service businesses and eating/drinking places that serve the local population;	Action/ Capital		X	
Promote development on the edge of town into lower density housing. Outside assistance may be needed to install new infrastructure.	Capital	X		
Promote and maintain Mount Vernon's community activities to build strong social ties.	Action	X		

DAVISON COUNTY NATURAL AND ENVIRONMENTAL ACTIONS				
County Goal(s) Addressed				
2. To manage growth within the framework of the Future Land Use Plan and municipal comprehensive plans.				
5. To maintain a distinction between agricultural areas and the cities and to preserve and enhance community identity.				
9. To promote aesthetically pleasing development in the agricultural areas.				
10. To preserve environmental, historical, and cultural resources.				
Action	Type	Short	Medium	Long
Development should be discouraged from areas having obvious environmental limitations;	Policy	X		
State and federal agencies should be utilized for their expertise in protecting environmental resources whenever a development proposal has the potential for conflict; and	Policy		X	
County environmental assets should be clearly identified and monitored to better inform the public and developers about sensitive areas.	Action		X	

DAVISON COUNTY COMMUNITY FACILITIES ACTIONS				
County Goal(s) Addressed				
6. To achieve efficiency in the provision of public services and facilities.				
11. To provide a transportation system that promotes the safe and efficient movement of people, goods and services.				
12. To provide ample opportunities for public participation at all stages of the planning and zoning process, including public hearings, rezoning notices and public awareness campaigns.				
13. To promote and encourage the provision of essential services in the county on a coordinated basis, including drainage, delivery of potable water, electricity, natural gas, and waste water treatment and disposal services.				
14. To review and update the Objectives and Policy Guidelines as needed or at least every five (5) years. Annual reviews may take place at the request of the Planning Director.				
Action	Type	Short	Medium	Long
Include the consideration of public facility impacts in evaluating development proposals;	Policy	X		
Discourage development proposals that would significantly strain or exceed infrastructure capacities;	Action	X		
Encourage development proposals that comply with or exceed public facility design standards;	Action/ Capital		X	
Reconsider road construction and maintenance policies and practices with regards to current development situations and future growth expectations;	Policy/ Capital		X	
Ensure that public rights of way are protected and represented in development proposals;	Policy	X		
Seek additional information from utility companies about their energy service plans and system capacities; and	Action		X	
Continue to explore multi-jurisdictional approaches in delivering emergency services.	Action			X

DAVISON COUNTY HOUSING ACTIONS				
County Goal(s) Addressed				
1. To provide for orderly, efficient and economical development.				
5. To maintain a distinction between agricultural areas and the cities and to preserve and enhance community identity.				
7. To provide a choice of living environments for county residents.				
Actions	Type	Short	Medium	Long
Housing should be developed in locations that minimize potential land use and environmental conflicts;	Policy/ Capital	X		
Existing housing lots, whether they are located in rural areas (example: farmsteads) or within small communities should be a development priority;	Capital	X		
The provision of public services and public safety should be considered in evaluating housing proposals; and	Policy/ Capital		X	
Affordable housing opportunities should be encouraged.	Policy	X		

DAVISON COUNTY EDUCATION ACTIONS				
County Goal(s) Addressed				
3. To enhance communication and cooperation among the several governmental and quasigovernmental entities who have the potential to impact and influence development patterns.				
Actions	Type	Short	Medium	Long
Establish better lines of communication with school boards and administrators; and	Policy	X		
Support development activities that strengthen the county's education capacity	Policy/ Action		X	
Encourage education providers, at all levels, to engage employers concerning career opportunities and training issues.	Action		X	

DAVISON COUNTY ECONOMIC DEVELOPMENT ACTIONS				
County Goal(s) Addressed				
4. To maintain a viable agricultural economy and preserve the rural quality of life.				
8. To support and encourage growth of the county's economic base and promote the expansion of job opportunities.				
Actions	Type	Short	Medium	Long
Maintain county interaction with Mitchell Area Development and other entities focused on business development;	Action	X		
Encourage development projects that take advantage of existing industrial and commercial areas and infrastructure;	Policy/ Capital		X	
Encourage the preservation of prime farmland;	Action	X		
Preserve individual property rights, while promoting and protecting the economic opportunities of existing and future crop and livestock production operations;	Policy/ Action	X		
Recognize that agriculture is a primary economic activity which is subject to increasing development pressures;	Policy	X		
Protect the quality of life for county residents and encourage growth in the agriculture industry by maintaining environmental regulations and promoting best management practices;	Policy			X
Target available county resources to projects that have the greatest potential for job creation and/or private investment;	Capital			X
Involve the public early in the process of evaluating economic development project impacts; and	Policy	X		
Establish regulations or ordinances that minimize land use conflicts.	Action		X	
Assist in facilitating continued development of local tourism and recreational opportunities.	Action		X	

B. Implementation Tools

In a previous sections, the various development objectives for Davison County were outlined, along with policies to realize the objectives. In order for the policies to be realized, implementation mechanisms are necessary. Implementation of the various policies will take varying lengths of time. Some of the objectives are more urgent than others, and therefore policies to address these issues should be enacted more quickly. However, for general planning purposes, the timeframe for meeting all of the objectives in the plan is five years. To implement the plan, Davison County will use whatever means necessary and within its jurisdictional power.

Zoning and Subdivision Regulations

Upon adoption of the Comprehensive Plan by the County Commission, the City Commission, the Planning Commission may wish to begin writing a Zoning Ordinance.

- **Zoning Ordinance:** The purpose of a zoning ordinance is to regulate changes in the use of land. Davison County currently enforces zoning regulations. The current zoning districts in Davison County and the City of Mitchell are:

Davison County	City of Mitchell
Agricultural (AG)	Lake residential (R-L)
City Limits (CL)	Single-family residential (R-1)
Agricultural Residential (AR)	Single-family residential (R-2)
Extraterritorial Jurisdiction (ETJ)	Medium density residential (R-3)
Rural Estates (RE)	High density residential (R-4)
Rural Residential (RR)	Single-family & manufactured housing (R-5)
Platted Town Site Residential District (PTR)	Neighborhood shopping (NS)
Planned Unit Development (PUD)	Highway oriented business (HB)
Rural Commercial (RC)	Central business (CB)
	Transportation, warehousing and commercial (TWC)
	Industrial (I)
	Public lands and institutions (PL)
	Conservation (CN)
	Urban development (UD)
	Planned developments (PD)

These zones provide for a variety of land use activities within Davison County. The zoning ordinance is based on existing land use patterns and future needs of the community.

There are a variety of land use regulation options available to local governments within the State of South Dakota, with the zoning ordinance as the most common and relied upon method of regulating or controlling the use of land. In many situations a zoning ordinance is the first step in a series of regulations. Various common options available for regulating the use, development, appearance, or maintenance of property are detailed below.

- **Subdivision Regulations:** These rules usually follow the adoption of zoning regulations and are considered the second step in land use planning regulations. The intent of a subdivision ordinance is to:
 - ✓ regulate the subdivision of land;
 - ✓ coordinate streets and roads;
 - ✓ promote planned infrastructure development;
 - ✓ address drainage and flood control;
 - ✓ minimize cut and fill operations;
 - ✓ foster efficient and orderly urban growth compatible with the natural environment;
 - ✓ prevent premature land subdivision; and
 - ✓ promote and protect the interests of all members of the community.

Housing, Building, Health, and Environmental Codes

Davison County should encourage Ethan and Mount Vernon to implement and enforce an effective codes program which is a necessary element in order to maintain and improve the County's overall housing quality. Codes must be enforced to be effective. Only by continuing with a strict, but fair, enforcement program can a community hope to improve its housing stock, and maintain a healthy and attractive environment. A sound code enforcement program will pay dividends for Davison County by helping to attract new businesses to the County, and compelling current businesses and residents to stay.

Annexation

As Mitchell, Ethan, and Mount Vernon grow, additional land outside of the corporate limits may be needed for development. When plentiful land is available inside town boundaries, annexation should be the last option for development. Still, the potential exists for scattered development, whether residential, commercial, or industrial. Large, rural land parcels are sometimes needed for new subdivisions, industrial uses, and commercial facilities.

Because of this, community leaders and residents of the County need to be aware of, and plan for, the possibility of annexation. Planning prior to development can greatly facilitate the annexation of property into the cities and towns. Careful consideration must be given before annexation so that the areas annexed do not become a liability to the cities and towns.

Capital Improvements Program

The land use regulations detailed above are able to provide the regulations necessary to guide the development of the City. These regulations do not provide for future public facilities. A Capital Improvements Program (CIP) is a means to develop public facilities through identifying immediate and future needs based on population, growth, and development. The advantages of implementing a CIP include: fiscally sound budgeting and planning thereby ensuring a stable tax rate, planning, engineering, and other professional studies can be completed in a "non-crisis" atmosphere, assurance that the projects can be carried out within the means and needs of the City, and increased coordination between agencies, governmental entities, and commercial or private interests having responsibility for public facility construction.

The Davison County Planning Commission and City Council should examine and analyze the financial status and resources of the city and revise the CIP as necessary. As projects in the CIP approach a planned construction date, the city should continue to seek detailed planning and engineering studies.

Other Implementation Methods**Building Codes**

The building code is a set of regulations that describe standards for the construction of new buildings. A building code can spell out what materials can or cannot be used in construction as well as establish minimum standards for plumbing, wiring, fire safety, structural soundness, and overall building design. The purpose of the building code is to ensure the safety of new buildings and alterations to existing buildings. Towns do not draft building codes, but rather adopt a standard form of code. Some commonly used codes include: The Code of the Building Officials Conference of America, the Uniform Building Code, and the Southern Standard Building Code. Some towns add or delete sections of the code to fit their local needs.

Housing Codes

A housing code defines standards for how a dwelling unit is to be used and maintained after it is built. These standards typically include crowding, indoor plumbing and heating, air quality, and fire safety. Housing codes are especially useful in situations where there are several rental units near a college or university campus.

Design Review

A design review ordinance seeks to protect the town from unsightly development which would detract from the appearance of the community and reduce property values. Design review ordinances are used in towns where tourism is a major economic activity and the town's buildings have historic or architectural importance. The planning commission could serve as a design review board and establish certain design standards and design review districts.

Nuisance Ordinance / Property Maintenance Codes

Nuisance ordinances and property maintenance codes are special laws enacted by local governments to protect the health, safety, and welfare of the citizens. A nuisance is a use of land or behavior that brings harm or annoyance to adjacent property owners or the public in general. A nuisance ordinance is a way to resolve land use conflicts that would otherwise lead to harm or aggravation. State laws generally provide enabling legislation for towns to regulate a wide array of nuisances, including: noise, odor, visual, and structures such as abandoned or dilapidated buildings. A nuisance ordinance is ineffective unless there are penalties for violation.

C. Plan Maintenance

The scope of the Davison County Plan is both ambitious and long-term. Each of the many actions and policies described in the plan can contribute to the betterment of the County. Yet, presenting a twenty-year development program at one time can appear daunting. Therefore, the County should implement an ongoing planning process that uses the plan to develop year-by-year improvement programs. In addition, this process should also evaluate the plan on an annual basis in relation to the development events of the past year. Such a process may include the following features:

Annual Action and Capital Improvement Program.

The Planning Commissions and local governments should use the plan to define annual strategic work programs of policies, actions, and capital investments. This program should be coordinated with Davison County's existing budgeting process, although many of the plan's recommendations are not capital items. This annual process should be completed before the beginning of each budget year and should include:

A specific work program for the upcoming year. This program should be specific and related to the County's and cities' projected financial resources. The work program will establish the specific plan recommendations that the County and cities will accomplish during the coming year.

A three-year strategic program. This component provides for a multi-year perspective, informing the preparation of the annual work program. It provides a middle-term implementation plan for the County.

A ten-year capital improvement program. This is merged into the County's budget process. In addition, this process should include an annual evaluation of the comprehensive plan. This evaluation should occur at the end of each calendar year. Desirably, this evaluation should include a written report that:

- Summarizes key land use developments and decisions during the past year and relates them to the comprehensive plan.
- Reviews actions taken by the city during the past year to implement plan recommendations.
- Defines any changes that should be made in the comprehensive plan. The plan should be viewed as a dynamic changing document that is used actively by the city.

Changes in the Comprehensive Plan

The Comprehensive Plan may have changes, additions, or deletions made to it, by action of the County Commission. Changes to the plan may also be requested through petition by thirty (30) percent of the landowners in the zoning district or districts requesting the change.

The entire Comprehensive Plan should be reviewed and revised every five or ten years. An annual examination of critical development issues will make the plan more realistic and effective.